



# 315 TECH PARK DRIVE

MASTER  
PLANNED  
BUSINESS  
PARK

LA VERGNE, TN 37086

37,500-87,500 SF AVAILABLE FOR LEASE

(Adjacent to I-24 East La Vergne, TN)



## TECH PARK OVERVIEW

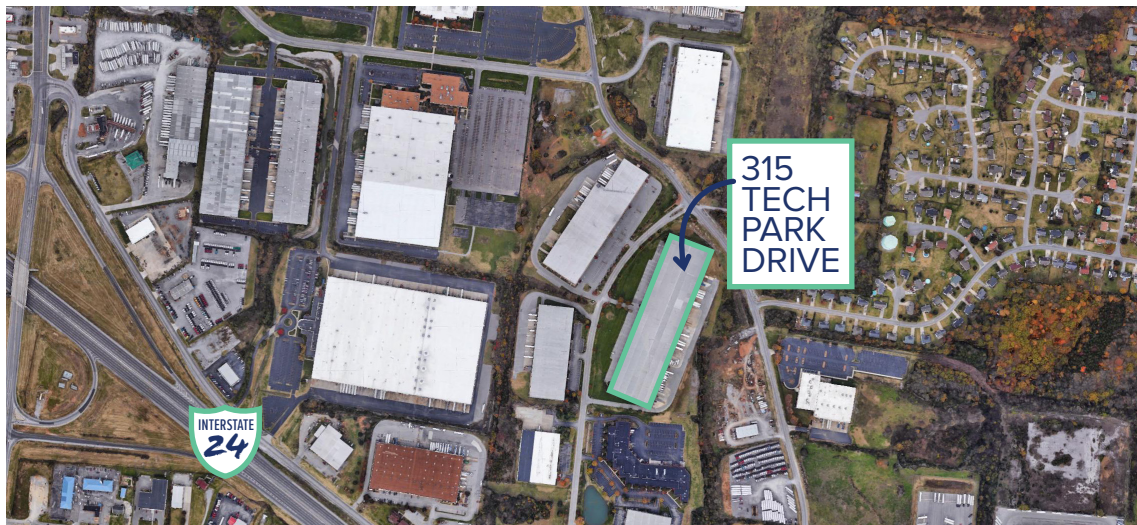
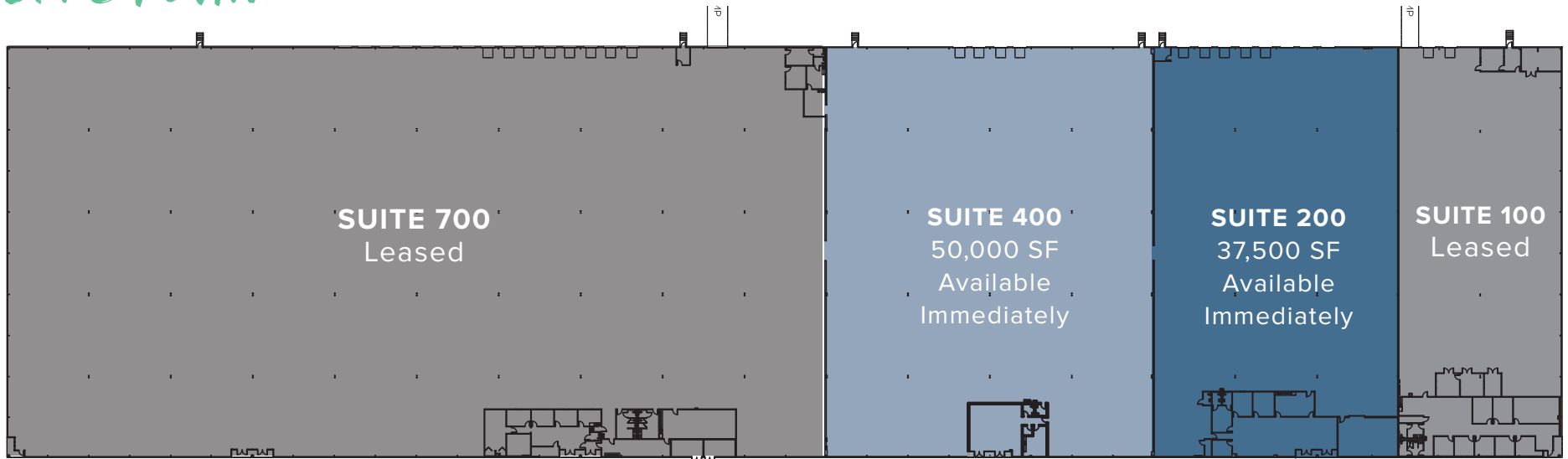
Tech Park is located in the heart of Nashville's hottest industrial submarket, the Southeast, with visibility to I-24. The landlord's ownership within this master planned park currently consists of 7 buildings totaling 902,000 SF.

### 37,500 SF - 87,500 SF Available for Lease:

- 237,500 SF Class A industrial building
- 22'6" - 26'6" Clear height
- 50' x 50' Column spacing
- Rear load facility
- ESFR Sprinkler system
- Gas-fired heat



# SITE PLAN



87,500 SF of contiguous space if a tenant were to take all three suites. This would come with varying occupancy dates per the above.

- Excellent I-24 access conveniently located between two interchanges.
- 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

## DRIVE-TIMES TO POINTS OF INTEREST



**2 MINUTE** Drive to I-24



**15 MINUTE** Drive to Nissan Assembly Plant



**20 MINUTE** Drive to I-840



**30 MINUTE** Drive to Nashville International Airport



**35 MINUTE** Drive to GM Assembly Plant

## SUITE 200

37,500 SF TOTAL

AVAILABLE: IMMEDIATELY

Office SF: **3,040**

Clear height: **22'6"-26'6"**

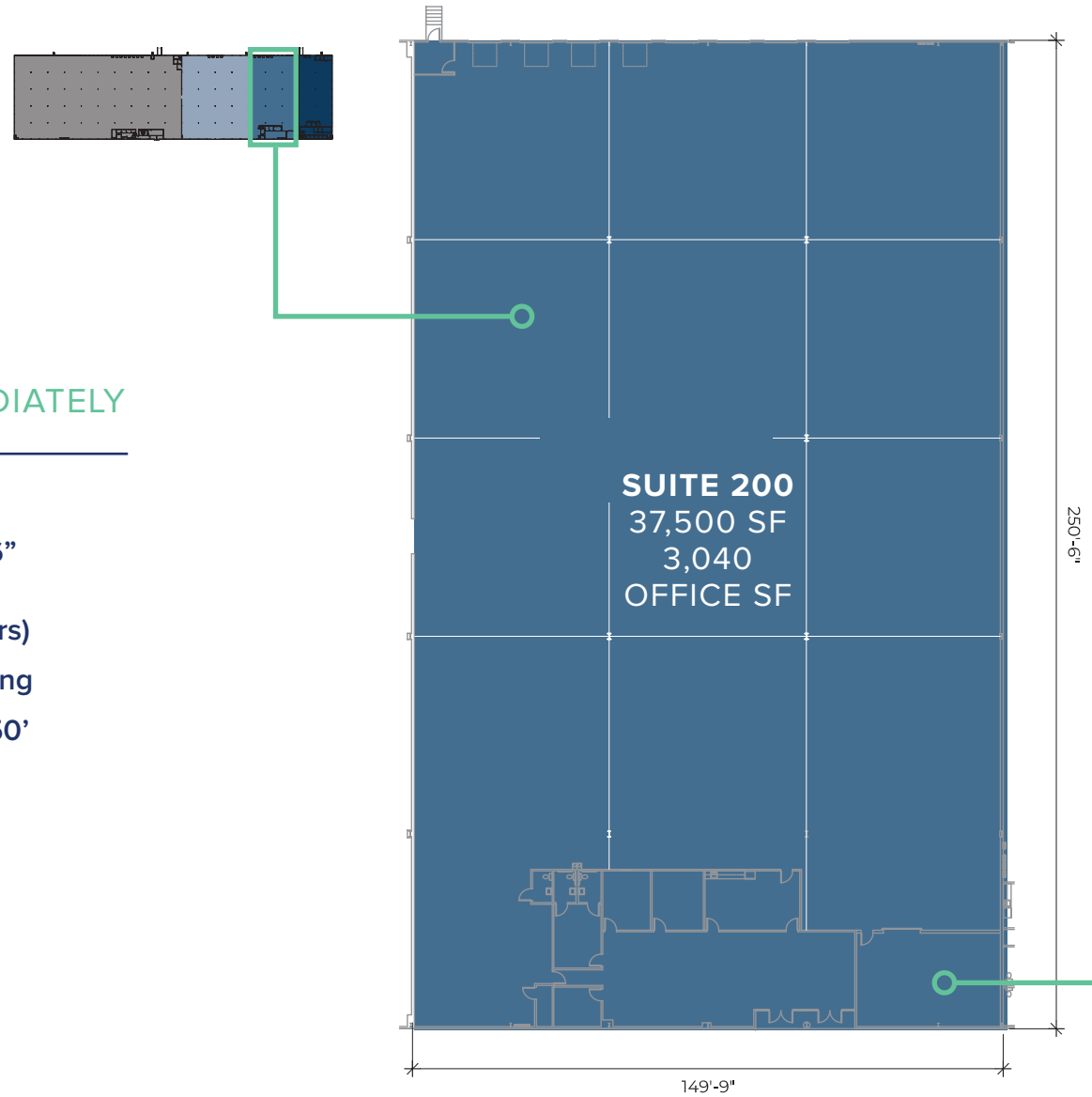
Number of docks: **8**  
(4 equipped with levelers)

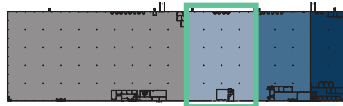
Lighting spec: **T-8 Lighting**

Column spacing: **50' x 50'**

Sprinkler spec: **ESFR**

Heat: **Gas-fired**





## SUITE 400

50,000 SF TOTAL

AVAILABLE: IMMEDIATELY

### Office SF: **±1,600**

+/- 1,600 (spec) planned for construction. Tenant would have access to rear warehouse office with restroom until then.

Clear height: **22'6"-26'6"**

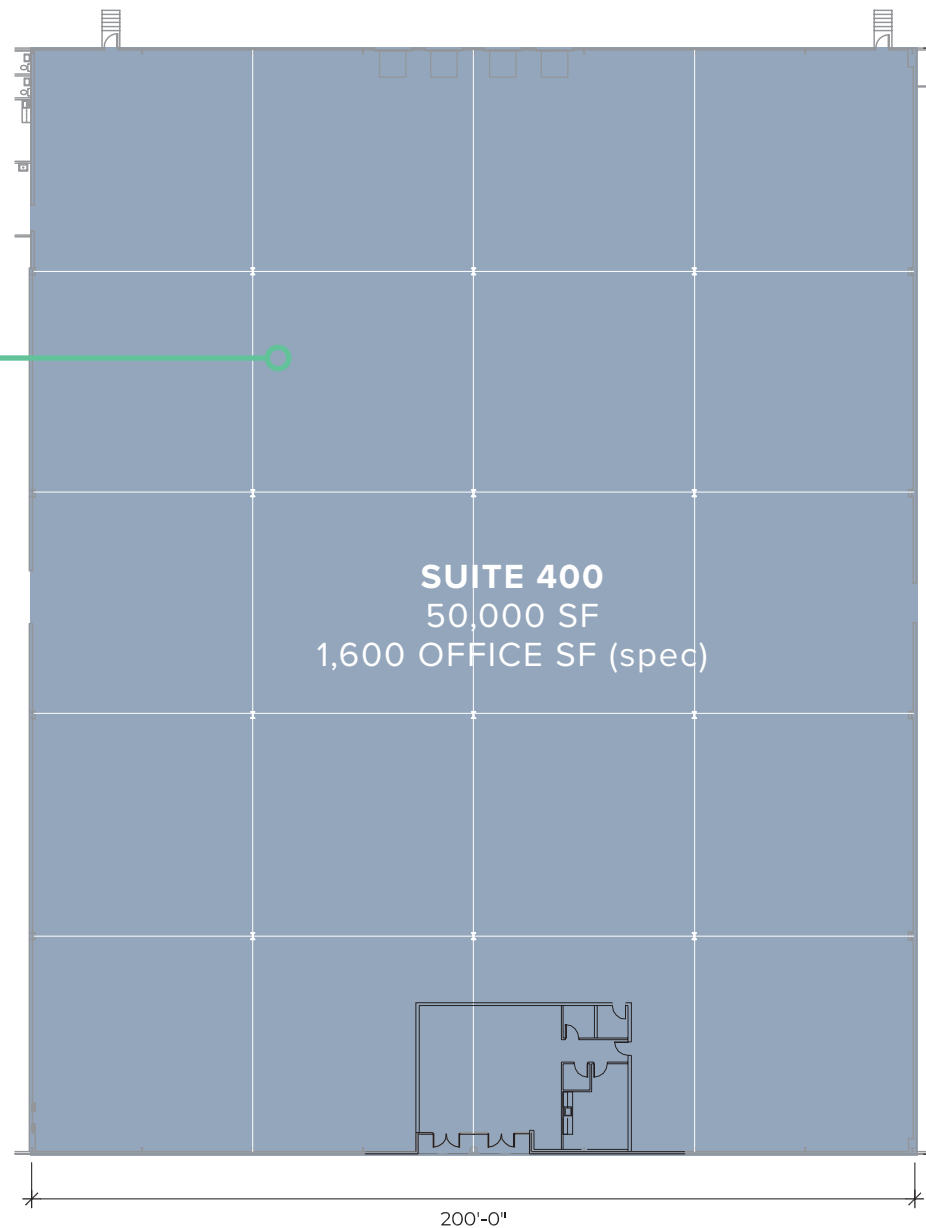
Number of docks: **4**  
(all equipped with levelers)

Lighting spec: **LED Lighting**

Column spacing: **50' x 50'**

Sprinkler spec: **ESFR**

Heat: **Gas-fired**



### CONTACT INFO:

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