

For Lease

INDUSTRIAL SPACE
±44,900 SF AVAILABLE

1260 Heil Quaker Blvd
LaVergne, TN 37086

Industrial Building - LaVergne, Tennessee

1260 HEIL QUAKER BLVD

LaVergne, TN 37086 - Davidson County

PROPERTY HIGHLIGHTS BUILDING OVERVIEW

- **Total Size:** ±44,900 SF
- **Office Space:** ±4,300 SF
- **Lease Rate:** \$9.50 NNN
- **Operating Expenses:** \$1.69 / SF
- **Clear Height:** 22' – 25'
- **Drive-In Doors:** (1) 8' x 8'
- **Dock Doors:** (6) 8' x 8' w/ edge of dock levelers
- **Column Spacing:** 40' x 40'
- **Power:** 3-Phase 600 Amps 240 Volts
- **Construction Type:** Concrete tilt up
- **LED lighting**
- **Sprinkler**
- **Excess land available for 16+ trailer parking**
- **Four gas fired heaters**
- **Easy access to I-24**
- **Office layout:**
 - Eight Private offices
 - Large breakroom
 - Large cubicle area
 - Large showroom

Mike Havens, *Executive Managing Director*



2550 Meridian Blvd. Suite 200
Franklin, TN 37067



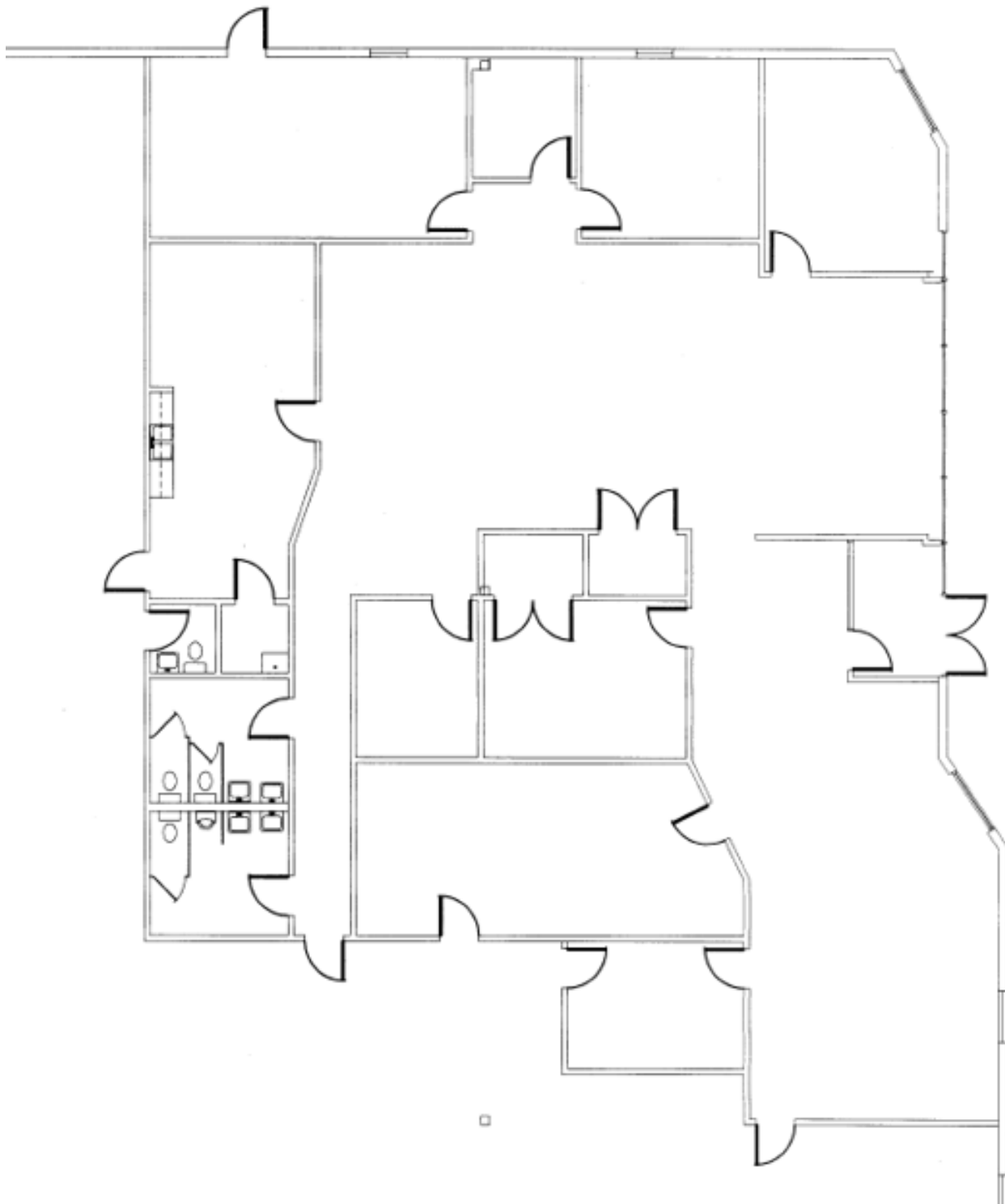
(615) 939-3162



Mike@havenscommercialtn.com



Office Floor Plan



Mike Havens, *Executive Managing Director*



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