

**FOR LEASE**

290 Tech Park Drive

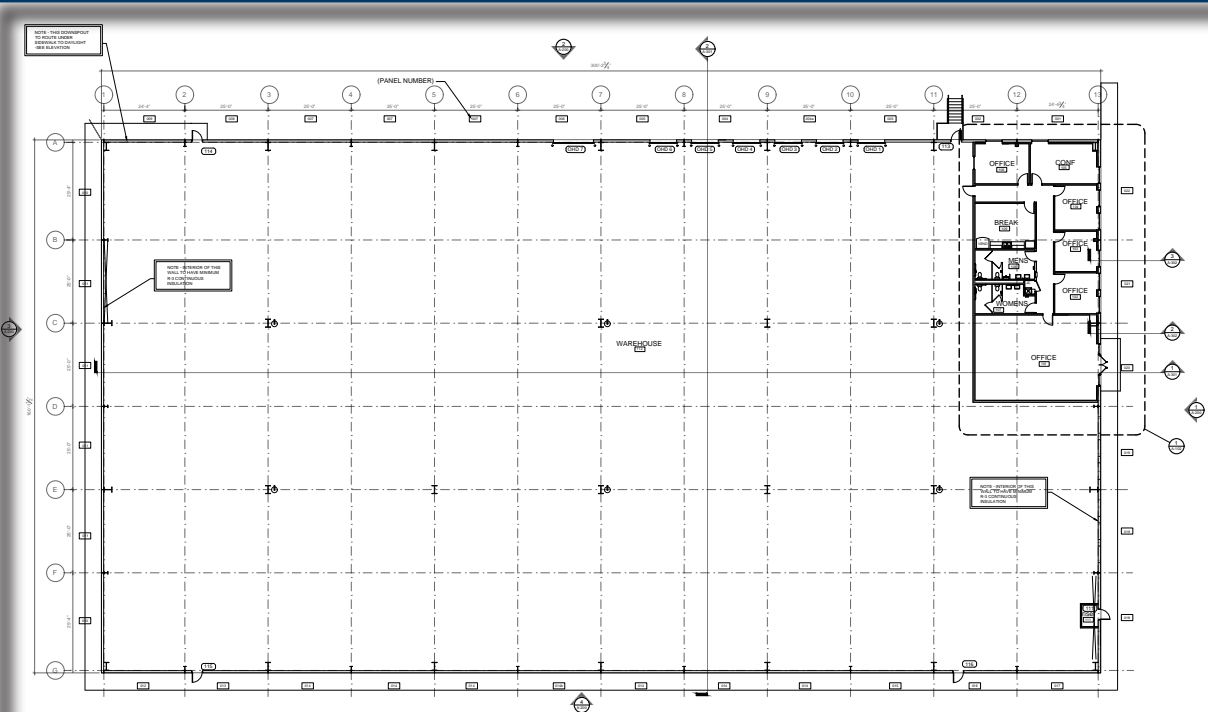
La Vergne, TN

**48,000 SF**



# PROPERTY HIGHLIGHTS

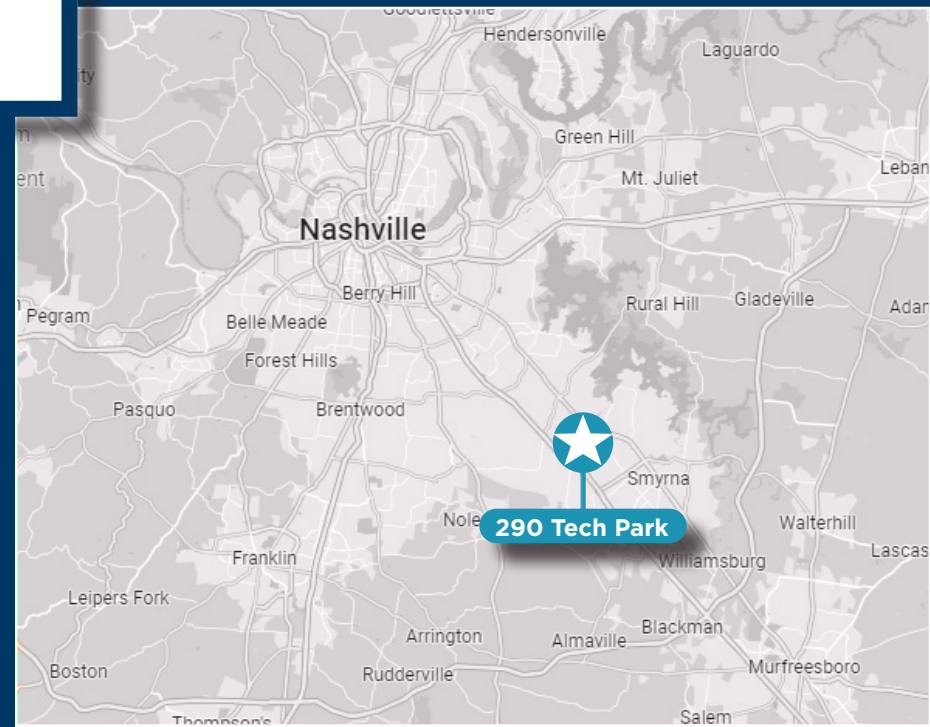
## FLOOR PLAN



- Q3'24 Delivery - Construction has commenced
- 48,000 SF
- 4.47 Acres
- Zoned I-2 Heavy Industrial
- Located within Tech Park
- 1 mile in either direction to I-24 interchange
- 17 miles to Downtown Nashville
- 15 miles to Nashville International Airport

## PROPERTY FEATURES

- 6 Dock doors equipped with pit levelers
- 1 (14'x16') Drive-in door
- 28'-30'6" Clear Height
- 25 striped auto parks
- 2,900 SF office
- 50' x 50' column spacing
- ESRF Spinklers
- LED lights with 30' candles in warehouse
- 1000 amp 480 volt, 3 phase electrical service with a 200 amp, 277/480 house panel
- 3 air turns per hour in warehouse



# SITE PLAN





## CONTACT

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