









### PARK MASTER PLAN





© 2021 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

## BUILDING SPECIFICATIONS



	Building 100	Building 200	Building 300	Building 400	Building 500	Building 600	Building 700
Delivery Date	2Q 2022	2Q 2022	2Q 2022	4Q 2022	4Q 2022	4Q 2022	2Q 2022
Available SF	163,780	92,340	137,700	163,780	121,500	254,912	195,880
Min. Divisible	40,560	18,144	18,144	40,560	35,965	95,688	32,400
Column Spacing	50' x 52'	54' x 55'	54' x 54'	50' x 52'	54' x 54'	56' x 54'	50' x 54'
Clear Height	32'	32'	32'	32'	32'	36'	32'
Dock Doors	33	26	41	33	27	68	49
Drive-ins	3	3	3	3	3	4	5
Trailer Parking	40	0	0	0	0	47	68
Auto Parking	161	108	164	132	101	348	228
Dimensions	624' x 260'	540' x 168'	810' x 168'	624' x 260'	540' x 222'	728' x 336'	972' x 200'

# SITE ADVANTAGES



**I-2 Zoning** Heavy Industrial City of La Vergne



**Retail Amenities** less than 1 mile from property



### Labor

Rutherford County - 186,925 Nashville MSA - 1,933,860

### Excellent Access to I-24

© 2021 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.









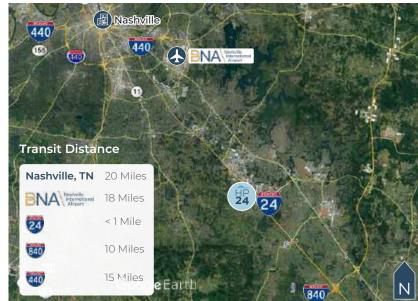


406 11th Ave North Suite 220 Nashville , TN 37203 615 412 8751

BO FULK, SIOR +1 615 598 8273 bo.fulk@kbcadvisors.com

HAYES MCWILLIAMS +1 615 424 1707 hayes.mcwilliams@kbcadvisors.com

CHAD TUCK +1 615 336 8190 chad.tuck@kbcadvisors.com



© 2021 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.