



# HIGHPOINTE24

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# SITE ADVANTAGES & ACCESS



## WORKFORCE POPULATION



Rutherford County | Population 349,374  
Labor Force 191,240 | Nashville MSA 1,933,860

## RETAIL & LODGING AMENITIES



Less than 1 mile from property

## I-2 ZONING



Heavy Industrial City of La Vergne



# BUILDING SPECS

## PHASE ONE

	100	200	300	700	
				Suite 701	Suite 709
AVAILABLE SF	<b>Fully Leased</b>	<b>Fully Leased</b>	<b>Fully Leased</b>	<b>108,774</b>	<b>21,668</b>
TOTAL SF	163,780	92,340	137,700	195,880	195,880
MIN. DIVISIBLE	41,408	18,144	18,144	32,400	21,668
COLUMN SPACING	50' x 52'	54' x 54'	54' x 54'	50' x 54'	50' x 54'
OFFICE	3,538 SF	3,862 SF	2,871 SF	4,379	2,175
CLEAR HEIGHT	32'	32'	32'	32'	32'
LOAD TYPE	Rear-Load	Rear-Load	Rear-Load	Rear-Load	Rear-Load
DOCK DOORS	31	26	41	28	5
DRIVE-INS	3	3	4	3	1
TRAILER PARKING	40	0	0	38	7
AUTO PARKING	161	108	164	135	25
DIMENSIONS	624' x 260'	540' x 168'	810' x 168'	540' x 200'	108' x 200'
DELIVERY DATE	3Q 2022	4Q 2022	1Q 2023	2Q 2023	2Q 2023

## PHASE TWO

	400	500	600
AVAILABLE SF	<b>163,780</b>	<b>Fully Leased</b>	<b>Fully Leased</b>
TOTAL SF	163,780	121,500	254,912
MIN. DIVISIBLE	40,560	23,976	254,912
COLUMN SPACING	50' x 52'	54' x 54'	56' x 54'
OFFICE	3,635 SF	(2) 3,623 SF	BTS
CLEAR HEIGHT	32'	32'	36'
LOAD TYPE	Rear-Load	Rear-Load	Cross-Dock
DOCK DOORS	31 (21 Levelers)	27 (15 Levelers)	68
DRIVE-INS	3	3	4
TRAILER PARKING	Up to 45	Up to 45	47
AUTO PARKING	132	101	348
DIMENSIONS	624' x 260'	540' x 222'	728' x 336'
DELIVERY DATE	Q4 2024	Q4 2024	Q4 2024



# CONSTRUCTION UPDATES

100

Fully Leased

200

Fully Leased

600

Fully Leased

500

Fully Leased

300

Fully Leased

400

Leased

Leased

700





# SURROUNDING AMENITIES



Smyrna/Rutherford County Airport



266

266

41

INTERSTATE  
24

HIGHPOINTE24



1 Cracker Barrel	13 Sonic	2 PetSmart	3 Hilton Garden Inn
2 O'Charley's	14 Panera Bread	3 Ross Dress For Less	4 Comfort Suites
3 Burger King	15 Dunkin' Donuts	4 Ulta Beauty	5 Candlewood Suites
4 Cheddar's	16 Jim 'N Nick's	5 Dollar Tree	6 Home2 Suites by Hilton
5 LongHorn	17 Cook Out	6 Publix	7 TownePlace Suites by Marriott
6 Famous Dave's BBQ	18 Arby's	7 Home Depot	1 TriStar StoneCrest Medical Center
7 Zaxby's	19 Waffle House	8 Academy Sport's Outdoor	2 Motlow State Community College
8 Chipotle Mexican Grill	20 Wendy's	9 Lowe's	3 YMCA
9 Starbucks	21 Chick Fil A	10 Kroger	
10 Chili's	22 Jersey Mike's	11 CVS	
11 Logan's Roadhouse	23 Buffalo Wild Wings	1 Holiday Inn Express & Suites	
12 IHOP	1 Target	2 Hampton Inn & Suites	

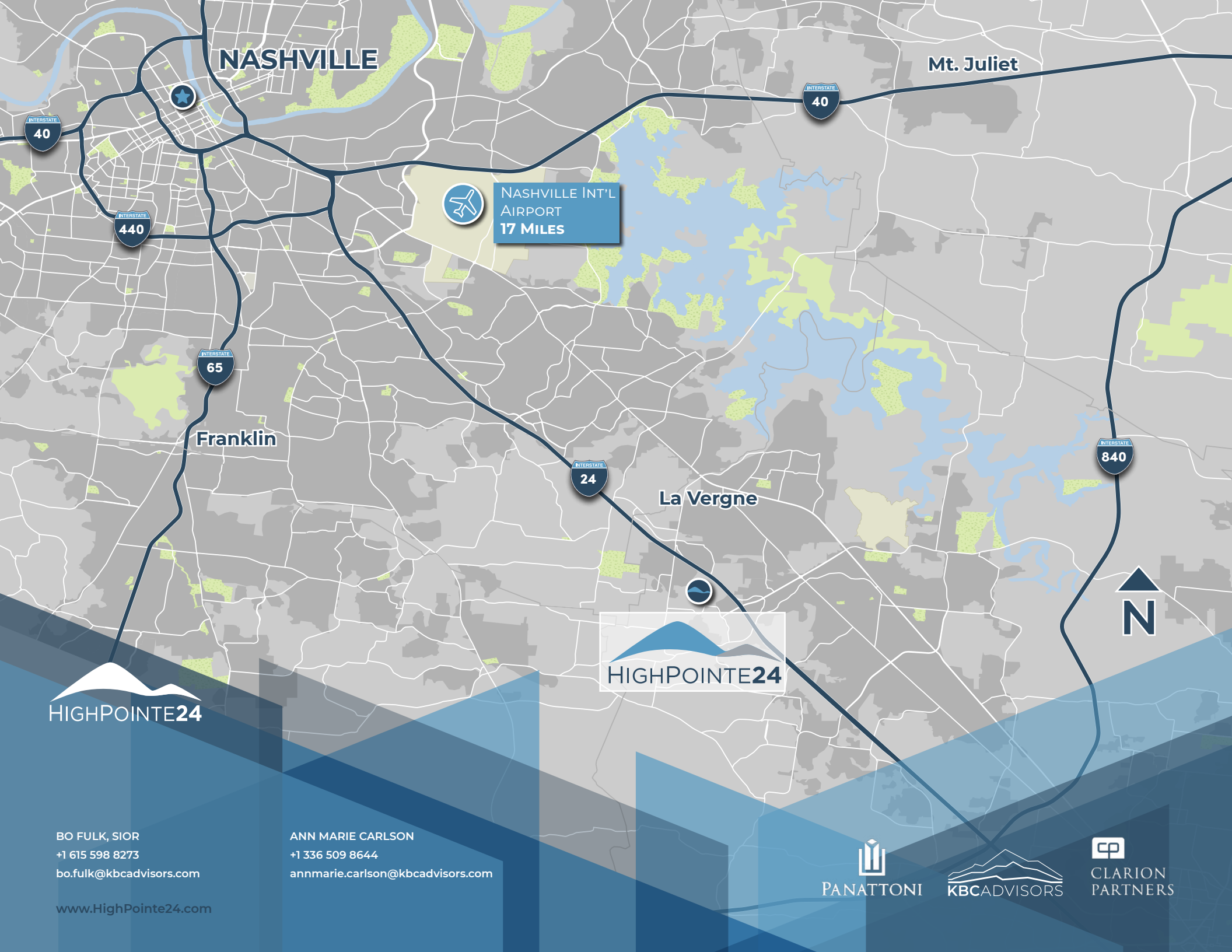
● RESTAURANTS

● RETAIL

● HOSPITALITY

● OTHER





NASHVILLE

Mt. Juliet

INTERSTATE  
40

INTERSTATE  
40

INTERSTATE  
440



NASHVILLE INT'L  
AIRPORT  
17 MILES

INTERSTATE  
65

Franklin

INTERSTATE  
24

La Vergne

INTERSTATE  
840



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