



B 135
INDUSTRIAL BLVD
LA VERGNE, TN 37086

13,200 SF
+2.23 ACRES
FOR LEASE



SITE PLAN OVERLAY

INDUSTRIAL BOULEVARD

EXISTING
BUILDING
13,200 SF

TRUCK PARKING
11' x 30'



DOWNTOWN NASHVILLE



INTERSTATE
24

AREA
OVERVIEW



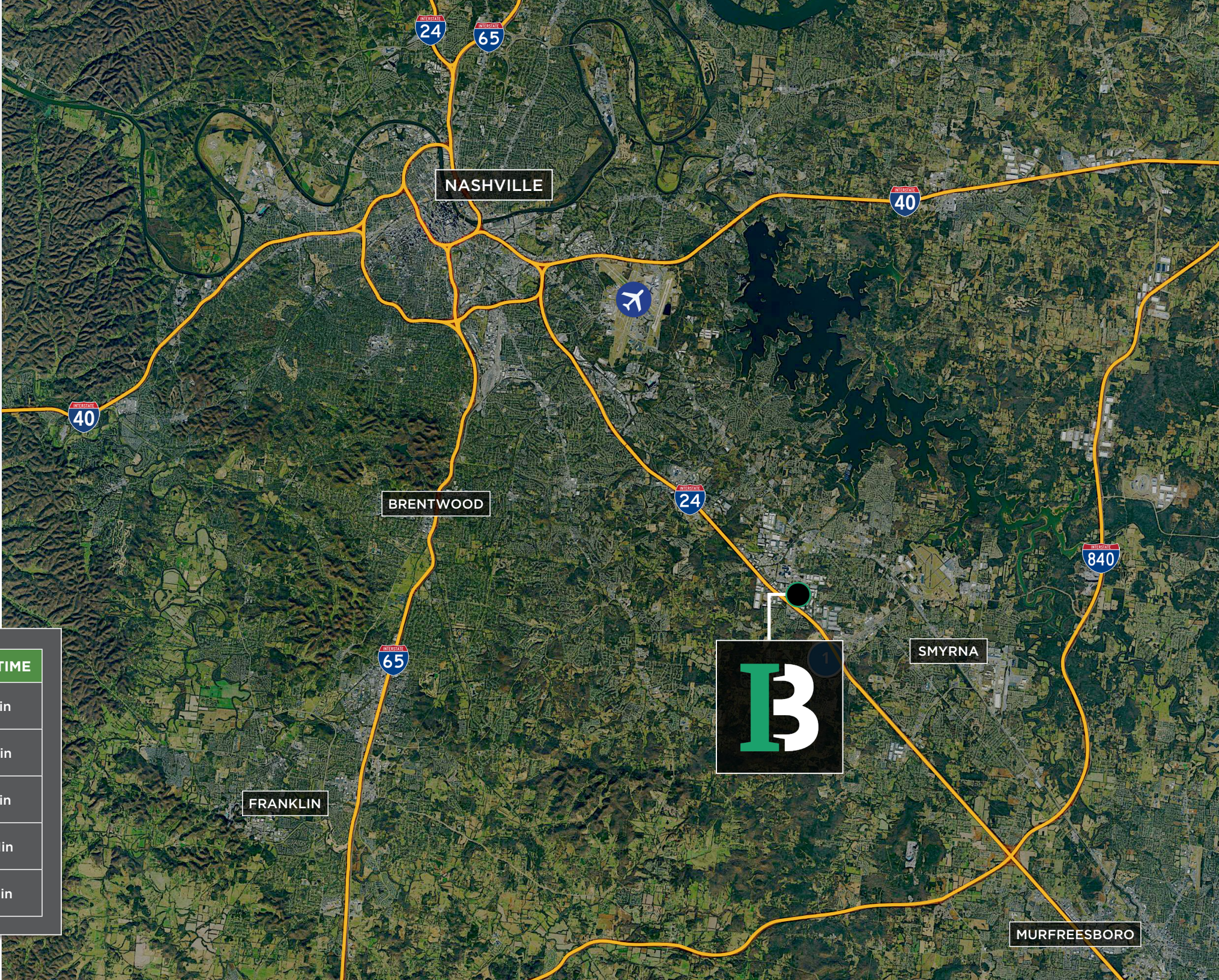


AREA
OVERVIEW

LOCATION OVERVIEW

Situated at 135 Industrial Blvd in La Vergne, TN, this premier location places your business at the heart of one of the nation's most connected logistics hubs. With direct access to I-840 and major interstate arteries including I-65, I-24, and I-40, the property offers seamless transportation routes across the Southeastern and Midwestern U.S. Notably, this location is within a single-day drive of 75% of the U.S. population, making it an ideal base for regional distribution, logistics, and manufacturing operations. Proximity to Nashville International Airport and the growing industrial infrastructure of Middle Tennessee further enhances the property's appeal for businesses seeking efficiency, accessibility, and growth potential.

LOCATION	DISTANCE	DRIVE TIME
Smyrna Airport	6 Miles	~15 Min
I-840	11 Miles	~10 Min
Nissan Automotive Plant	10 Miles	~15 Min
Nashville International Airport	16 Miles	~20 Min
Downtown Nashville, TN	18 Miles	~25 Min



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