

# 1296-1300 HEIL QUAKER BLVD

La Vergne, TN 37086

**Industrial  
Investment Opportunity**

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY

**Jay Reeves, SIOR**

First Vice President

**(615) 476-3982**

**Jay.Reeves@matthews.com**

License No. 357879 (TN)

**Matthew Powell**

Senior Associate

**(615) 763-8298**

**matthew.powell@matthews.com**

License No. 372958 (TN)

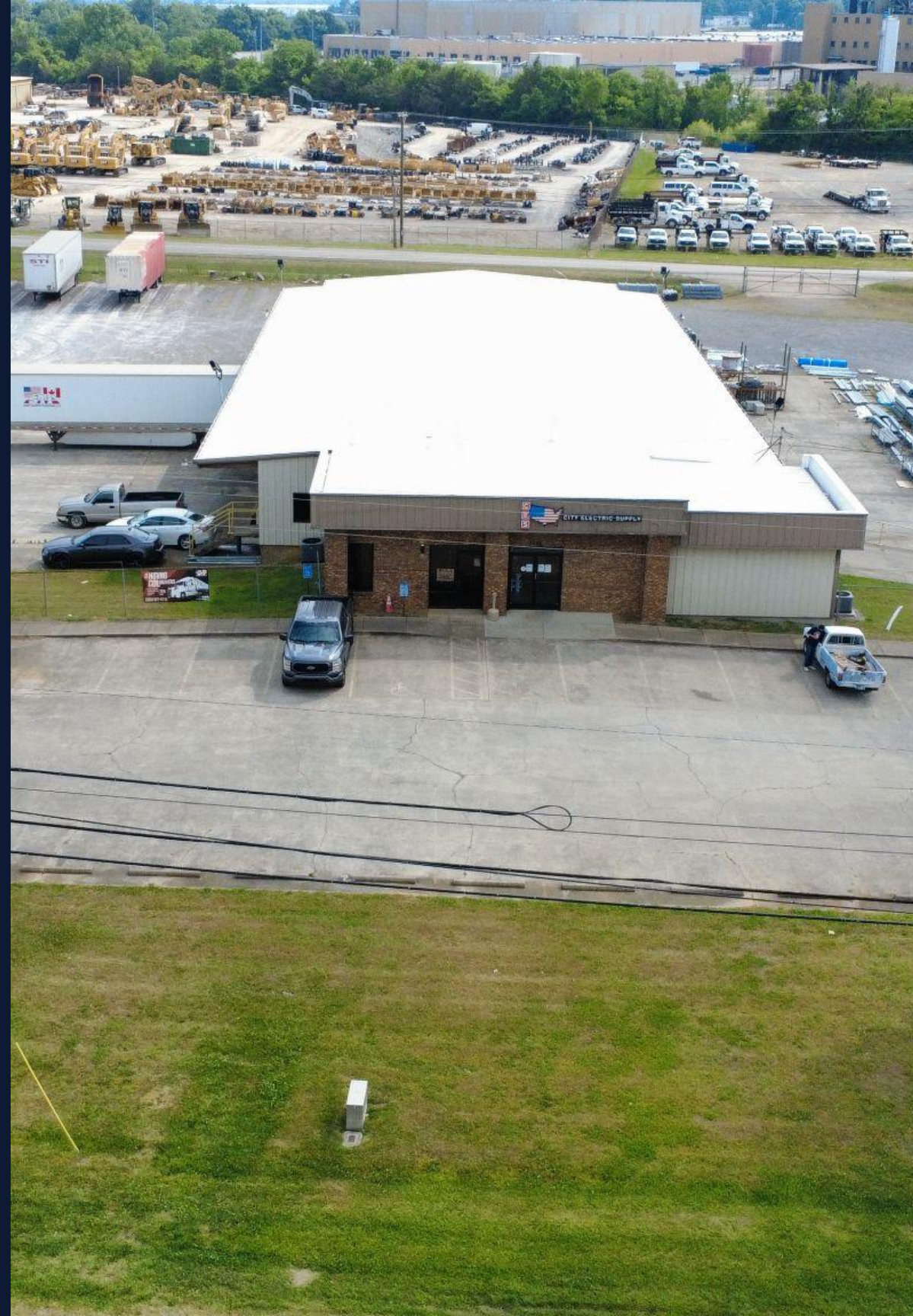
**Hutt Cooke**

Broker of Record

Broker License No. 1429211 (TN)

Firm No. 263667 (TN)

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# PROPERTY OVERVIEW

1296-1300 Heil Quaker Blvd

City La Vergne

State TN

Zip 37086

Building Area  $\pm 10,072$  SF

Warehouse Space  $\pm 8,552$  SF

Office Space  $\pm 1,520$  SF

Lot Size  $\pm 3.60$  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.





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.



New Development

**Co-OP Business Park**

± 80-acre, six-building Class A industrial and warehouse development in La Vergne, Tennessee 2027.



±32,300 VPD



**Subject Property**



**Smyrna/Rutherford County Airport**



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 Vergne's 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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1296 Heil Quaker Blvd, La Vergne, TN, 37086 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.