1296-1300 HEIL QUAKER BLVD
La Vergne, TN 37086

Industrial Investment Opportunity
Offering Memorandum

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EXCLUSIVELY LISTED BY

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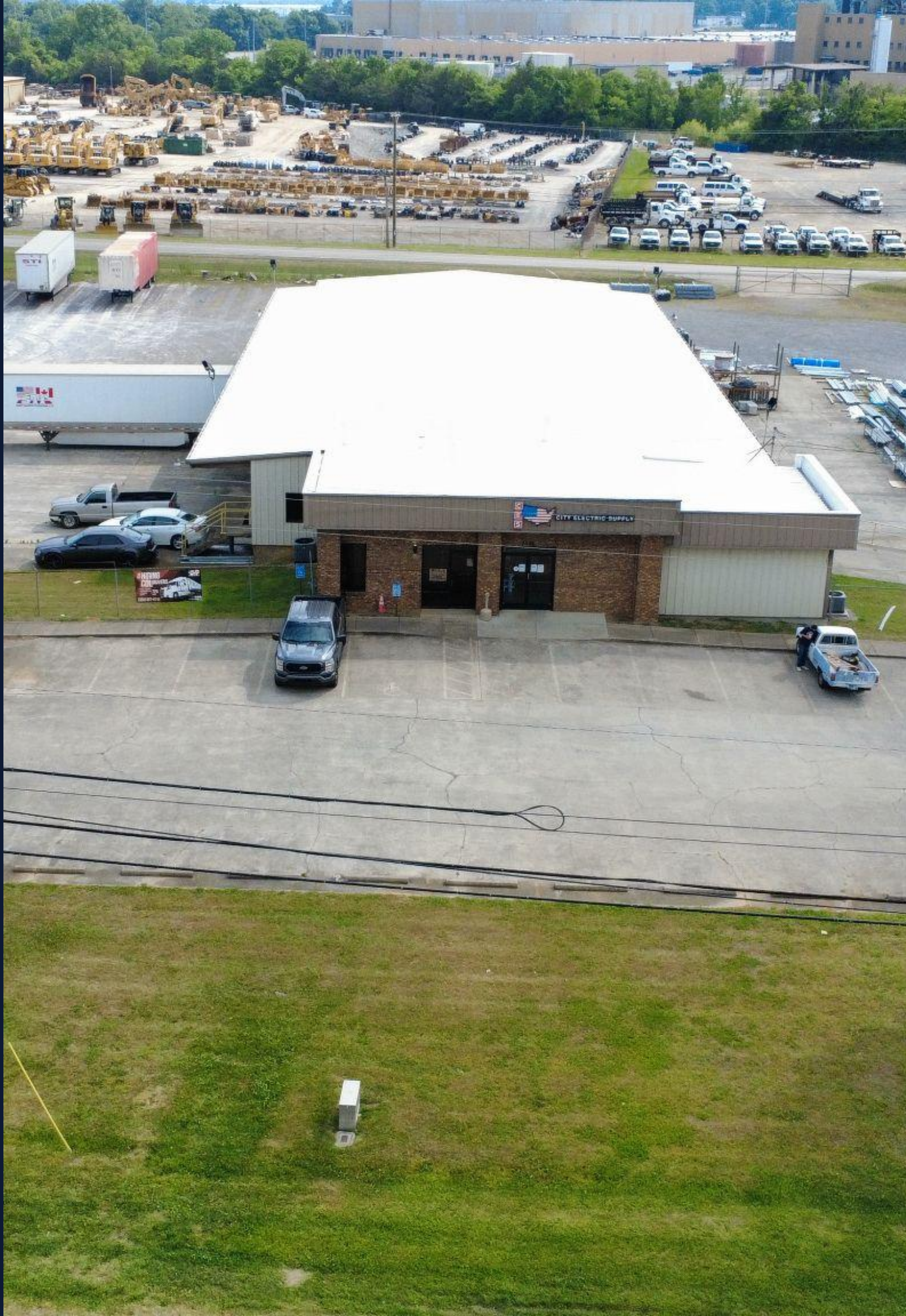


PROPERTY OVERVIEW

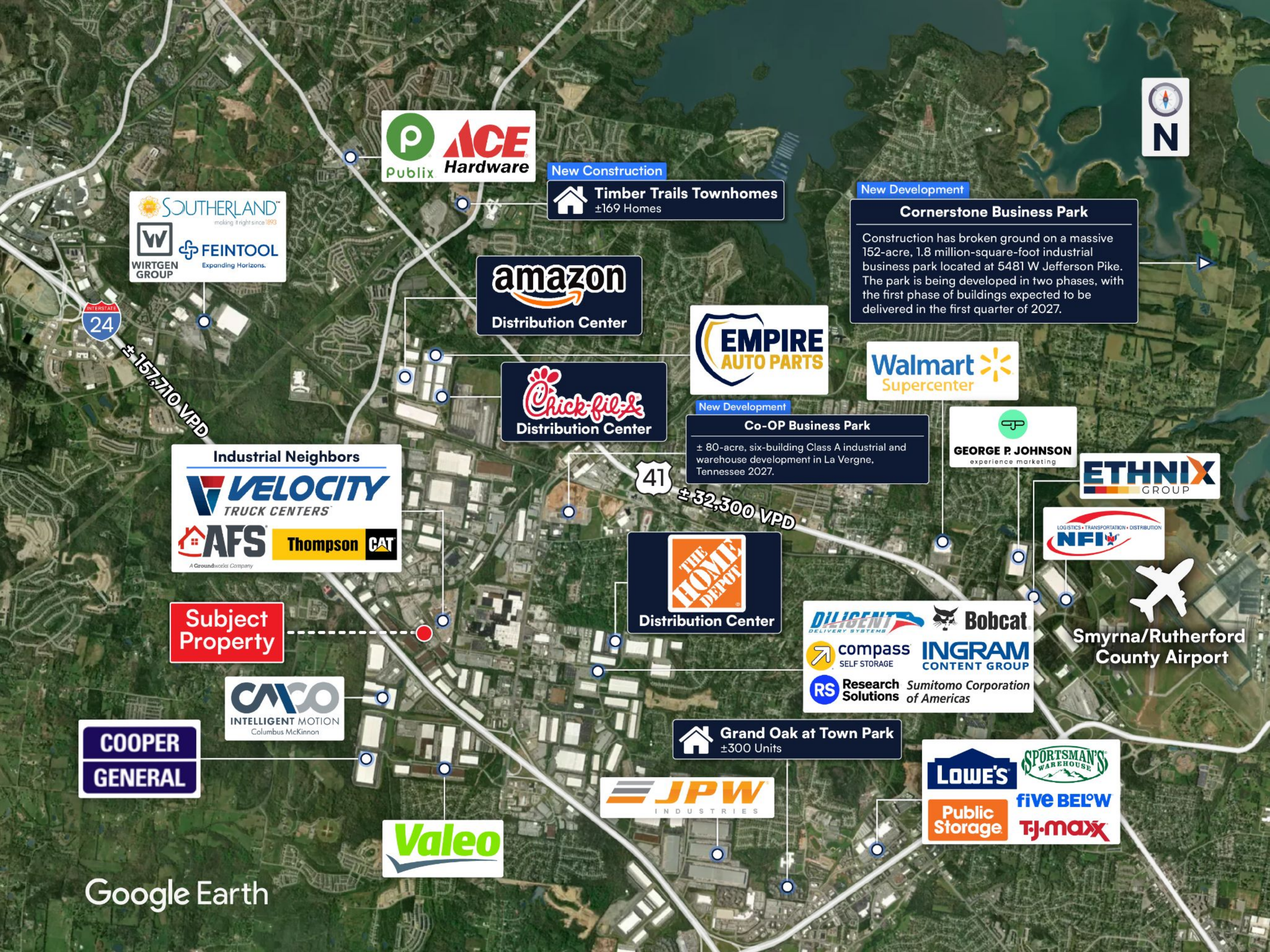
1296-1300 Heil Quaker Blvd	
City	La Vergne
State	TN
Zip	37086
Building Area	±10,072 SF
Warehouse Space	±8,552 SF
Office Space	±1,520 SF
Lot Size	±3.60 AC
Coverage	6.42%
Dock Doors	29
Drive In Doors	1

INVESTMENT HIGHLIGHTS

1296–1300 Heil Quaker Blvd presents a rare opportunity to acquire a logistics terminal ***in the heart of La Vergne's highly sought-after industrial corridor.*** The property consists of ***±10,072 SF total (±1,520 SF office / ±8,552 SF warehouse) situated on a ±3.60-acre site,*** creating a uniquely low building coverage ratio and long-term operational flexibility. As ***City Electric Supply is leasing part of the premises through 08/31/2028***, the asset provides in-place income while preserving future repositioning and value-add potential. The property features an exceptional loading configuration of ***29 dock positions and 1 ramped drive-in.*** Combined with its strategic infill location within one of Middle Tennessee's most active industrial submarkets, the offering delivers a compelling combination excess land utility and long-term optionality.

Property Highlights

- **Rare Logistics Terminal with Excess Trailer Parking / Outdoor Storage Capability —** ±10,072 SF situated on ±3.60 acres creates a hard-to-find low coverage ratio with flexibility for future yard utilization.
- **Highly Functional Distribution Configuration —** Featuring 29 dock positions plus 1 ramped drive-in.
- **Immediate Income with Long-Term Optionality —** Existing lease through 8/31/2028 with City Electric Supply occupying part of the property, while the remaining space offers leasing or owner-user potential.
- **Quality Industrial Fundamentals in a Supply-Constrained Submarket —** Located within the established La Vergne industrial corridor, one of Middle Tennessee's most active logistics and distribution markets.
- **Exceptional Dock-to-Building Ratio Creates Future Operational Flexibility —** Dense loading configuration supports last-mile, contractor supply, service distribution, and specialized logistics uses.
- **Strategic Infill Location with Regional Connectivity —** Positioned for efficient access to the broader Nashville MSA labor pool, interstates, and industrial user base.
- **Low Building Coverage Supports Long-Term Optionality —** Significant land component relative to building size creates value through operational flexibility, storage potential, or future repositioning opportunities.


Publix
ACE Hardware
New Construction
Timber Trails Townhomes
±169 Homes
New Development
Cornerstone Business Park
Construction has broken ground on a massive 152-acre, 1.8 million-square-foot industrial business park located at 5481 W Jefferson Pike. The park is being developed in two phases, with the first phase of buildings expected to be delivered in the first quarter of 2027.
N
SOUTHERLAND
making it right since 1893
WIRTGEN GROUP
FEINTOOL
Expanding Horizons.
24
± 157,710 VPD
amazon
Distribution Center
EMPIRE AUTO PARTS
Walmart Supercenter
Chick-fil-A
Distribution Center
New Development
Co-OP Business Park
± 80-acre, six-building Class A industrial and warehouse development in La Vergne, Tennessee 2027.
GEORGE P. JOHNSON
experience marketing
ETHNIX GROUP
41
± 32,300 VPD
Industrial Neighbors
VELOCITY TRUCK CENTERS
AFS
A Groundworks Company
Thompson CAT
LOGISTICS • TRANSPORTATION • DISTRIBUTION
NFI
THE HOME DEPOT
Distribution Center
Subject Property
DILIGENT DELIVERY SYSTEMS
Bobcat
compass SELF STORAGE
INGRAM CONTENT GROUP
RS Research Solutions
Sumitomo Corporation of Americas
Smyrna/Rutherford County Airport
CMCO
INTELLIGENT MOTION
Columbus McKinnon
COOPER GENERAL
Grand Oak at Town Park
±300 Units
LOWE'S
SPORTSMAN'S WAREHOUSE
JPW INDUSTRIES
five BELOW
Public Storage
T.J.maxx
Valeo
Google Earth

1296 - 1300 Heil Quaker Blvd
La Vergne, TN 37086

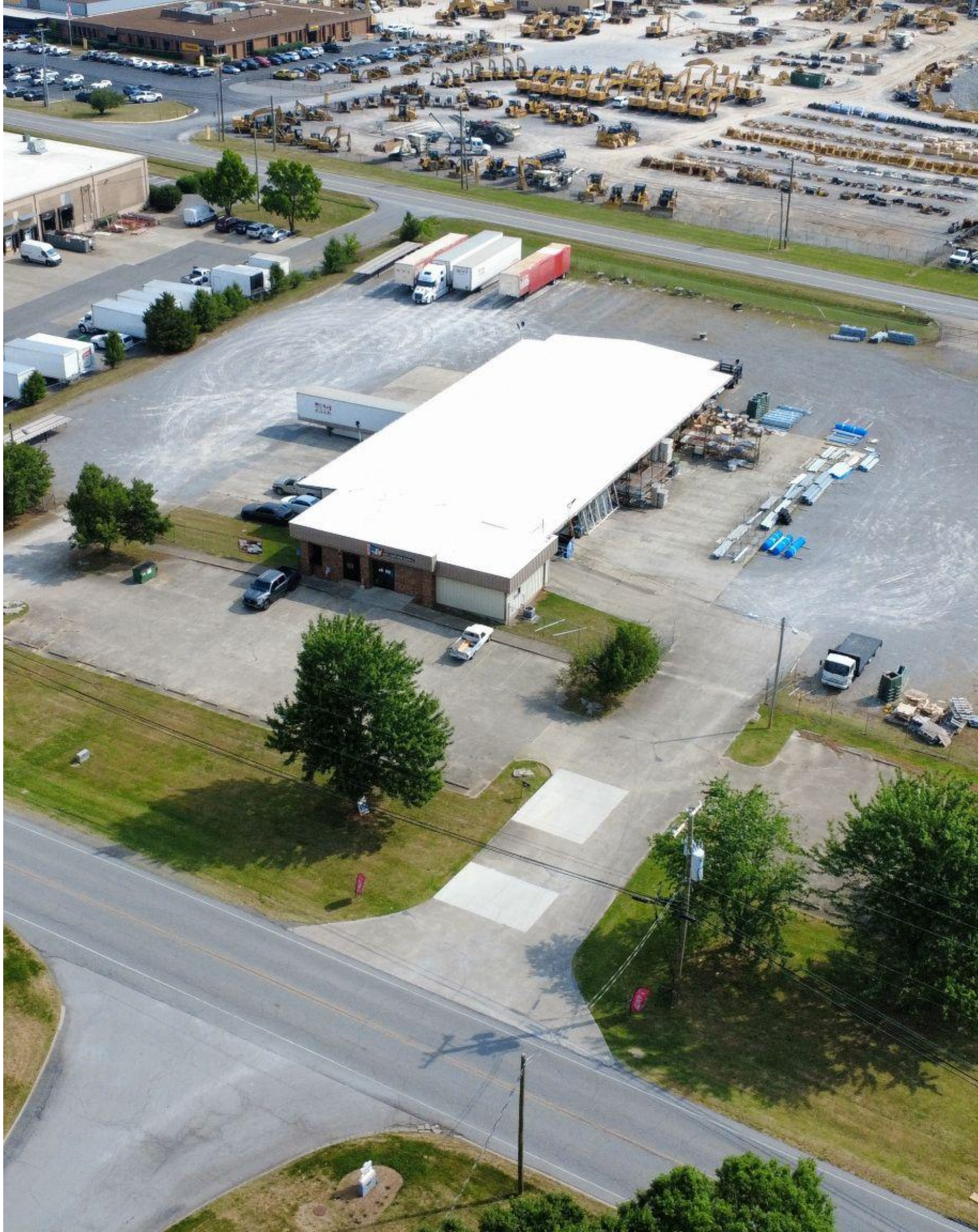
$3,950,000
List Price

±3.60
Acres

±10,072 SF
Building Area

29
Docks

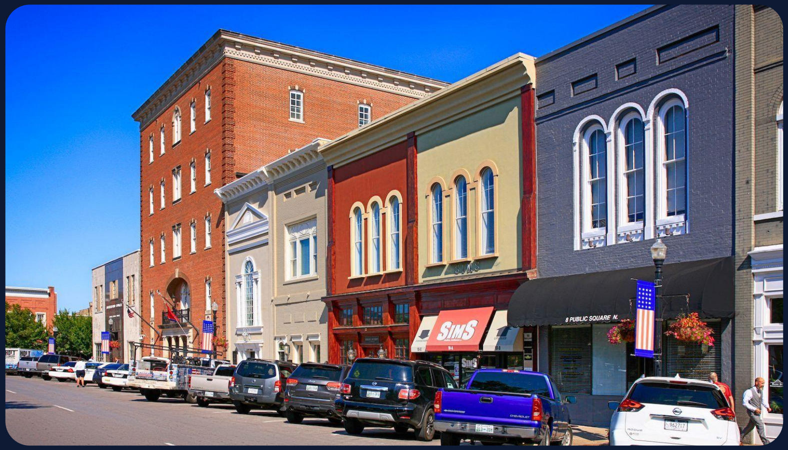
1
Drive-Ins



LA VERGNE, TN

Located ±17 Miles Away From Downtown Nashville

Market Demographics



42,124
Total Population

14,693
Total Households

$116,616
Average HH Income

35.0
Median Age

Local Market Overview

La Vergne, Tennessee has emerged as a strategic industrial and logistics hub within the Nashville metropolitan area, supported by sustained population growth and expanding workforce availability. The city's increasing population, now exceeding 41,000 residents, continues to drive labor force participation, which is critical for distribution, warehousing, and light manufacturing operations. Median household incomes have grown alongside regional economic expansion, reinforcing the area's attractiveness for both employers and workforce housing.

The city's location along Interstate 24 provides direct connectivity to Nashville and regional supply chain networks, making it especially attractive for industrial outdoor storage (IOS) users and last-mile distribution operators. Ample land availability, flexible zoning in select corridors, and proximity to major logistics nodes support continued demand for trailer storage, fleet parking, and contractor yards. Additionally, the presence of nearby industrial parks and access to rail and airport infrastructure enhances La Vergnes role as a distribution and storage extension of the Nashville core. These factors collectively support sustained absorption of both traditional industrial product and IOS space.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,036	46,783	159,450
Current Year Estimate	1,825	42,124	148,817
2020 Census	1,351	34,403	128,798
Growth Current Year-Five-Year	11.55%	11.06%	7.15%
Growth 2020-Current Year	35.09%	22.45%	15.54%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	701	16,496	57,041
Current Year Estimate	620	14,963	53,566
2020 Census	452	12,246	47,190
Growth Current Year-Five-Year	13.16%	10.25%	6.49%
Growth 2020-Current Year	37.22%	22.19%	13.51%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$112,634	$116,616	$116,912

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