

HARDING

COMMERCE CENTER



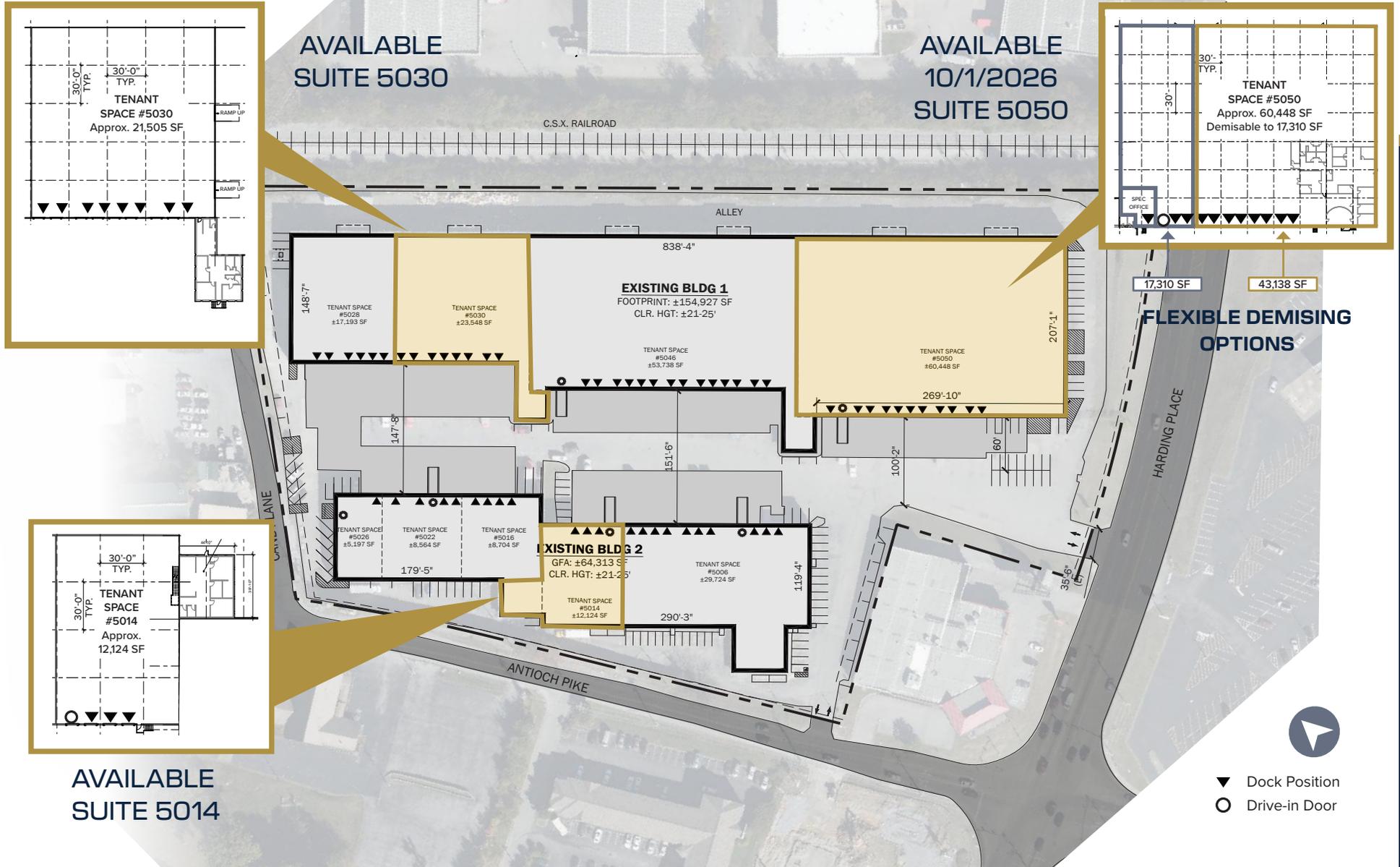
CBRE



AVAILABLE FOR LEASE
Two Building Industrial Park
Near Nashville Airport

5006 HARDING PLACE
NASHVILLE, TN 37211

SITE PLAN



BUILDING SPECIFICATIONS

Address:	5006 Harding Place, Nashville, TN 37211
Acres:	9.11
Zoning:	IWD - Industrial/Warehousing/Distribution
Year Built/Renovations:	1974/2024
Wall Construction:	CMU & Metal
Loading Type:	Front-Load
Sprinkler	Wet Sprinkler System
Roof Type:	60 Mil TPO with 20-Year Warranty (Installed 2024)



AVAILABLE SUITES

Address:	5030 HARDING PLACE, NASHVILLE, TN 37211	5050 HARDING PLACE, NASHVILLE, TN 37211	5014 HARDING PLACE, NASHVILLE, TN 37211
Available Square Feet:	23,548 SF	60,448 SF Demisable to 17,310 SF	12,124 SF
Office Square Feet:	2,043 SF	6,572 SF Existing Spec Office 1,787 SF Planned Spec Office	1,854 SF
Clear Heights:	22'-23'	22'-23'	22'-23'
Loading:	8 Dock-High Doors	11 Dock-High Doors 1 Ramped Drive-In Door	3 Dock-High Doors 1 Ramped Drive-In Door
Warehouse Lighting:	Full-Warehouse LED	Full-Warehouse LED	Full-Warehouse LED
Warehouse Cooling:	None	None	None
Warehouse Heating:	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters
Warehouse Power:	225 Amps (Expandable)	225 Amps (Expandable)	225 Amps (Expandable)

AERIAL

PARK UPGRADES (COMPLETED 2024)

**NEW CONCRETE
TRUCK COURT PADS
(COMPLETE)**

**NEW ASPHALT IN
ALL DRIVE AREAS
(COMPLETE)**

**NEW UPGRADED
ELECTRICAL PANELS
(COMPLETE)**

**NEW 60 MIL TPO ROOF
WITH 20-YEAR WARRANTY
(COMPLETE)**

**NEW CURBS
& BOLLARDS
(COMPLETE)**

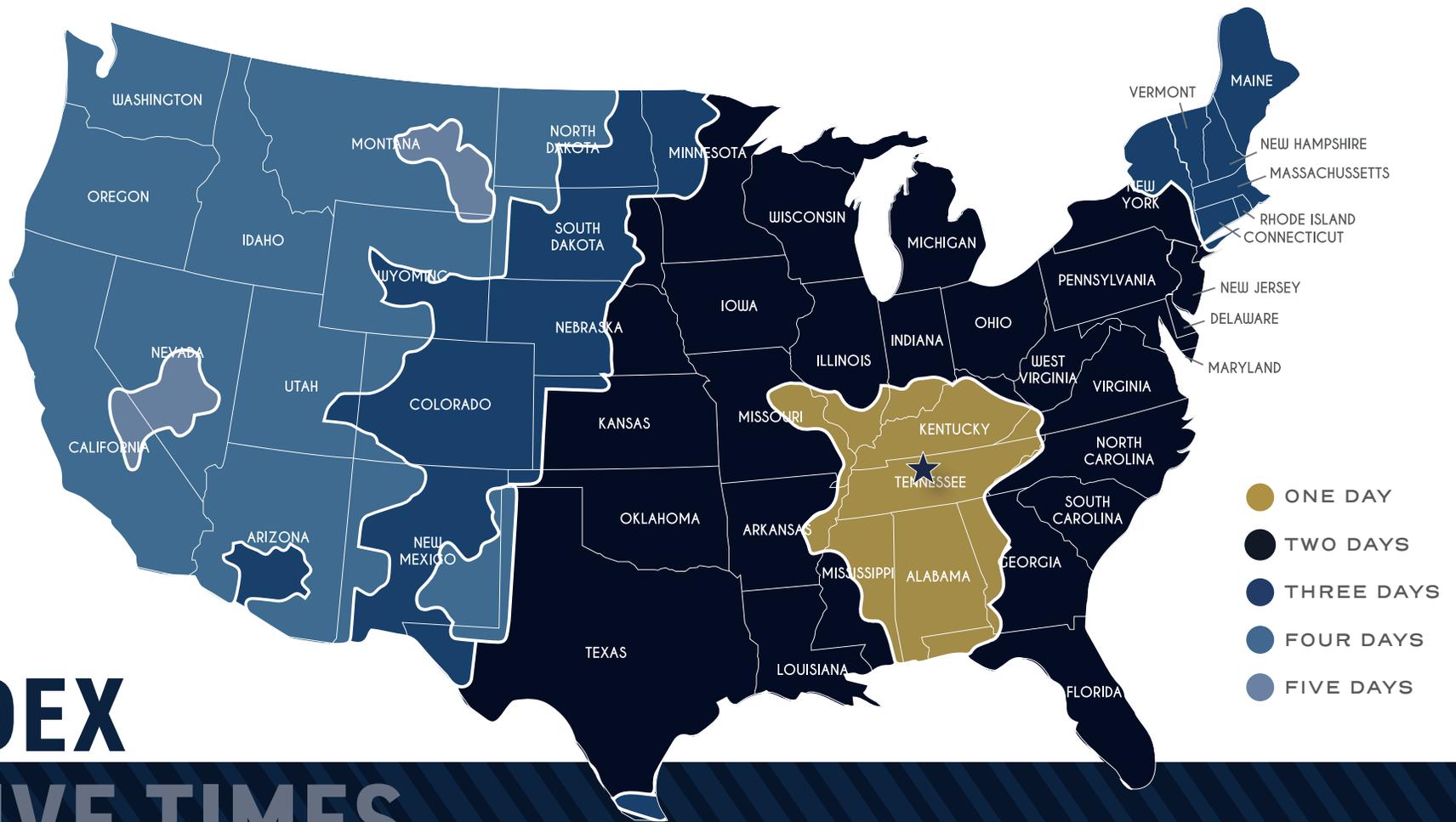
**NEW EXTERIOR
LED LIGHTING
(COMPLETE)**

**NEW EXTERIOR PAINT
(COMPLETE)**



ACCESS & NEARBY AMENITIES





FEDEX DRIVE TIMES



Nashville is located **within 650 miles of 50% of the US population**



41M People within a **300-mile** radius



75% of the US market is within a **2-hour flight**



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville

DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2023 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

37

MEDIAN AGE

+126k

2028 PROJECT HOUSEHOLDS

6.6%

POP. GROWTH OVER NEXT 5 YEARS

+2.1M

TOTAL POP.

+\$110k

2024 AVERAGE HOUSEHOLD INCOME

6.4%

POP. GROWTH OVER LAST 4 YEARS



HARDING
COMMERCE CENTER

15 MILES



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