



**FOR LEASE**  
**1125 VAUGHN PARKWAY**

PORTLAND, TENNESSEE  
312,000 SF AVAILABLE



FOR LEASE

1125 Vaughn Parkway

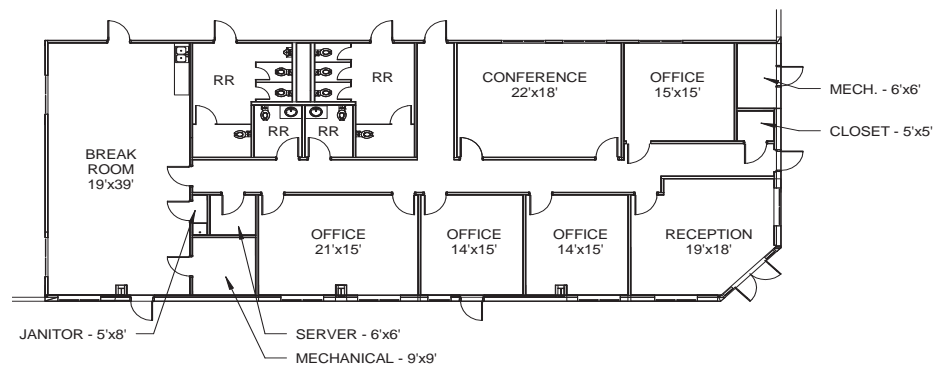
PORTLAND, TENNESSEE



## Property Highlights

- 504,000 SF Building
- 312,000 SF Available
- 4,000 SF Office
- 48 Docks with 30,000 lb. pneumatic pit levelers, automatic doors, lights and door seals
- 4 (14' x 16') Grade level door
- T-5 Lights
- ESFR sprinkler
- Building dimensions: 400' x 1,260'
- Typical 60' x 30' column spacing
- 32' Minimum clear height
- 130' Truck court with concrete apron
- Standing Seam Metal Roof
- 60 car parks
- 1000 amps of 480 Volt, 3 Phase power

## Office Area



**OFFICE AREA (A) ±4,000 SF**

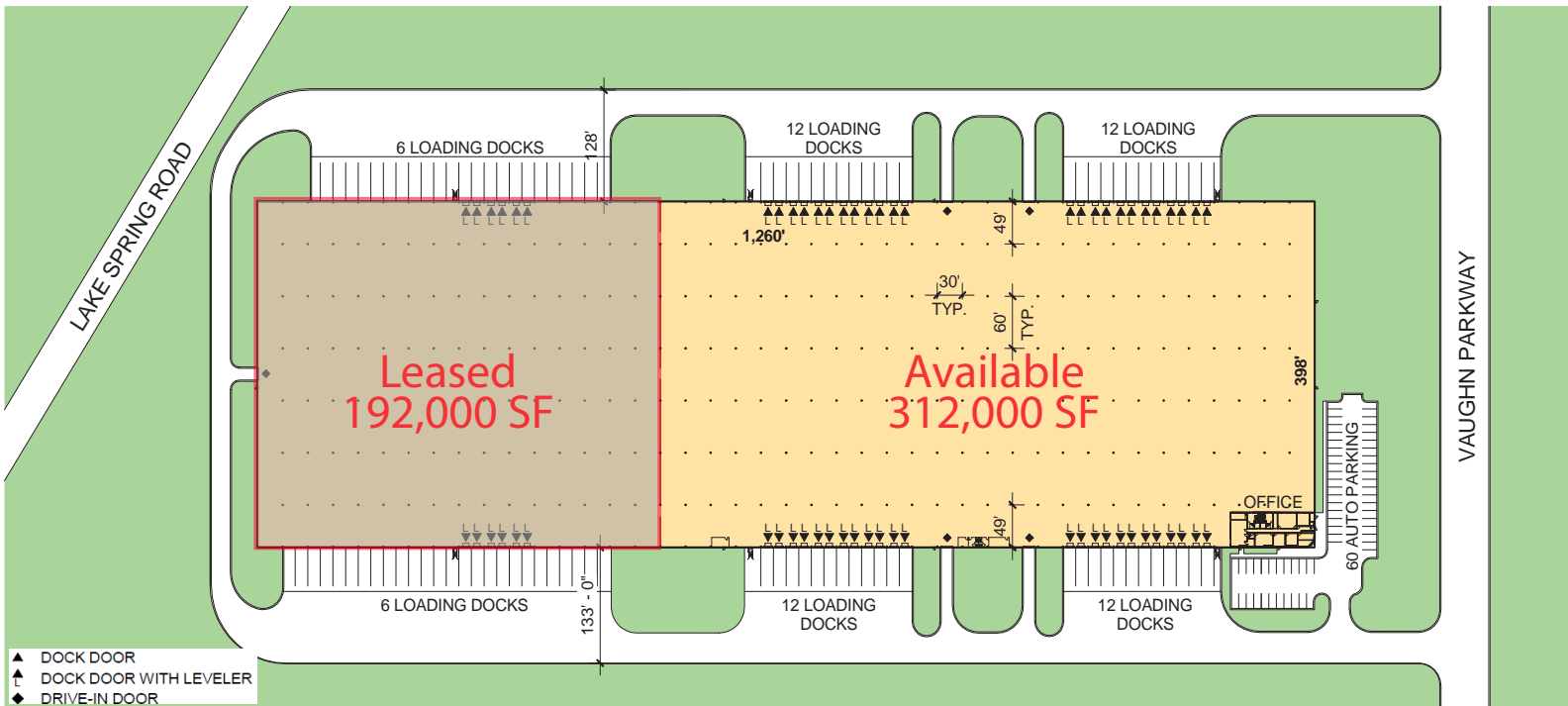


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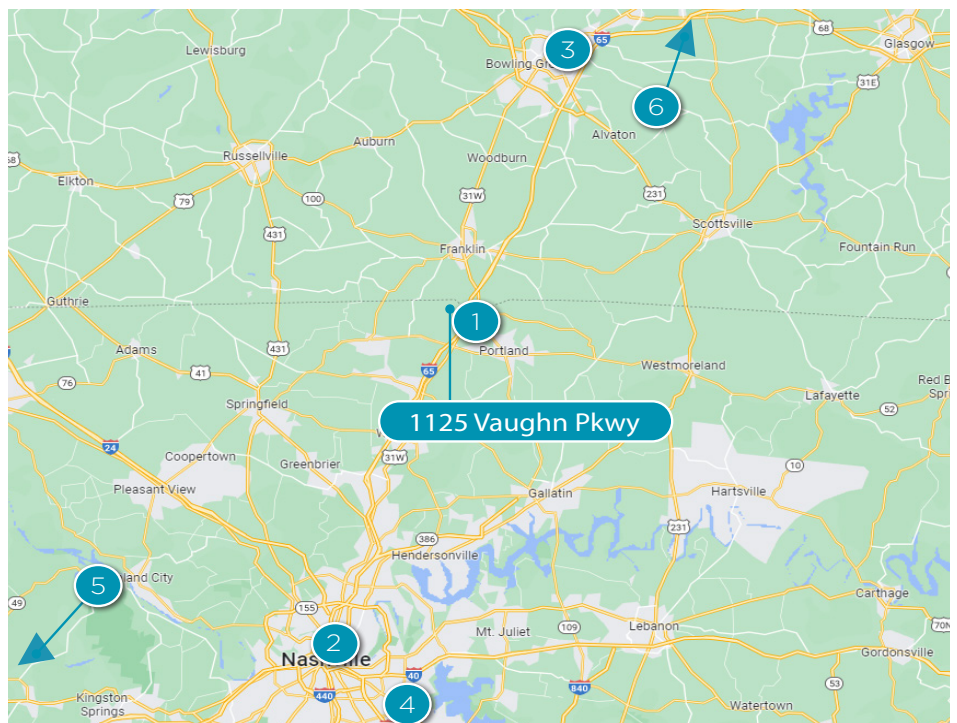
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## SITE PLAN



### Drive Times / Access by Minutes

- 1 1 minute from Interstate 65
- 2 40 minutes from Nashville
- 3 40 minutes from Bowling Green
- 4 48 minutes from Nashville International Airport
- 5 3 Hours 50 minutes (245 mi) from FedEx in Memphis
- 6 2 Hours 46 minutes (146 mi) from UPS in Louisville



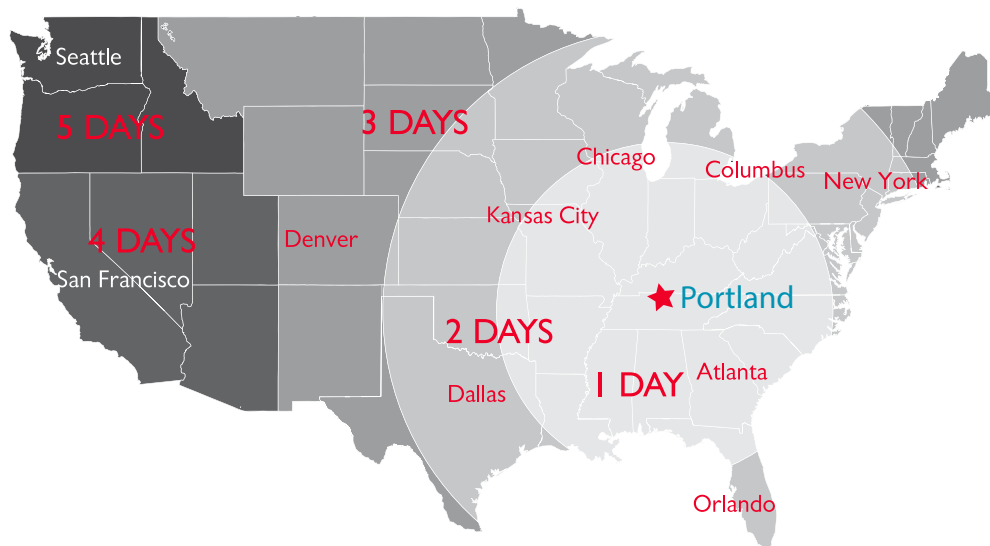
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 Truck Transit from Portland to Anywhere in the U.S.



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