



WHITE HOUSE I-65 BUSINESS CENTER

1204 Love's Lane, White House, TN 37188

309,960 SF Available for Lease Q2 2024



LEASING AGENT



DEVELOPER

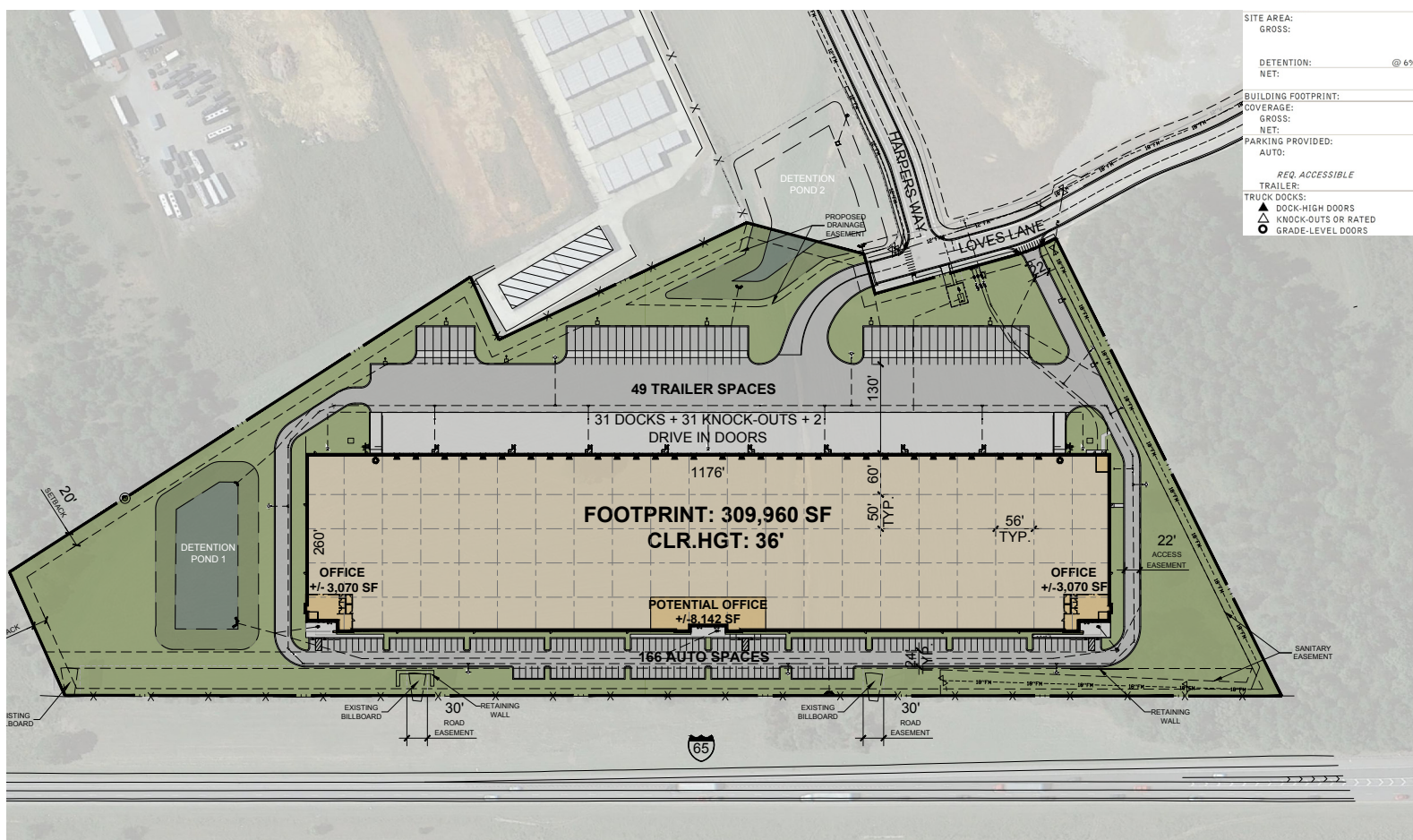
WHITE HOUSE I-65 BUSINESS CENTER

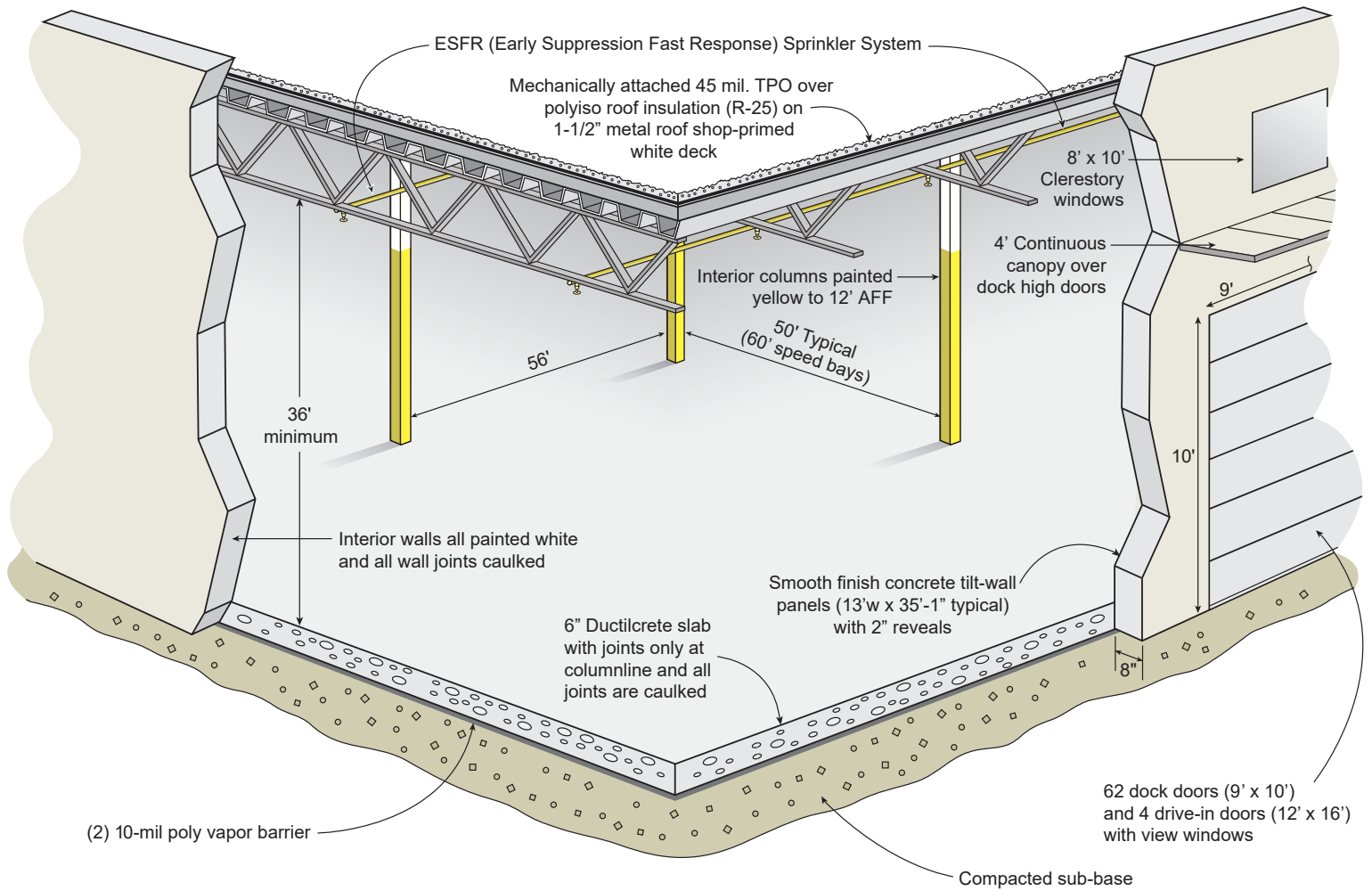
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309,960 SF Available for Lease Q3 2024

Core5 Logistics Center at White House is located in White House, Tennessee less than 1/2 mile from I-65 with superior interstate visibility (+/-63,000 vehicles per day). The building will be divisible to ±100,000 SF.

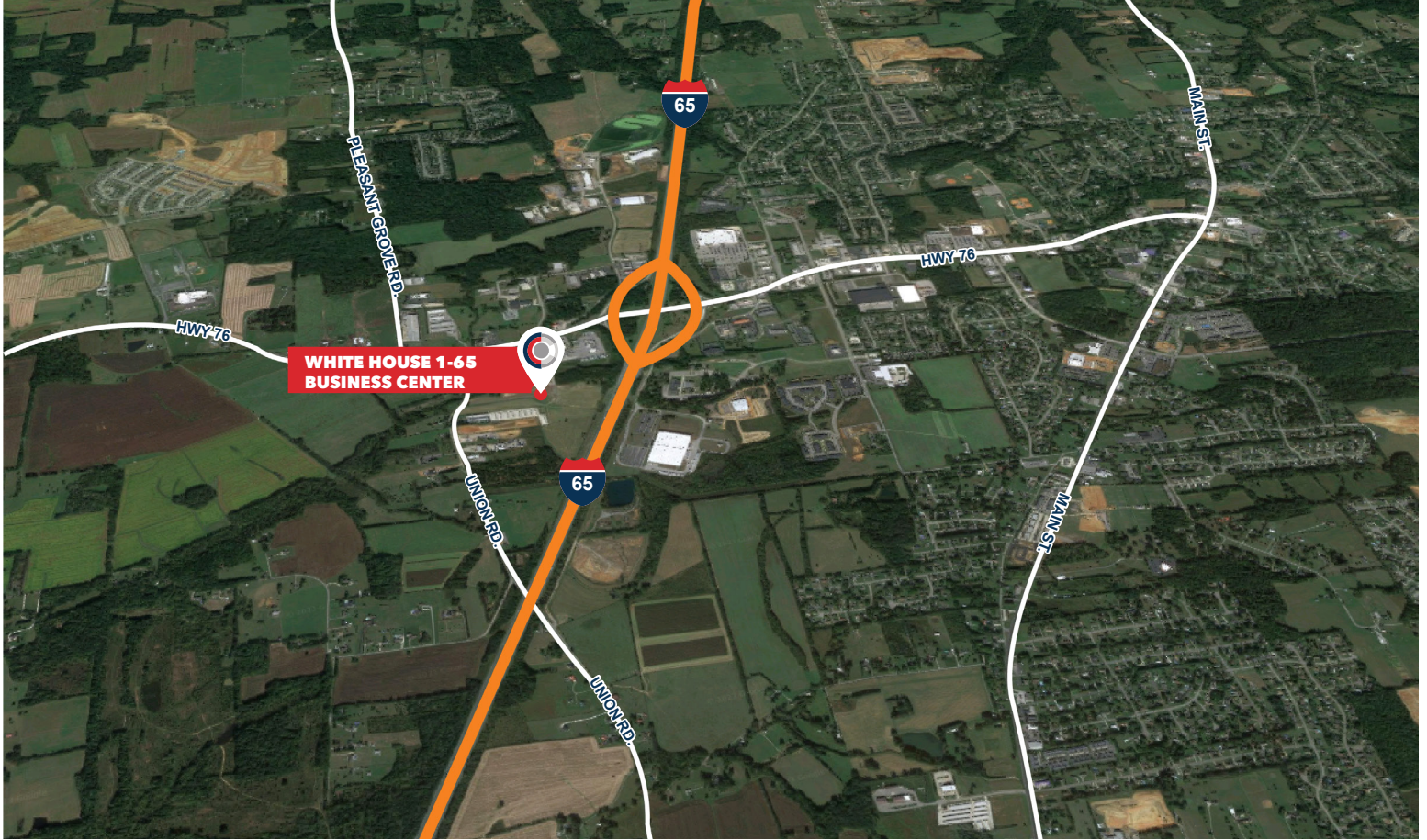
The site is a 30 minute drive from downtown Nashville CBD and is approximately two (2) hours from UPS headquarters in Louisville and 30 minutes from UPS and FedEx ground hubs in Nashville.





BUILDING SPECIFICATIONS

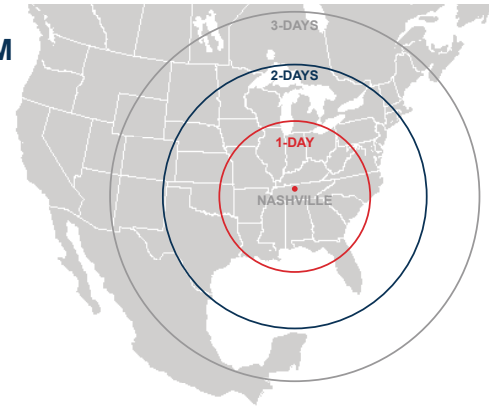
Square Footage	309,960 SF
Site Area	20.7 Acres
Configuration	Rear load
Column Spacing	56' Wide x 50' deep, with 60' loading bay
Clear Height	36' Clear minimum
Dock High Doors	62 (31 Dock high doors equipped with 40,000 lb mechanical levelers)
Drive-In Doors	2
Truck Court Depth	130' - 185'
Auto Parking	166 Auto spaces
Trailer Storage	49 Trailer storage locations
Electrical	Two (2) 2000 Amp Services
Sprinkler	ESFR sprinkler system



**WHITE HOUSE 1-65
BUSINESS CENTER**

Highway 76	±0.1 miles
Interstate 65	±0.3 miles
Kentucky	±13.8 miles
Downtown Nashville	±24.7 Miles
Nashville International Airport (BNA)	±29.7 miles
Lebanon, TN	±36.0 miles
Franklin, TN	±46.6 miles
Murfreesboro, TN	±61.2 miles

**DAYS TRUCK
DRIVE TO/FROM
NASHVILLE**



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Why Choose White House and Robertson County?

Proximity to Economic Drivers

White House Drive Times vs. Competing Locations



White House I-65 BC to Downtown Nashville	24.7 miles
White House I-65 BC to Nashville International Airport (BNA)	29.7 miles
I-40 & Alligood Way to Downtown Nashville	28.4 miles
I-40 & Alligood Way to Nashville International Airport (BNA)	22.2 miles
I-840 & Couchville Pike to Downtown Nashville	31.5 miles
I-840 & Couchville Pike to Nashville International Airport (BNA)	25.3 miles
I-24 & Joe B Jackson Pkwy to Downtown Nashville	39.5 miles
I-24 & Joe B Jackson Pkwy to Nashville International Airport (BNA)	36.8 miles

Labor and Population Growth in White House



27

Active residential developments.



795

Multi family homes under construction within a 4-mile radius of the building.



2,565

Single family homes under construction within a 4-mile radius of the building.



500k

People in regional labor force.

Taxes & Incentives

Robertson County has a reputation for pro-business spirit and a history of working cooperatively and productively with the business community.

By working to keep property taxes low and providing a competitive incentive program, the City of White House and Robertson County helps keep operating costs low, with the average OpEx costs less on average than competing industrial submarkets.

Amenities Within 1 Mile of White House I-65 BC



4
HOTELS

Hampton Inn
Holiday Inn Express
Comfort Inn
Motel 6



2
GAS STATIONS

Love's Truck Stop
Speedway



1
GROCERY STORE

Wal-Mart



**WHITE HOUSE
I-65 BUSINESS
CENTER**



1
MEDICAL CENTER

Fast Pace Urgent Care



15
RESTAURANTS

Jersey Mike's	Wendy's
Popeye's	KFC/A&W
Captain D's	Hardee's
Bad Ass Coffee of Hawaii	Dunkin Donuts
Arby's	Taco Bell
McDonald's	Los Agaves
Zaxby's	Cracker Barrel
Waffle House	

