

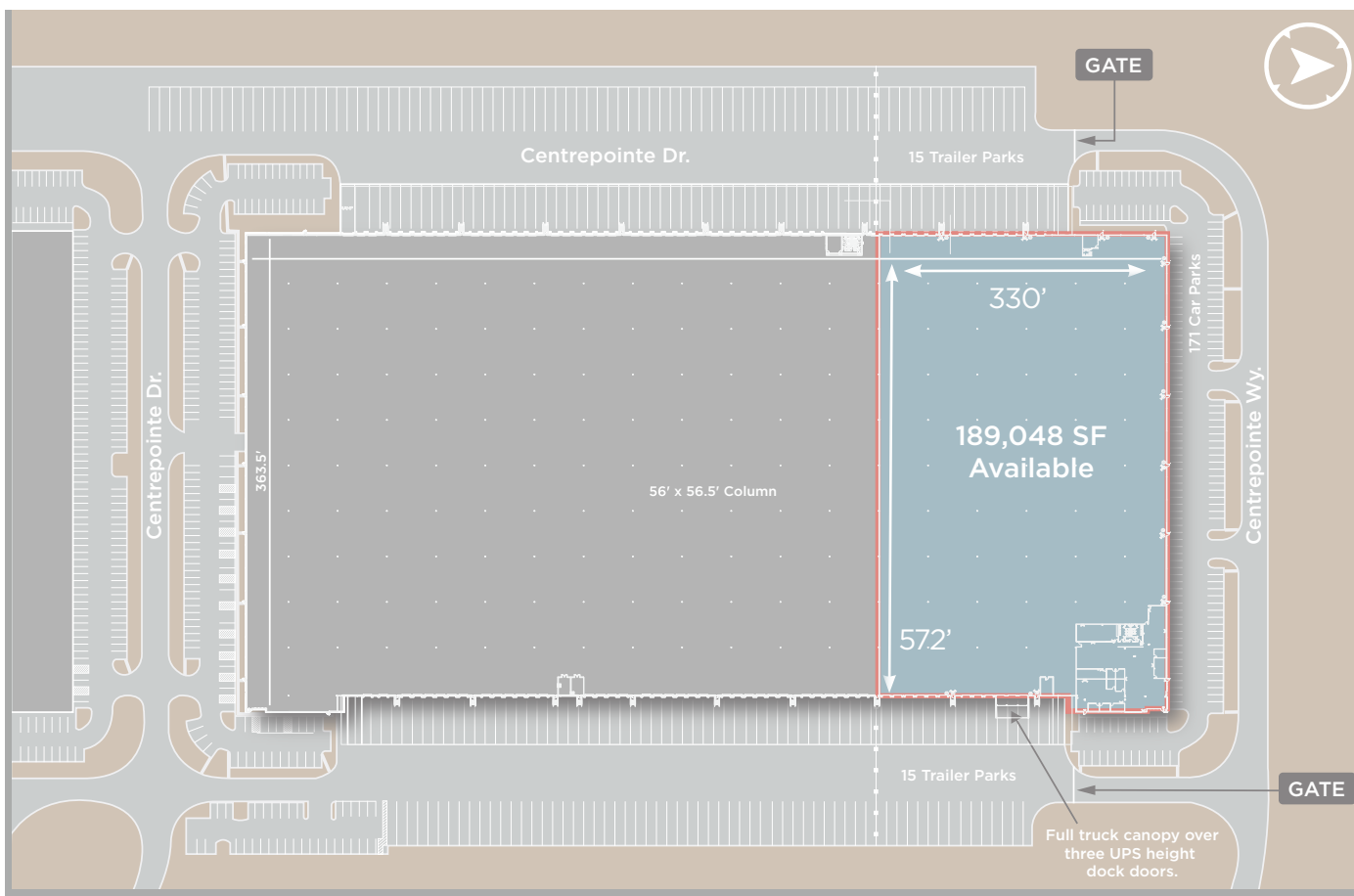
FOR LEASE

CentrePointe - Building A

7001 CentrePointe Drive
La Vergne, TN 37086

189,048 SF





BUILDING A SPECIFICATIONS

Available SF	189,048 SF
Date Available	Immediate
Total Building SF	601,520 SF
Office SF	12,431 SF (Main Office, Shipping & Receiving Office)
Column Spacing	56' x 56.5' (60' Speedbay)
Clear Height	32'
Electric	1600 amp; 480/277 3-phase
Truck Court	185' Truck Court; 60' Concrete Truck Apron
Parking	171 car parks / 30 trailer parks
Dock Doors	24 (21 with levelers, screens, seals, lights, and dock locks)
Drive-in Ramps	2

PROPERTY FEATURES

CONFIGURATION	Crossdock
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. at 36" AFF) with sensors
HEATING	Cambridge high-efficiency space heaters
VENTILATION	Roof mounted exhaust fans (3 air-changes minimum)

CentrePointe - Building A

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

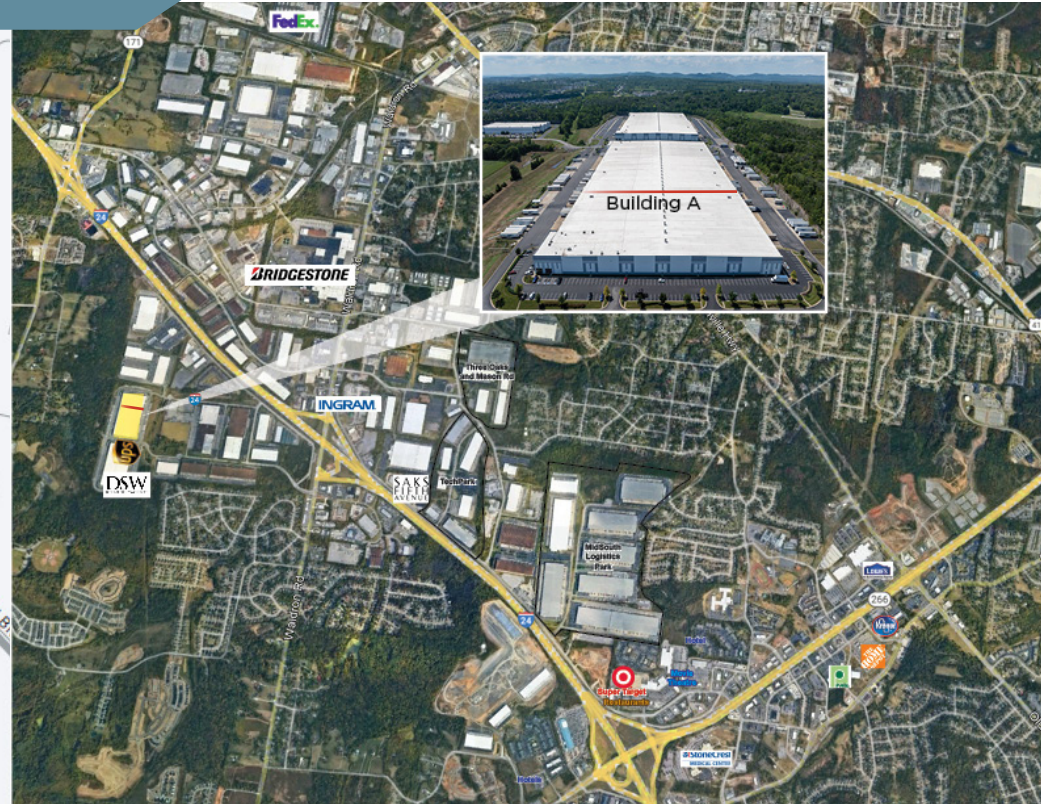
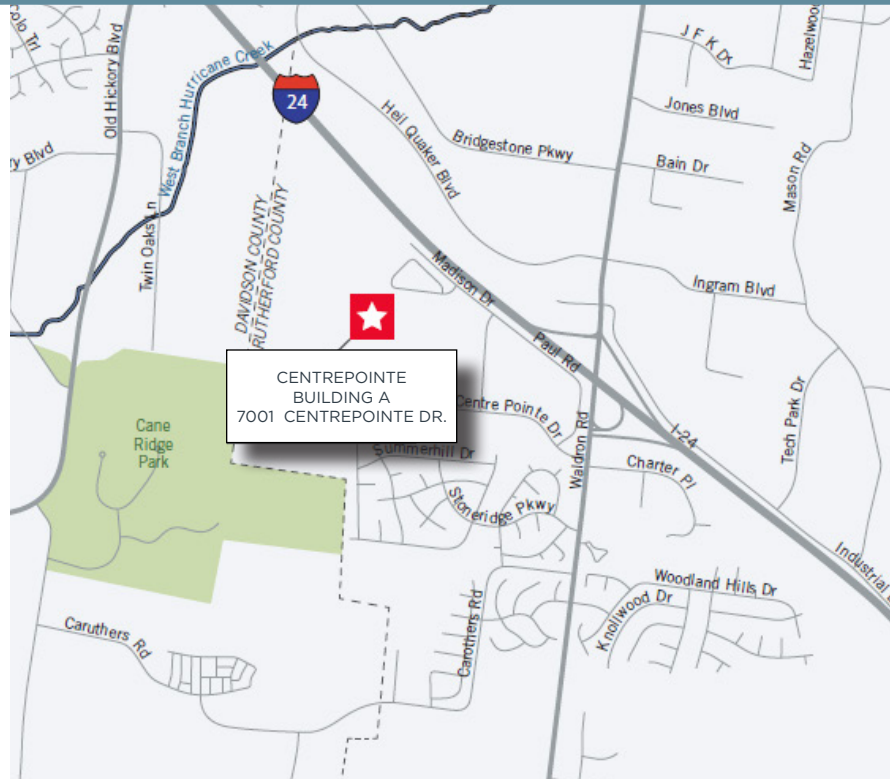


AMPLE LOCAL AMENITIES
Hotels, Shopping, Restaurants



CentrePointe - Building A

DISTRIBUTION PARK



FOR MORE INFORMATION, CONTACT



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