



FOR LEASE

936 FIRESTONE PARKWAY

LA VERGNE, TN 37086 | DAVIDSON COUNTY

±6,000 SF WAREHOUSE | 1 AC OUTDOOR STORAGE YARD & TRUCK PARKING

CHASE WOOD

CHASE.WOOD@FOUNDRYCOMMERCIAL.COM

865.803.1221

FOUNDRY
COMMERCIAL

PROPERTY HIGHLIGHTS

±6,000 SF

SF AVAILABLE
(OF ±8,500 SF)
WAREHOUSE

**WAREHOUSE
RENOVATION**

IN PROGRESS
CLEAR-SPAN CLEAN SLATE

±1 ACRE

OUTDOOR STORAGE
& TRUCK PARKING
YARD

SECURED

PERIMETER:
GATED ACCESS

2

OVERSIZED
DRIVE-IN DOORS

<2 MIN

TO I-24

<20 MIN

TO DOWNTOWN
NASHVILLE



PROPERTY OVERVIEW

PREMIER IOS OPPORTUNITY ADJACENT TO I-24

936 Firestone Parkway is a stabilized industrial yard available for lease in La Vergne - a $\pm 6,000$ SF warehouse (of a $\pm 8,500$ SF building) paired with a ± 1 -acre fenced outdoor storage yard and truck parking. Slated for a full renovation into a wide-open, clear-span warehouse and delivered as a blank canvas ready to build to suit - ideal for truck terminal, IOS, and container/equipment users.



- $\pm 6,000$ SF available of a $\pm 8,500$ SF building
- Two 16' oversized drive-in doors
- Two restrooms
- Heavy-truck access with ample turning radius
- Renovations in progress - open, clear-span clean slate
- Delivered as a blank canvas, ready to build to suit



- ± 1 -acre hard-surfaced laydown & trailer yard
- Truck & trailer parking
- Fenced & secured perimeter with gated access
- New yard lighting being installed for nighttime security & operations

CONCEPTUAL RENDERINGS

PROPOSED WAREHOUSE LAYOUTS

Images are for illustrative purposes only. Actual finished space may vary from these depictions.



LOCATION & ACCESS

THE SUBMARKET

LaVergne sits in the heart of the Nashville-Murfreesboro industrial corridor, directly off I-24, with quick access to I-840 and I-40. The area is home to major distribution, manufacturing, and logistics operations, including neighboring Smyrna, and is a strong fit for fleet, terminal, and outdoor storage users.

DRIVE TIMES

2 MIN

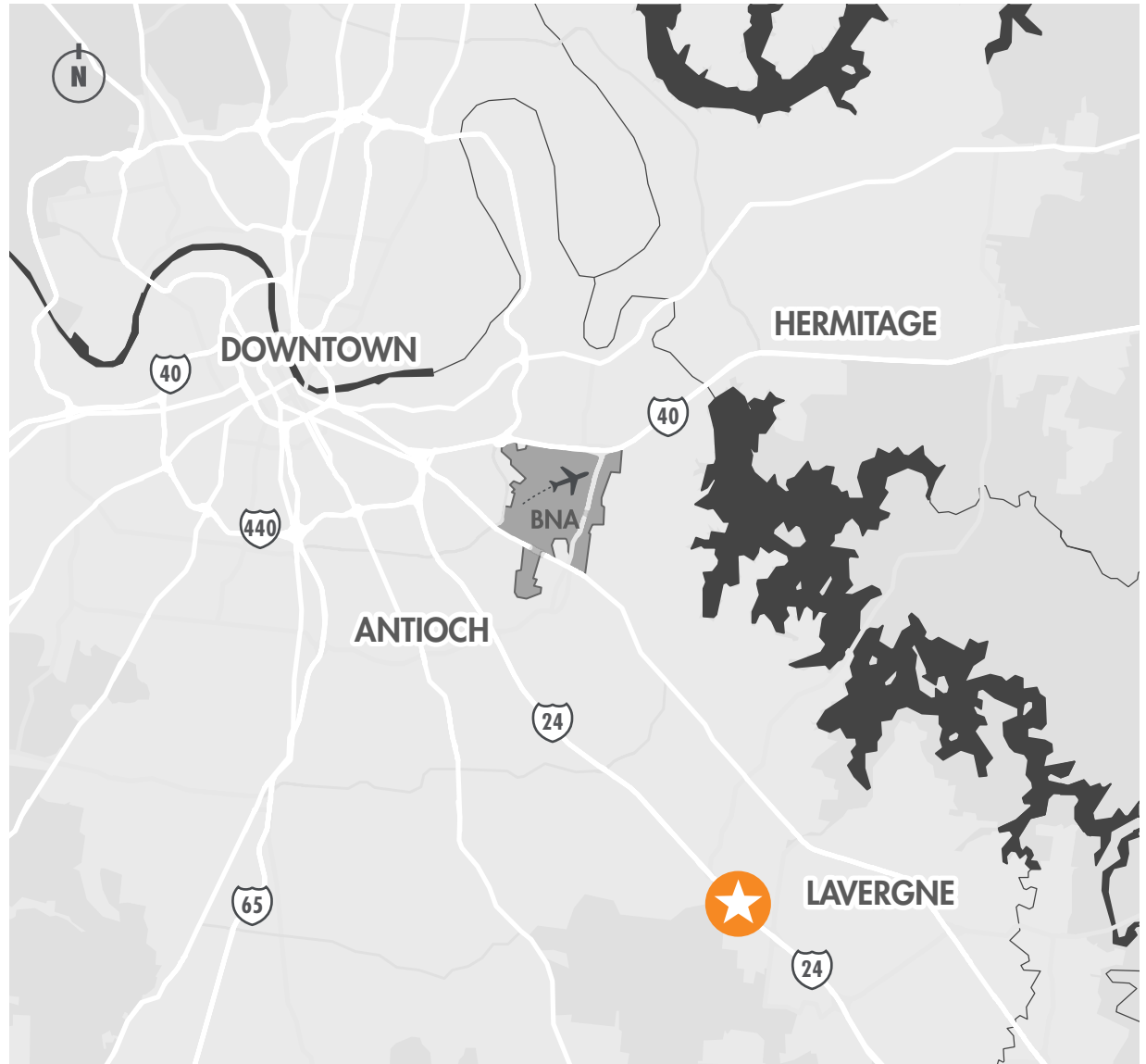
TO I-24 INTERCHANGE

18 MIN

TO NASHVILLE INTERNATIONAL
AIRPORT (BNA)

20 MIN

TO DOWNTOWN NASHVILLE





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