

An aerial photograph of Innovation Park, showing a large parking lot in the foreground and several existing buildings. A specific area in the parking lot is highlighted with a white 3D box, indicating a future building pad site. The surrounding area is lush with green trees and includes various commercial and institutional buildings in the background.

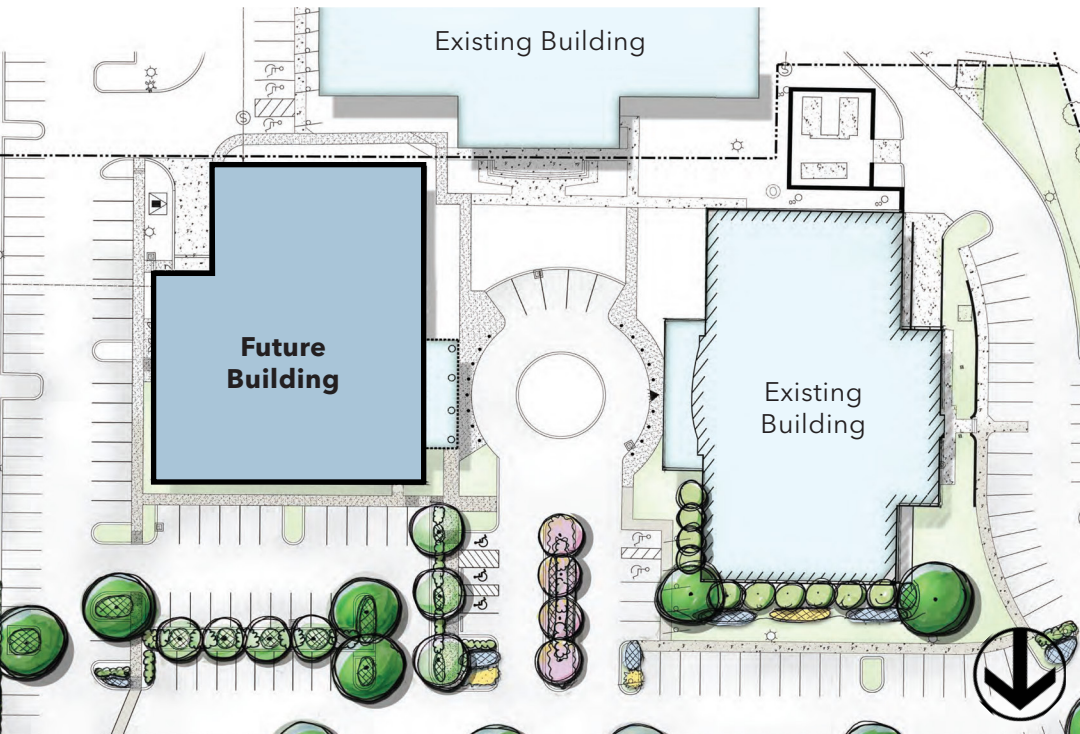
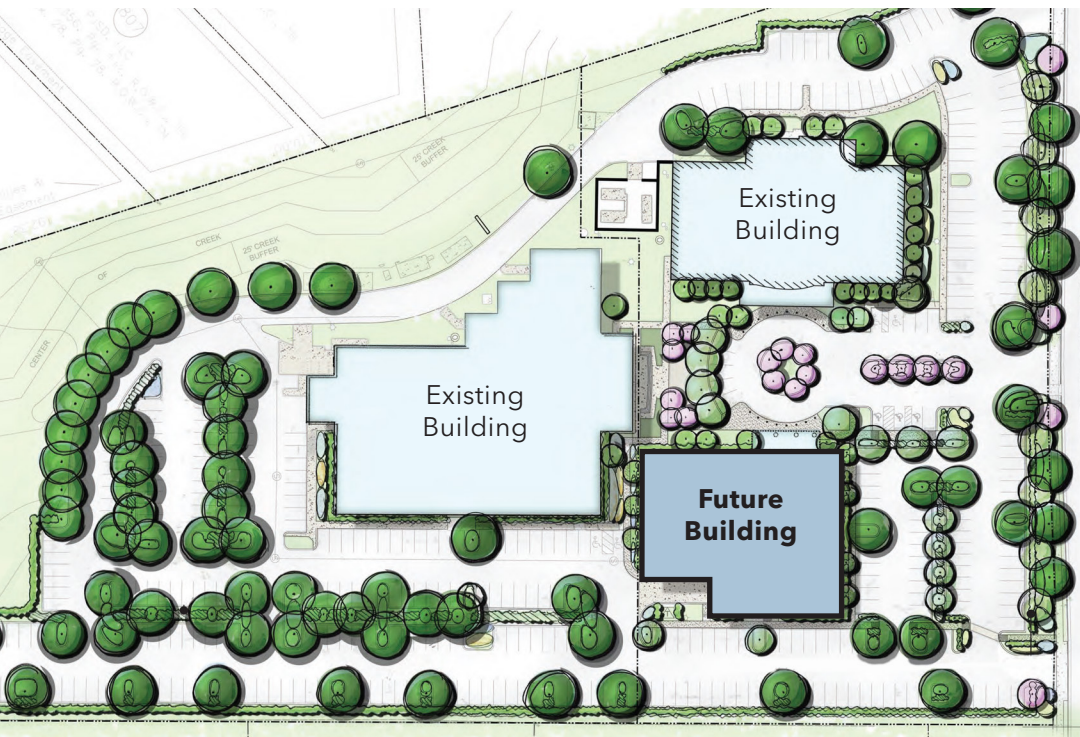
UP TO
32,500 SF
BUILDING POTENTIAL



innovationpark

FUTURE BUILDING PAD SITE

**OAK
POINT**



PAD SITE AVAILABLE

Address	395 Nichol Mill Lane, Franklin
Submarket	Cool Springs
Building Size	Up to 32,500 SF on 1.79 AC site
Building Height	40'-0" Top of roof is 30'-2" plus an additional 9'-10" for parapet screening
Zoning	Light Industrial (wide range of uses permitted)
Potential Uses	Office Medical Office or Clinics Personal Services R&D Lab Space
Delivery	Ready for tenant build-to-suit
Website	theinnovationpark.com

INNOVATION PARK

Innovation Park is a Class A office environment located in the heart of Cool Springs in Franklin, Tennessee.

Recently redeveloped, Innovation Park is committed to providing a world-class workspace for a variety of uses ranging from general office and creative arts to healthcare and technology.

CAMPUS HIGHLIGHTS

- Outstanding location nestled in the heart of Cool Springs
- Easy access to I-65/Cool Springs interchange
- Surrounded by 11 million square feet of retail and restaurant amenities
- Monument signage visibility for anchor tenant
- Fiber ready campus poised for second grid connection