

# ROCKLAND RD

0 Highway 31E | Hendersonville, TN 37075

Industrial Build-to-Suit  
or For Lease

254,440 SF



## Lincoln

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## Site Overview



**Site Plan**  
**26.0 Acres**  
**254,440 SF**

### Property Highlights

- 2 Class A Rear-Load Industrial Buildings
- Ability to secure truck court
- Multiple storefronts allow for demising down to 27k SF lease bays
- Design flexibility to accommodate build-to-suit needs

	Building 1	Building 2
Total SF	147,160 SF	107,280 SF
Available SF	45,350 - 147,160 SF	26,820 - 107,280 SF
Dimensions	210' x 676'	180' x 560'
Office	Build to Suit	Build to Suit
Car Parks	156	107
Loading	36	24
Drive-in Doors	2	2
Clear Height	32'	32'
Truck Court Depth	130'	130'

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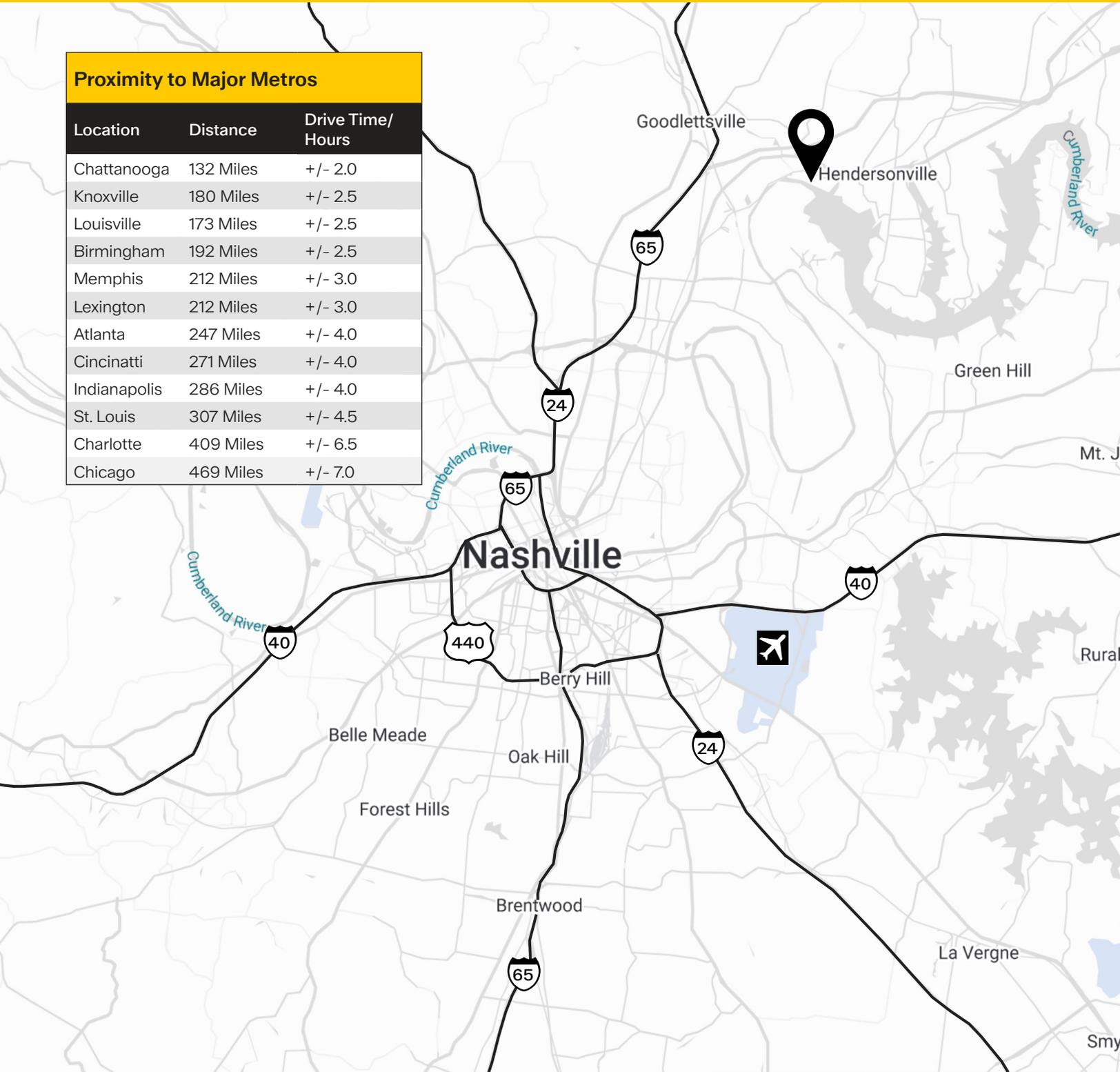
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## Location Map

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Proximity to Major Metros		
Location	Distance	Drive Time/ Hours
Chattanooga	132 Miles	+/- 2.0
Knoxville	180 Miles	+/- 2.5
Louisville	173 Miles	+/- 2.5
Birmingham	192 Miles	+/- 2.5
Memphis	212 Miles	+/- 3.0
Lexington	212 Miles	+/- 3.0
Atlanta	247 Miles	+/- 4.0
Cincinnati	271 Miles	+/- 4.0
Indianapolis	286 Miles	+/- 4.0
St. Louis	307 Miles	+/- 4.5
Charlotte	409 Miles	+/- 6.5
Chicago	469 Miles	+/- 7.0



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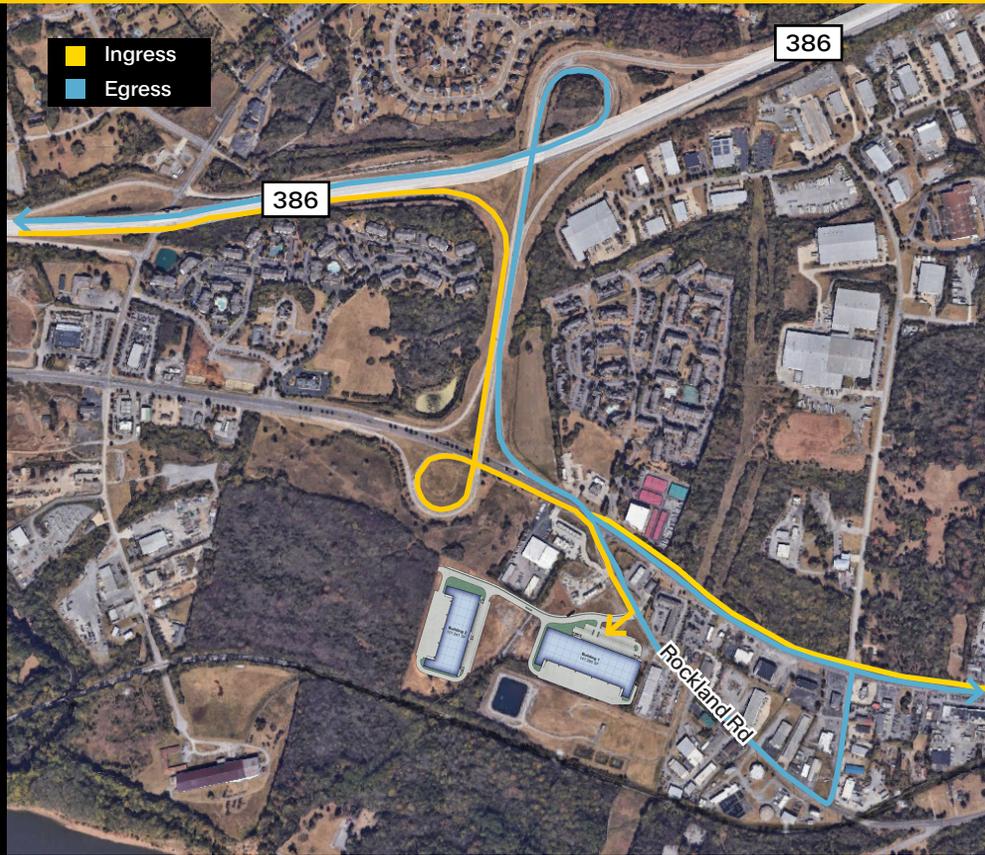
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## Location Highlights

### Location Highlights

- Easy accessible from Hwy 386 and I-65
- Located within 20 miles of downtown Nashville and Nashville International Airport
- Signalized intersection on Main St with future roadway widening providing optimal ingress & egress from the site



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