

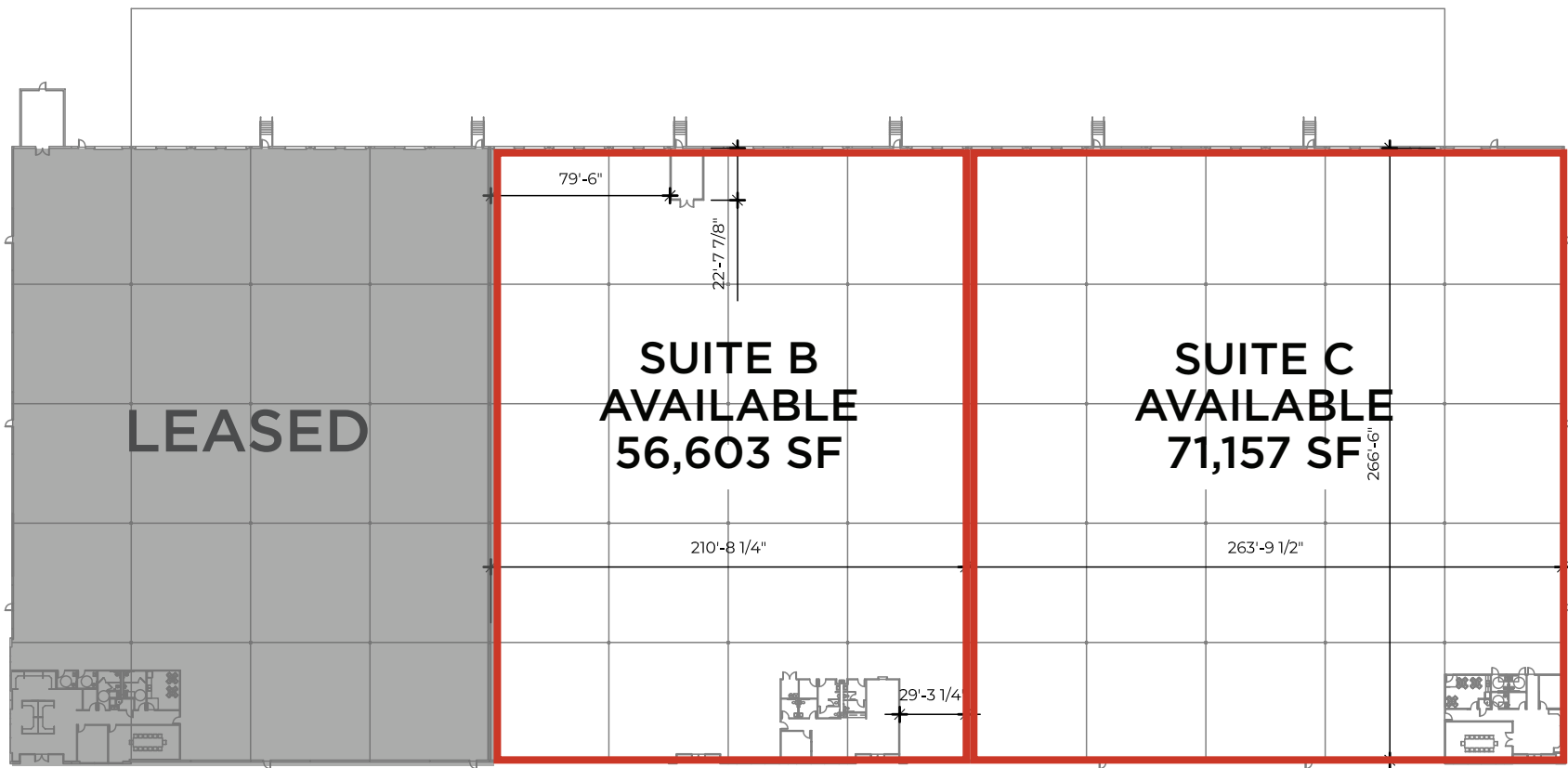
FOR LEASE

CentrePointe - Building D

8000 CentrePointe Way & Waldron Rd
La Vergne, TN 37086

Up to 127,760 SF (2 Suites)





BUILDING D SPECIFICATIONS

	Suite B	Suite C
Available SF	56,603 SF	71,157 SF
Date Available	September 30, 2023	May 31, 2023
Total Building SF	184,652 SF	184,652 SF
Office SF	1,932 SF	2,261 SF
Column Spacing	52' x 53' (60' Speedbay)	52' x 53' (60' Speedbay)
Clear Height	32'	32'
Electric	450 amp; 480/277 3-phase	400 amp; 480/277 3-phase
Truck Court	130' Court; 60' Apron	130' Truck Court; 60' Apron
Parking	+/- 42	+/- 53
Dock Doors	10 (8 w/ 30,000# levelers, seals, lights)	12 (Fenced Truck Court) w/ 30,000 # levelers, seals, lights, and dock locks
Drive-in Ramps	0	1

PROPERTY FEATURES

OFFICE	BTS
CONFIGURATION	Rear-load
CONSTRUCTION TYPE	Concrete tilt-wall
FLOORS	7" non-reinforced; 4000 psi; sealed
ROOF	Single-ply; 45 Mil-TPO; R-15 Insulation
SPRINKLER SYSTEM	ESFR sprinkler system
LIGHTING	LED (25 F.C. AFF) with sensors in Suite C
HEATING	Cambridge high-efficiency space heaters
VENTILATION	Roof mounted exhaust fans (3 air-changes minimum)

CentrePointe - Building D

DISTRIBUTION PARK



CLASS A Master-planned
Industrial Distribution Park



EXCELLENT ACCESS TO I-24
One turn off of the interstate



15 MINUTES to
Nashville International Airport



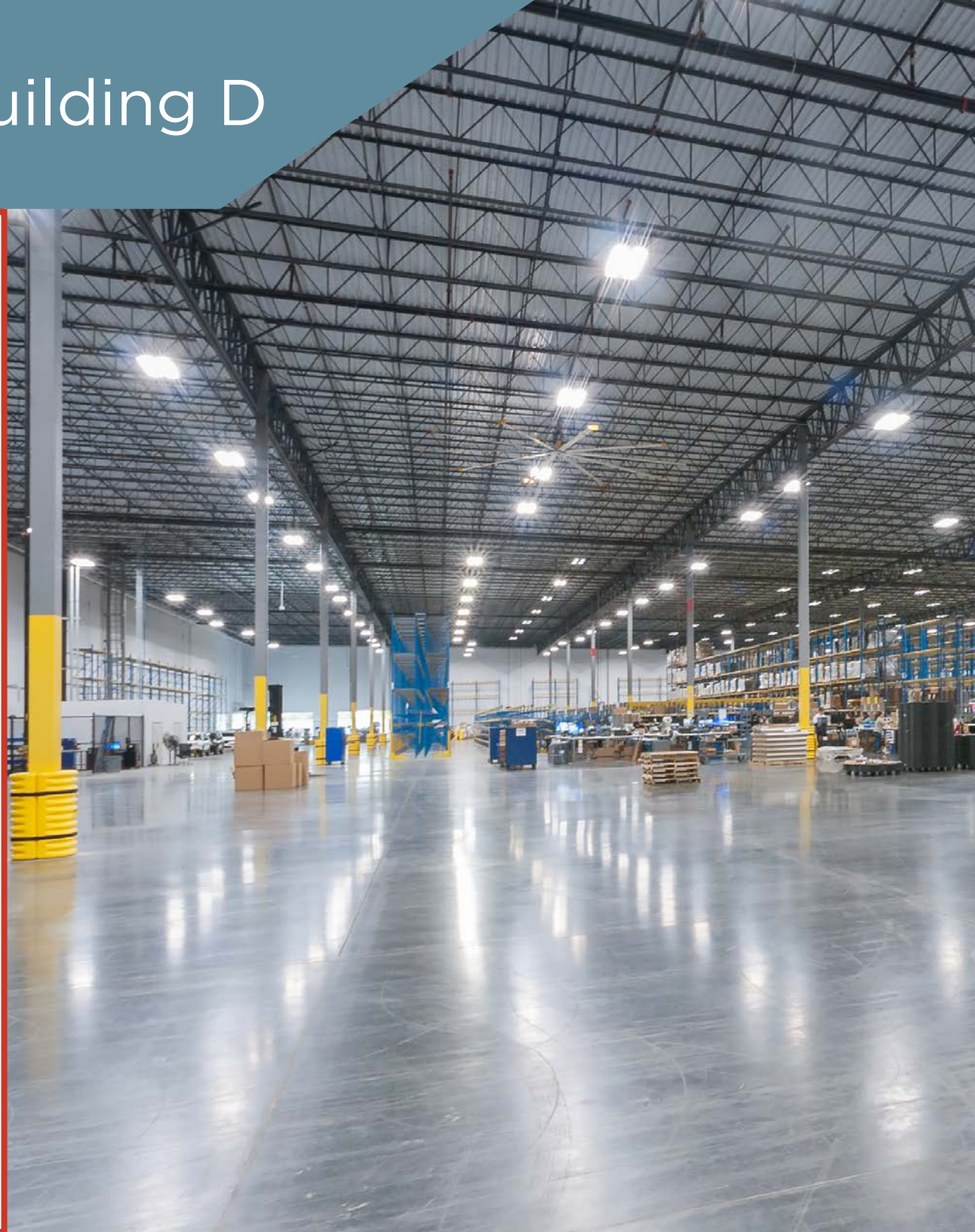
PRIME LOGISTICS LOCATION Waldron
Road and I-24



ZONED I-2 INDUSTRIAL

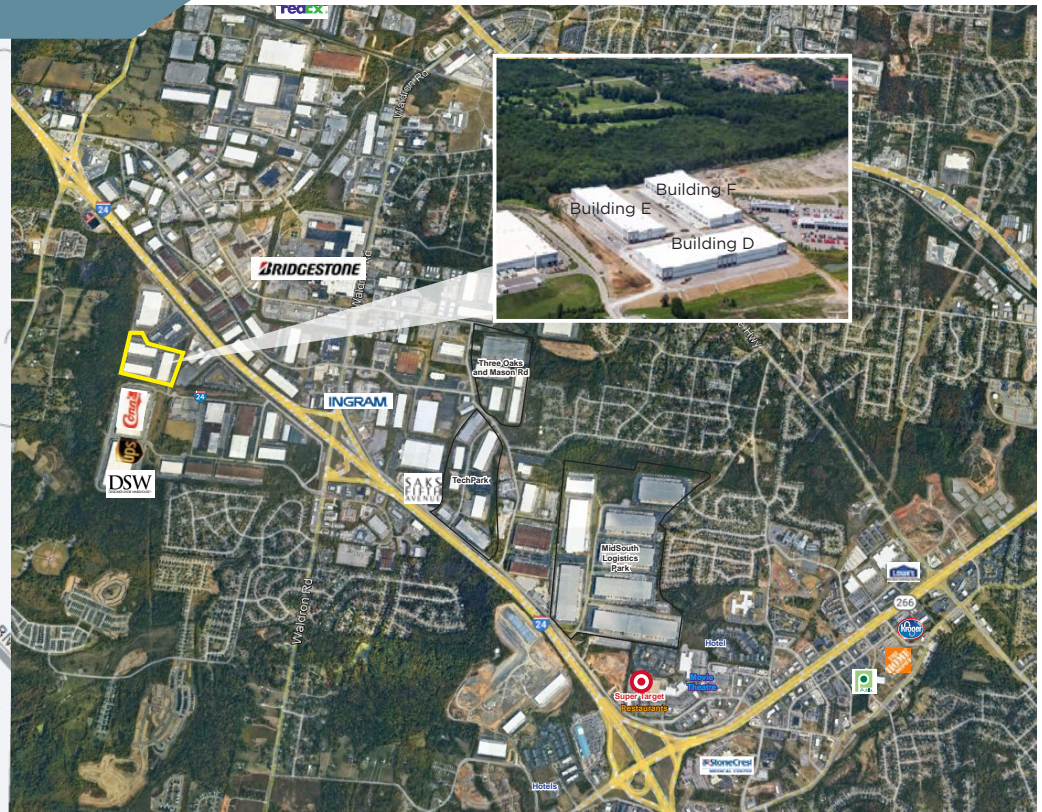
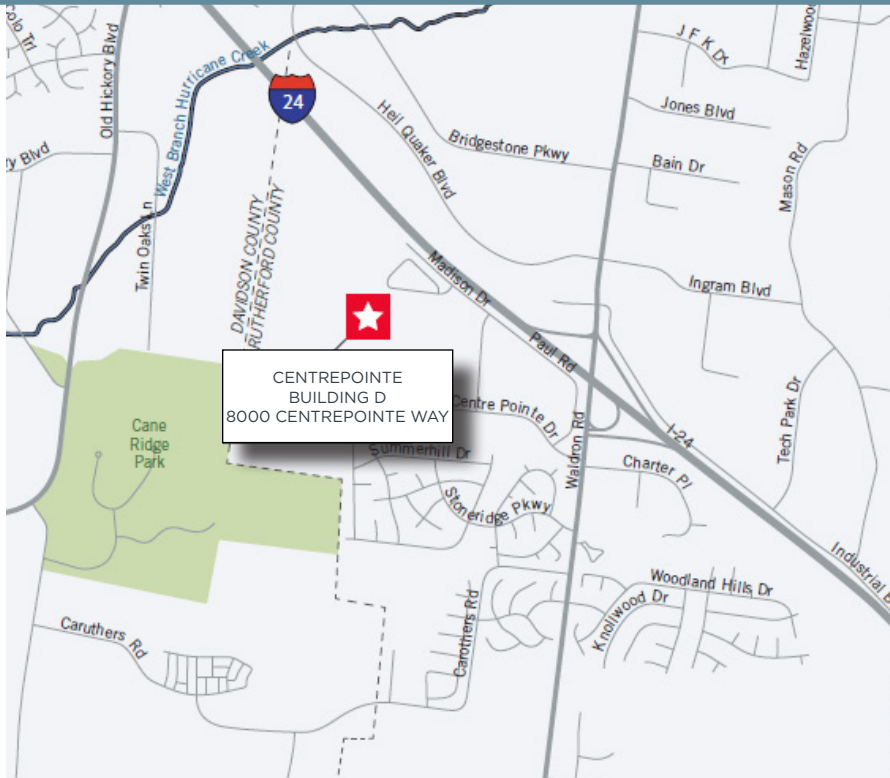


AMPLE LOCAL AMENITIES
Hotels, Shopping, Restaurants



CentrePointe - Building D

DISTRIBUTION PARK



FOR MORE INFORMATION, CONTACT



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