



# HIGHPOINTE24

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# SITE ADVANTAGES & ACCESS



SITE  
ENTRANCE

EXCELLENT INTERSTATE ACCESS & VISIBILITY



± 36 TRUCK PARKS

± 96 TRUCK PARKS

± 72 TRUCK PARKS

100  
Fully Leased

Available  
200  
Leased

300  
Fully Leased

600  
Fully Leased

500  
Fully Leased

Leased 400  
Available

Leased

Available

Leased 700  
Leased

Available

## WORKFORCE POPULATION



Rutherford County | Population 349,374  
Labor Force 191,240 | Nashville MSA 1,933,860

## RETAIL & LODGING AMENITIES



Less than 1 mile from property

## I-2 ZONING



Heavy Industrial City of  
La Vergne

# BUILDING SPECS

## PHASE ONE

	100	200	300	700	
		Suite 200		Suite 701	Suite 709
AVAILABLE SF	<b>Fully Leased</b>	<b>28,129</b>	<b>Fully Leased</b>	<b>43,770</b>	<b>21,668</b>
TOTAL SF	163,780	92,340	137,700	195,880	195,880
MIN. DIVISIBLE	41,408	28,129	18,144	43,770	21,668
COLUMN SPACING	50' x 52'	54' x 54'	54' x 54'	50' x 54'	50' x 54'
OFFICE SF	3,538	3,277	2,871	4,379	2,175
CLEAR HEIGHT	32'	32'	32'	32'	32'
LOAD TYPE	Rear-Load	Rear-Load	Rear-Load	Rear-Load	Rear-Load
DOCK DOORS	31	8	41	11	5
DRIVE-INS	3	1 (14' x 16')	4	1 (14' x 16')	1 (14' x 16')
TRAILER PARKING	40	0	0	13	7
AUTO PARKING	161	32	164	54	25
DIMENSIONS	624' x 260'	162' x 168'	810' x 168'	216' x 200'	108' x 200'
DELIVERY DATE	3Q 2022	4Q 2022	1Q 2023	2Q 2023	2Q 2023

## PHASE TWO

	400	500	600
AVAILABLE SF	<b>82,044</b>	<b>Fully Leased</b>	<b>Fully Leased</b>
TOTAL SF	163,780	121,500	254,912
MIN. DIVISIBLE	40,560	23,976	254,912
COLUMN SPACING	50' x 52'	54' x 54'	56' x 54'
OFFICE SF	3,635	(2) 3,623	BTS
CLEAR HEIGHT	32'	32'	36'
LOAD TYPE	Rear-Load	Rear-Load	Cross-Dock
DOCK DOORS	31 (21 Levelers)	27 (15 Levelers)	68
DRIVE-INS	3 (14' x 16')	3	4
TRAILER PARKING	Up to 45	Up to 45	47
AUTO PARKING	132	101	348
DIMENSIONS	624' x 260'	540' x 222'	728' x 336'
DELIVERY DATE	Q4 2024	Q4 2024	Q4 2024

# CONSTRUCTION UPDATES



100  
Fully Leased

Available  
200  
Leased

600  
Fully Leased

500  
Fully Leased

300  
Fully Leased

Leased

400

Available

700

Leased

Available

Leased

Leased

Available

INTERSTATE  
24

# SURROUNDING AMENITIES

HIGHPOINT24



Smyrna/Rutherford County Airport



266

266

41

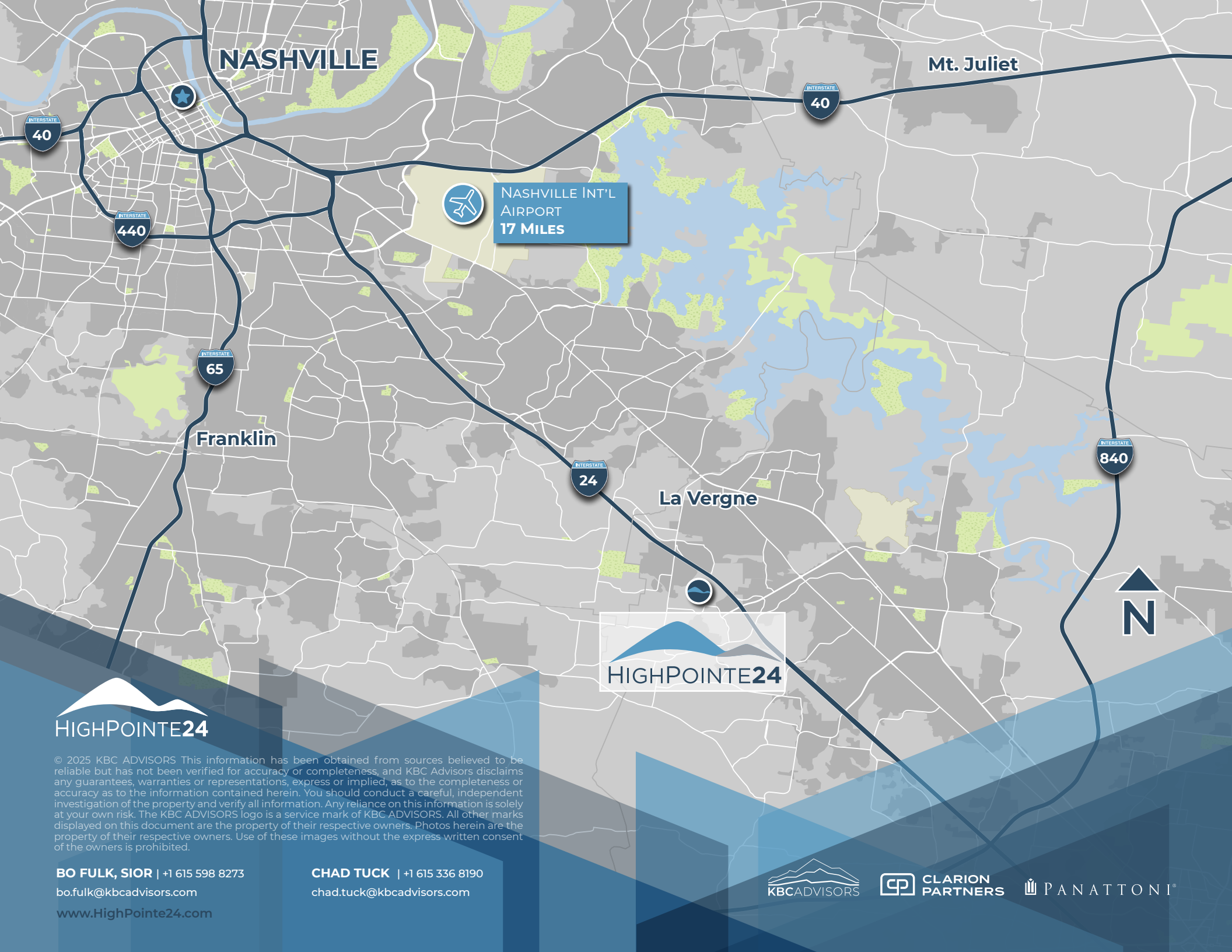
INTERSTATE  
24

- |                          |                       |                                |                                     |
|--------------------------|-----------------------|--------------------------------|-------------------------------------|
| 1 Cracker Barrel         | 13 Sonic              | 2 PetSmart                     | 3 Hilton Garden Inn                 |
| 2 O'Charley's            | 14 Panera Bread       | 3 Ross Dress For Less          | 4 Comfort Suites                    |
| 3 Burger King            | 15 Dunkin' Donuts     | 4 Ulta Beauty                  | 5 Candlewood Suites                 |
| 4 Cheddar's              | 16 Jim 'N Nick's      | 5 Dollar Tree                  | 6 Home2 Suites by Hilton            |
| 5 LongHorn               | 17 Cook Out           | 6 Publix                       | 7 TownePlace Suites by Marriott     |
| 6 Famous Dave's BBQ      | 18 Arby's             | 7 Home wDepot                  | 1 TriStar StoneCrest Medical Center |
| 7 Zaxby's                | 19 Waffle House       | 8 Academy Sport's Outdoor      | 2 Motlow State Community College    |
| 8 Chipotle Mexican Grill | 20 Wendy's            | 9 Lowe's                       | 3 YMCA                              |
| 9 Starbucks              | 21 Chick Fil A        | 10 Kroger                      |                                     |
| 10 Chili's               | 22 Jersey Mike's      | 11 CVS                         |                                     |
| 11 Logan's Roadhouse     | 23 Buffalo Wild Wings | 1 Holiday Inn Express & Suites |                                     |
| 12 IHOP                  | 1 Target              | 2 Hampton Inn & Suites         |                                     |
- RESTAURANTS

● RETAIL

● HOSPITALITY

● OTHER



NASHVILLE

Mt. Juliet

NASHVILLE INT'L  
AIRPORT  
17 MILES

Franklin

La Vergne

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