

# HARDING

COMMERCE CENTER



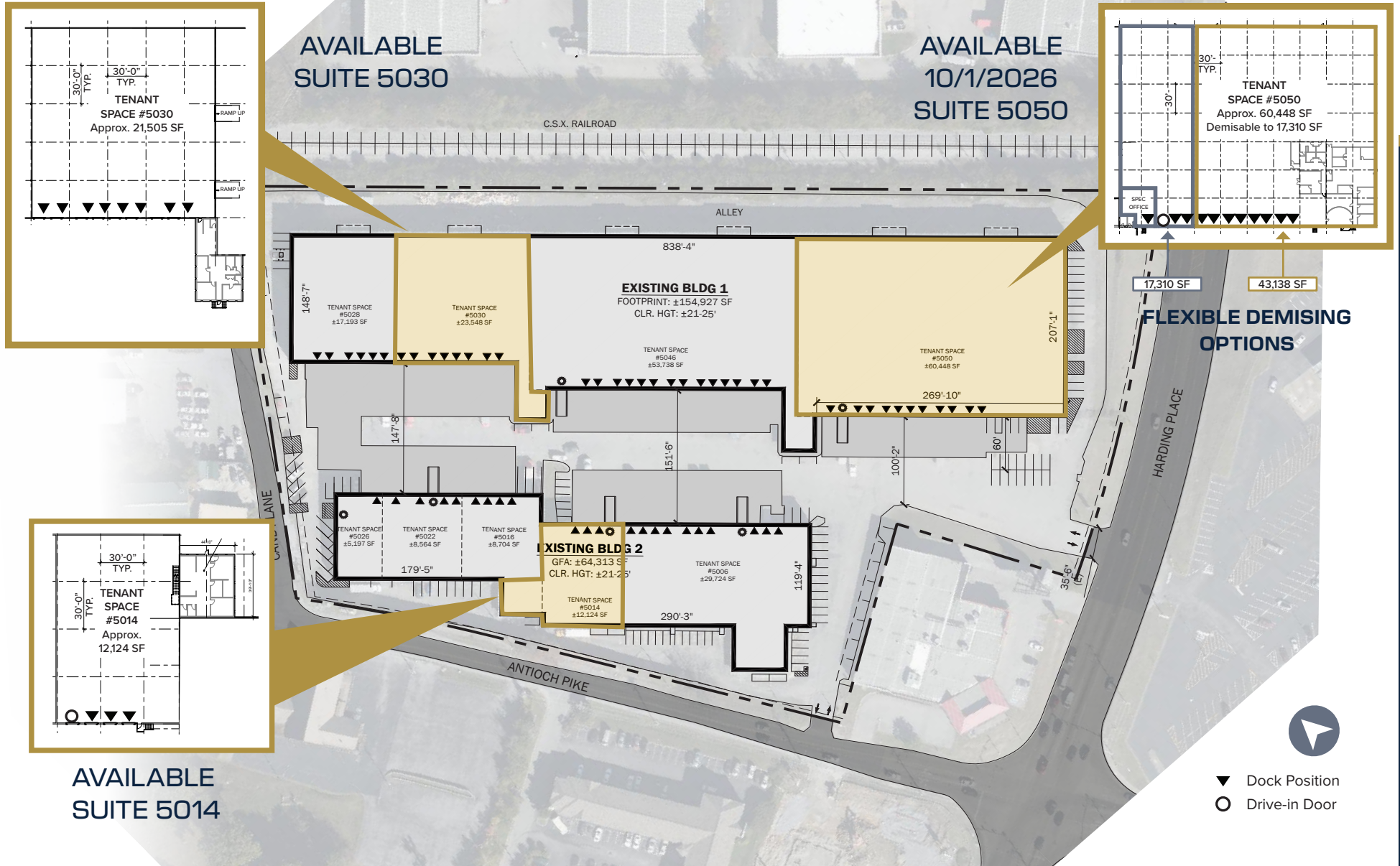
CBRE



**AVAILABLE FOR LEASE**  
Two Building Industrial Park  
Near Nashville Airport

5006 HARDING PLACE  
NASHVILLE, TN 37211

# SITE PLAN



# BUILDING SPECIFICATIONS

|                                |   |
|--------------------------------|---|
| <b>Address:</b>                | 5006 Harding Place, Nashville, TN 37211           |
| <b>Acres:</b>                  | 9.11  |
| <b>Zoning:</b>                 | IWD - Industrial/Warehousing/Distribution         |
| <b>Year Built/Renovations:</b> | 1974/2024   |
| <b>Wall Construction:</b>      | CMU & Metal                                       |
| <b>Loading Type:</b>           | Front-Load  |
| <b>Sprinkler</b>               | Wet Sprinkler System                              |
| <b>Roof Type:</b>              | 60 Mil TPO with 20-Year Warranty (Installed 2024) |



## AVAILABLE SUITES

| Address:                      | 5030 HARDING PLACE, NASHVILLE, TN 37211 | 5050 HARDING PLACE, NASHVILLE, TN 37211                       | 5014 HARDING PLACE, NASHVILLE, TN 37211     |
|-------------------------------|---|---|---|
| <b>Available Square Feet:</b> | 23,548 SF                               | 60,448 SF<br>Demisable to 17,310 SF                           | 12,124 SF                                   |
| <b>Office Square Feet:</b>    | 2,043 SF                                | 6,572 SF Existing Spec Office<br>1,787 SF Planned Spec Office | 1,854 SF                                    |
| <b>Clear Heights:</b>         | 22'-23'                                 | 22'-23'   | 22'-23'                                     |
| <b>Loading:</b>               | 8 Dock-High Doors                       | 11 Dock-High Doors<br>1 Ramped Drive-In Door                  | 3 Dock-High Doors<br>1 Ramped Drive-In Door |
| <b>Warehouse Lighting:</b>    | Full-Warehouse LED                      | Full-Warehouse LED  | Full-Warehouse LED                          |
| <b>Warehouse Cooling:</b>     | None                                    | None  | None  |
| <b>Warehouse Heating:</b>     | Natural Gas-Fired Unit Heaters          | Natural Gas-Fired Unit Heaters                                | Natural Gas-Fired Unit Heaters              |
| <b>Warehouse Power:</b>       | 225 Amps (Expandable)                   | 225 Amps (Expandable)   | 225 Amps (Expandable)                       |

# AERIAL

## PARK UPGRADES (COMPLETED 2024)



**NEW UPGRADED  
ELECTRICAL PANELS  
(COMPLETE)**

**NEW 60 MIL TPO ROOF  
WITH 20-YEAR WARRANTY  
(COMPLETE)**

**NEW SECURITY  
FENCING  
(COMPLETE)**

**NEW ASPHALT IN  
ALL DRIVE AREAS  
(COMPLETE)**

**NEW CONCRETE  
TRUCK COURT PADS  
(COMPLETE)**

**NEW MONUMENT  
SIGNAGE  
(COMPLETE)**

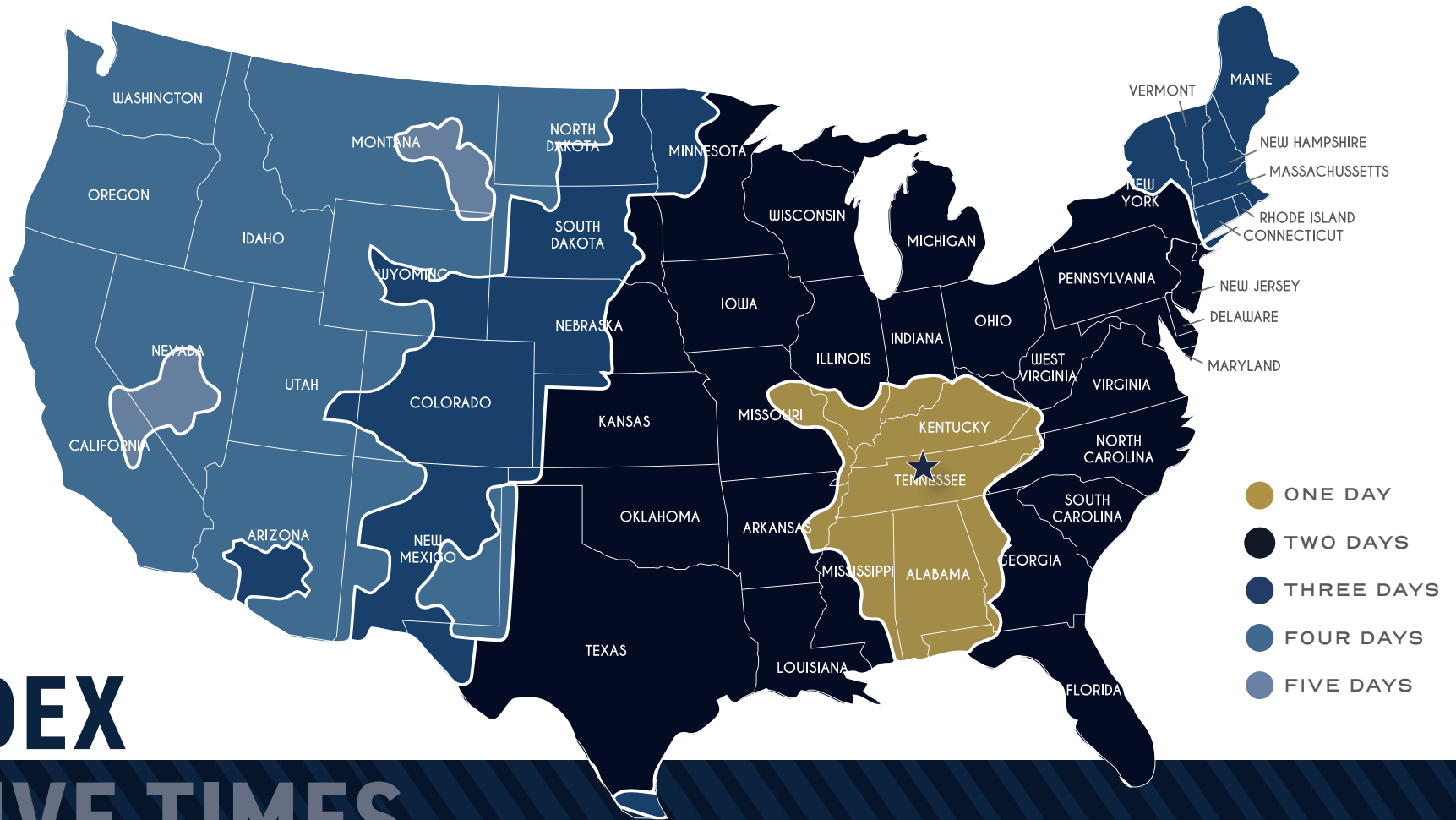
**NEW CURBS  
& BOLLARDS  
(COMPLETE)**

**NEW EXTERIOR  
LED LIGHTING  
(COMPLETE)**

**NEW EXTERIOR PAINT  
(COMPLETE)**

# ACCESS & NEARBY AMENITIES





# FEDEX DRIVE TIMES



Nashville is located **within 650 miles of 50% of the US population**



**41M People** within a **300-mile** radius



**75%** of the US market is within a **2-hour flight**



**12 million people** live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



**Three major interstates** converge in Nashville

# DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

## 2023 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

**37**

MEDIAN AGE

**+126k**

2028 PROJECT HOUSEHOLDS

**6.6%**

POP. GROWTH OVER NEXT 5 YEARS

**+2.1M**

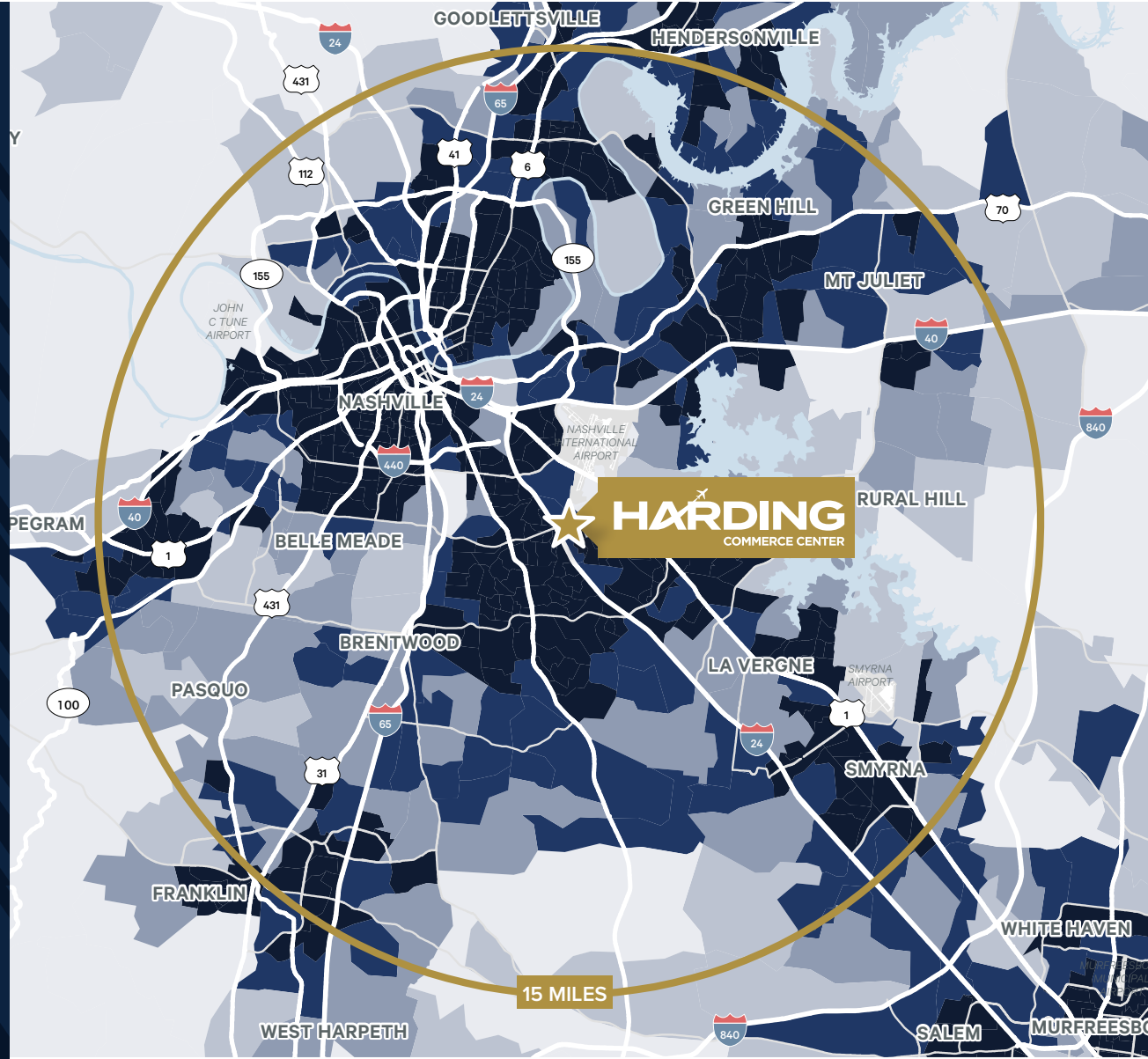
TOTAL POP.

**+\$110k**

2024 AVERAGE HOUSEHOLD INCOME

**6.4%**

POP. GROWTH OVER LAST 4 YEARS



## HEAT MAP

- 100 OR FEWER
- 251 TO 500
- 1,001 OR MORE
- 101 TO 250
- 501 TO 1,000



# CONTACT US:

**JACK ARMSTRONG**

Senior Vice President

(O) +1 615 493 9257

(C) +1 561 339 9071

jack.armstrong@cbre.com

**DAVIS GOODMAN**

Senior Associate

(O) +1 615 493 9255

(C) +1 407 361 7474

davis.goodman@cbre.com



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