



305
TECH
PARK
DRIVE

MASTER
PLANNED
BUSINESS
PARK

LA VERGNE, TN 37086
30,240 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. The landlord's ownership within this master planned park currently consists of 7 buildings totaling 918,304 SF.

30,240 SF Available for Lease:

- Flexible configuration to suit office, air-conditioned lab/work space, or warehouse needs depending on the user
- Breakrooms
- Dock Door access to all Suites
- 18' clear height in the warehouse
- 270 Passenger vehicle parking spaces



DRIVE-TIMES TO POINTS OF INTEREST



2 MINUTE Drive to I-24



30 MINUTE Drive to Nashville International Airport



15 MINUTE Drive to Nissan Assembly Plant

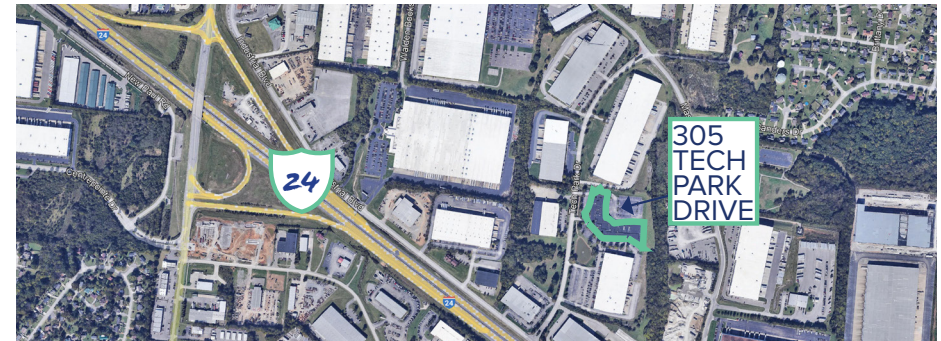


35 MINUTE Drive to GM Assembly Plant

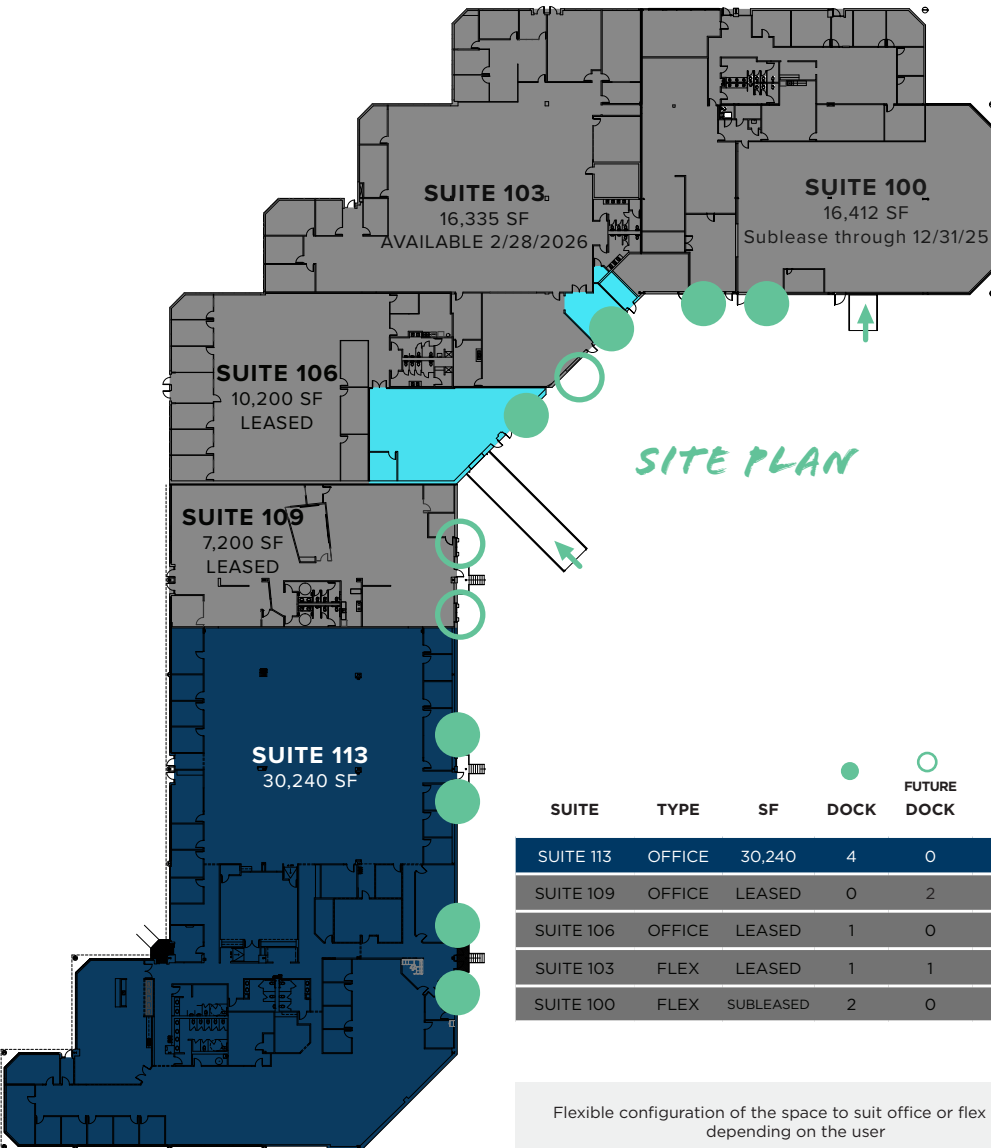


20 MINUTE Drive to I-840

- Excellent I-24 access, located directly adjacent to the park
- 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



SITE PLAN

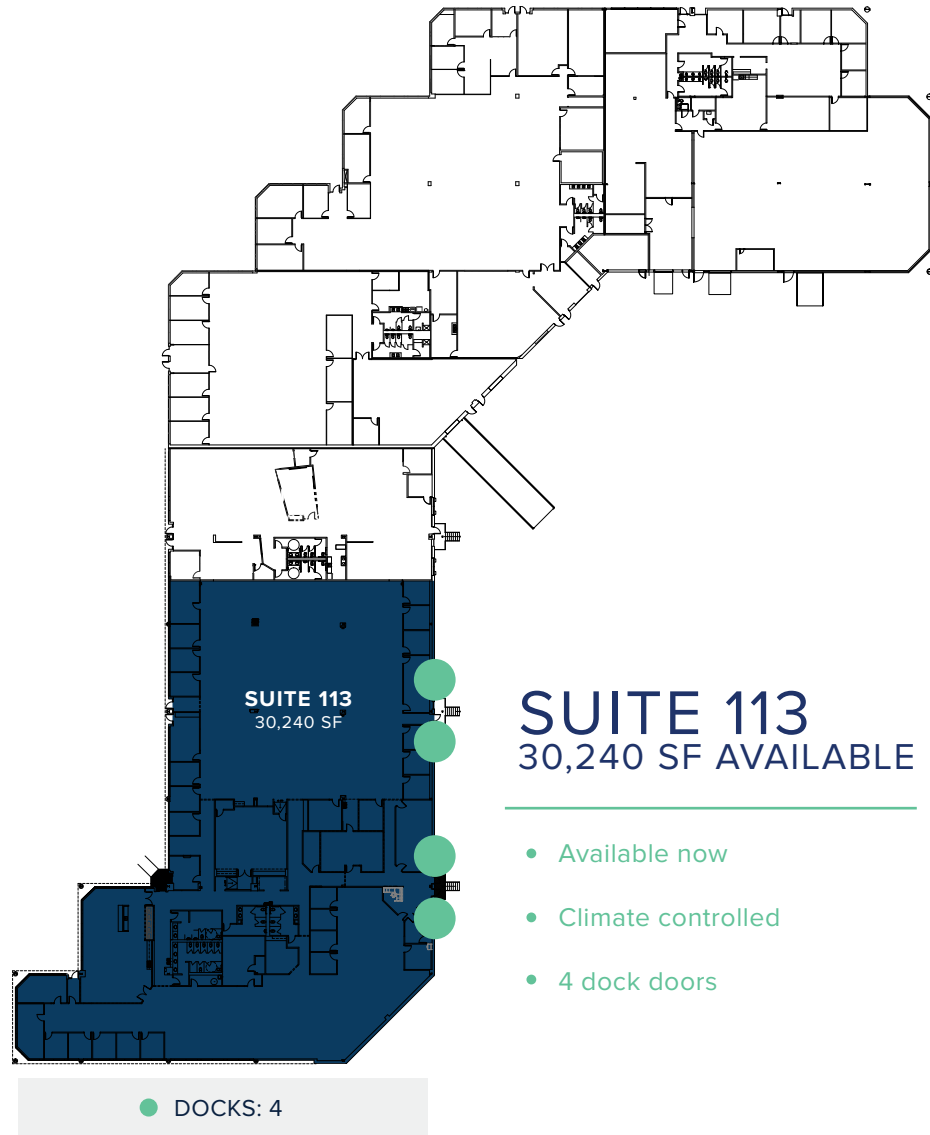


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