



315 TECH PARK DRIVE

MASTER
PLANNED
BUSINESS
PARK

LA VERGNE, TN 37086
25,000-112,500 SF AVAILABLE FOR LEASE
(Adjacent to I-24 East La Vergne, TN)



TECH PARK OVERVIEW

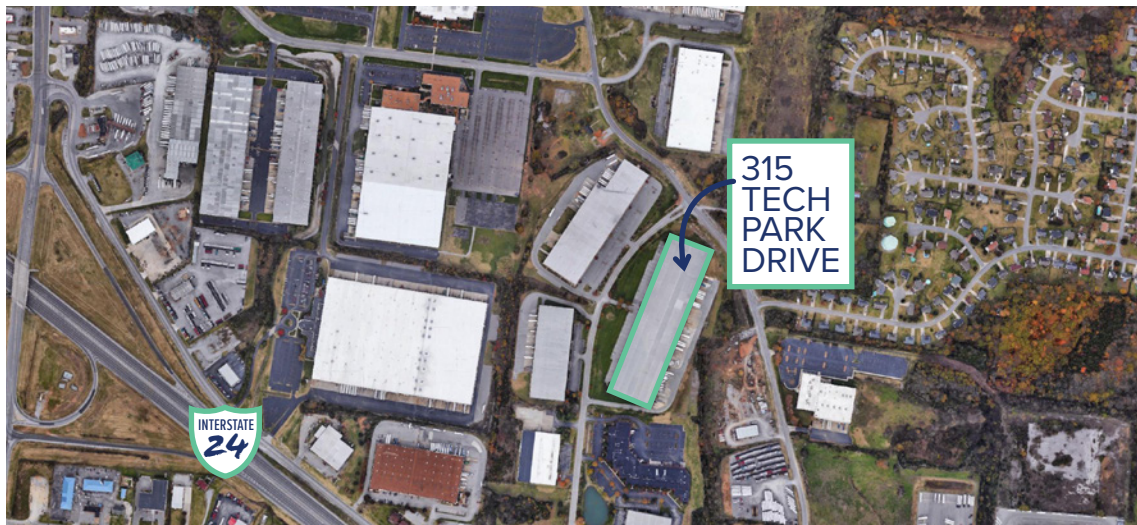
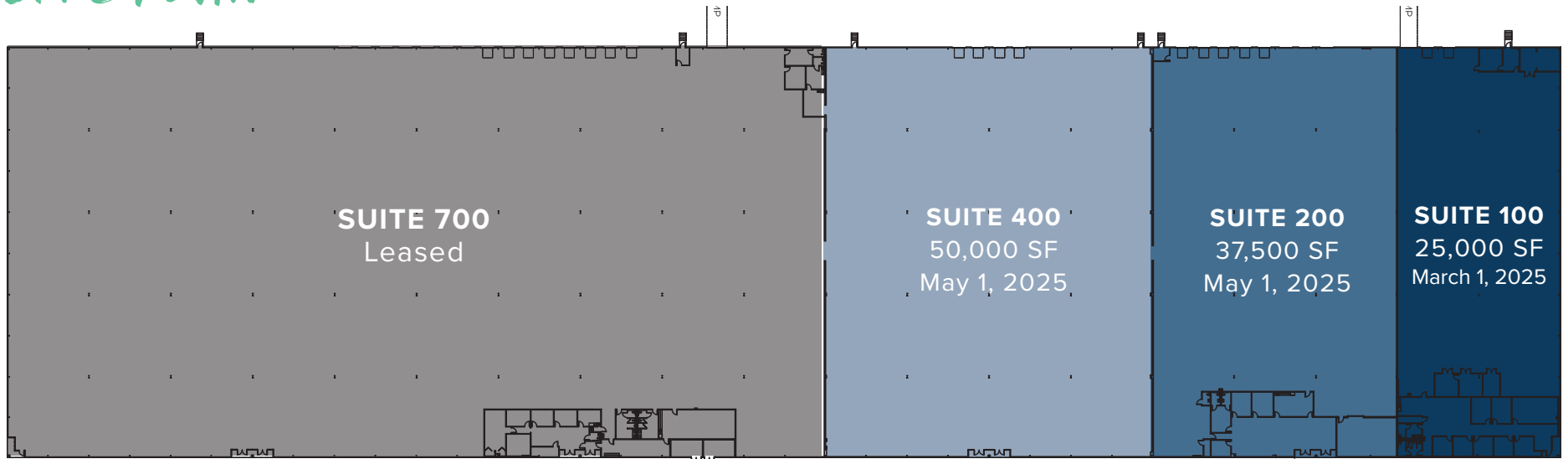
Tech Park is located in the heart of Nashville's hottest industrial submarket, the Southeast, with visibility to I-24. The landlord's ownership within this master planned park currently consists of 7 buildings totaling 902,000 SF.

25,000 SF - 112,500 SF Available for Lease:

- 237,500 SF Class A industrial building
- 22'6" - 26'6" Clear height
- 50' x 50' Column spacing
- Rear load facility
- ESFR Sprinkler system
- Gas-fired heat



SITE PLAN



112,500 SF of contiguous space if a tenant were to take all three suites. This would come with varying occupancy dates per the above.

- Excellent I-24 access conveniently located between two interchanges.
- Unmatched access with less than 15 miles to the I-65 & I-40 interchange
- 30-minute drive to downtown Nashville
- Tenants can enjoy the nearby amenities on Sam Ridley Parkway just 2 miles away

DRIVE-TIMES TO POINTS OF INTEREST

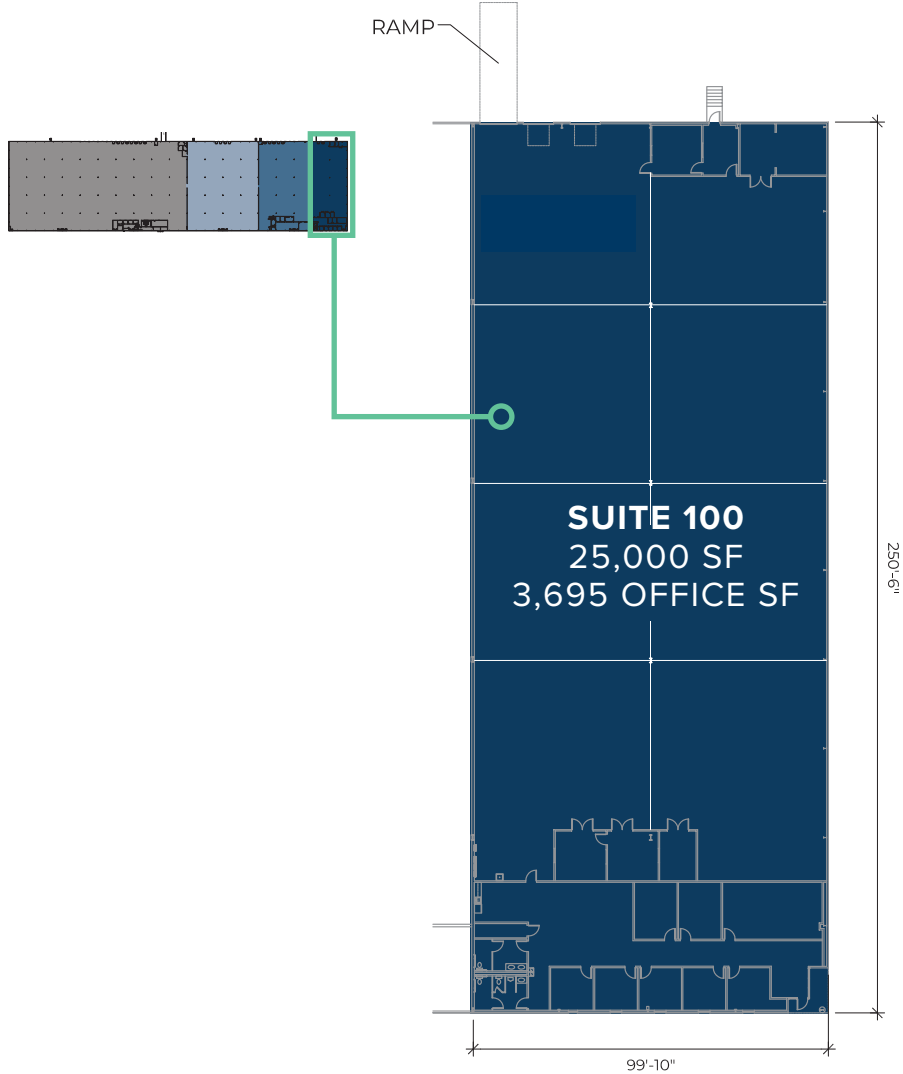
 **2 MINUTE** Drive to I-24

 **15 MINUTE** Drive to Nissan Assembly Plant

 **20 MINUTE** Drive to I-840

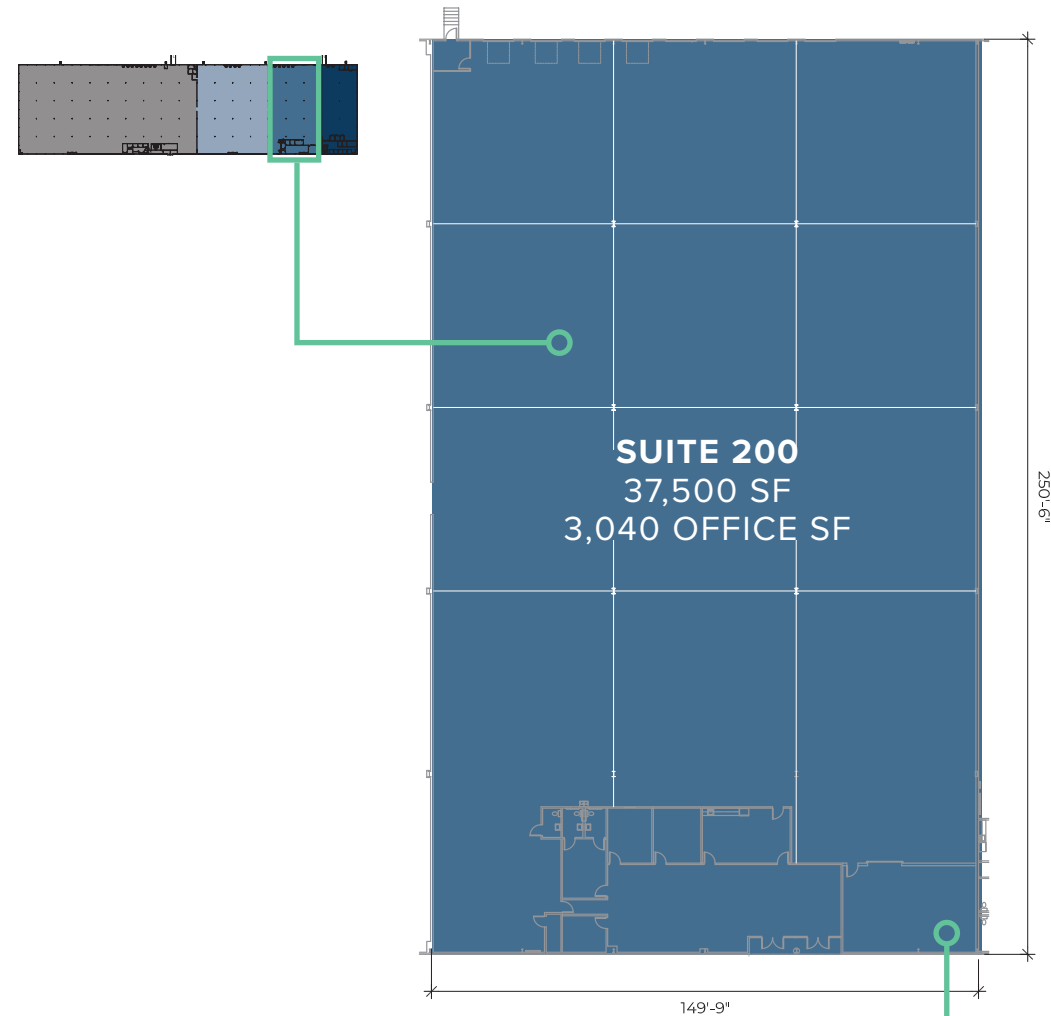
 **30 MINUTE** Drive to Nashville International Airport

 **35 MINUTE** Drive to GM Assembly Plant



SUITE 100
 25,000 SF TOTAL
 AVAILABLE:
 MARCH 1, 2025

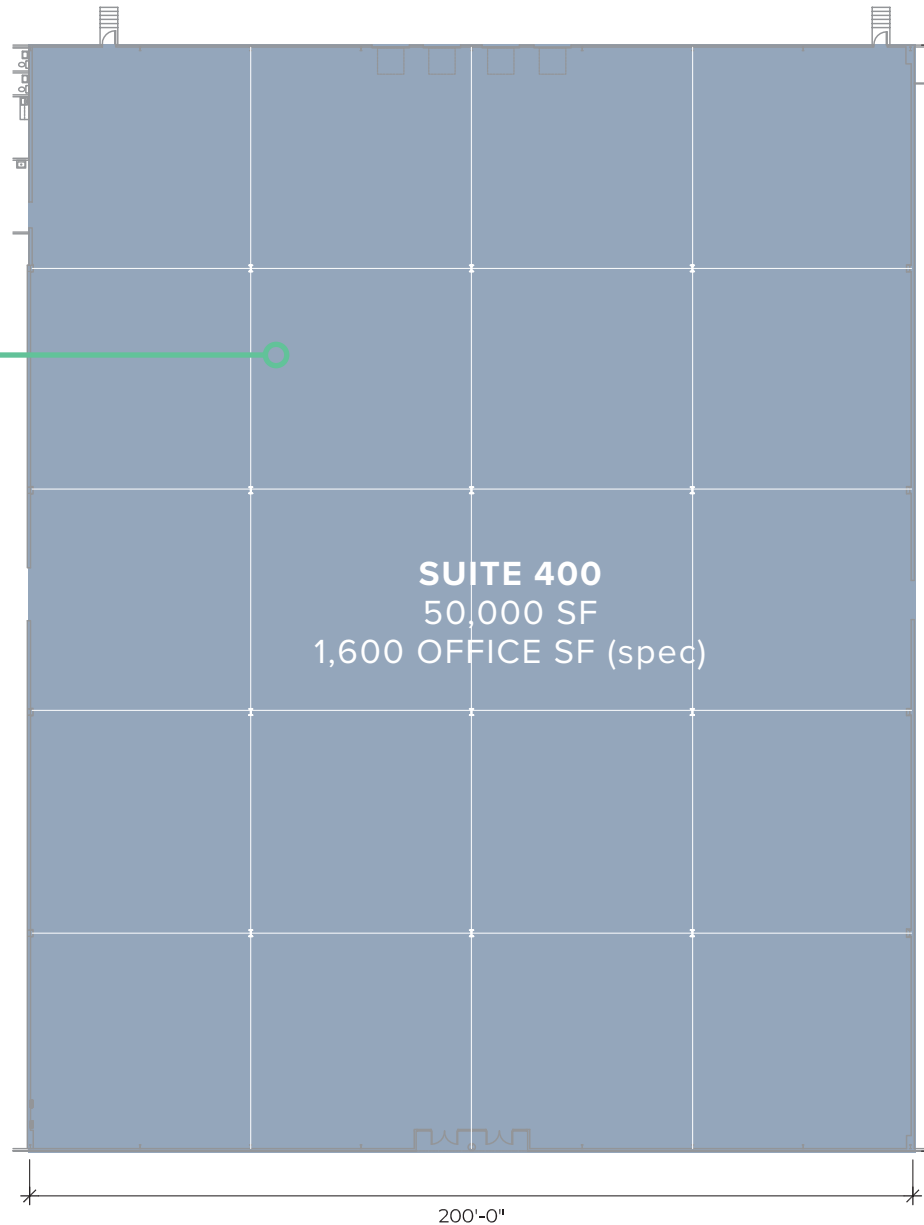
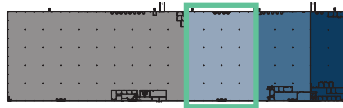
- Office SF: **3,695**
- Clear height: **22'6"-26'6"**
- Number of docks: **2**
 (all equipped with levelers)
- Drive-In door: **1**
- Lighting spec: **T-8 Lighting**
- Column spacing: **50' x 50'**
- Sprinkler spec: **ESFR**
- Heat: **Gas-fired**



SUITE 200
 37,500 SF TOTAL
 AVAILABLE:
 MAY 1, 2025

- Office SF: **3,040**
- Clear height: **22'6"-26'6"**
- Number of docks: **8**
 (4 equipped with levelers)
- Lighting spec: **T-8 Lighting**
- Column spacing: **50' x 50'**
- Sprinkler spec: **ESFR**
- Heat: **Gas-fired**

**Conditioned workspace SF: 835 with roll-up door access to warehouse*



SUITE 400

50,000 SF TOTAL

AVAILABLE: MAY 1, 2025

Office SF: **±1,600**

+/- 1,600 (spec) planned for construction. Tenant would have access to rear warehouse office with restroom until then.

Clear height: **22'6"-26'6"**

Number of docks: **4**
(all equipped with levelers)

Lighting spec: **LED Lighting**

Column spacing: **50' x 50'**

Sprinkler spec: **ESFR**

Heat: **Gas-fired**

SUITE 400
50,000 SF
1,600 OFFICE SF (spec)

200'-0"

CONTACT INFO: JOHN P. WARD, SIOR
Executive Managing Director
1+ 615 301 2834
john.ward@cushwake.com

ABIGAIL RIECK
Director
+1 615 301 2807
abigail.riek@cushwake.com

HENRY SHERER
Associate
+1 615 301 2874
henry.sherer@cushwake.com

