

FOR SALE

±21,865 SF Industrial Building with I-24 Frontage

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services



225A INDUSTRIAL BLVD
LA VERGNE, TN

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2920 Berry Hill Dr., Ste 100, Nashville, TN 37204



FOR SALE

INDUSTRIAL BUILDING

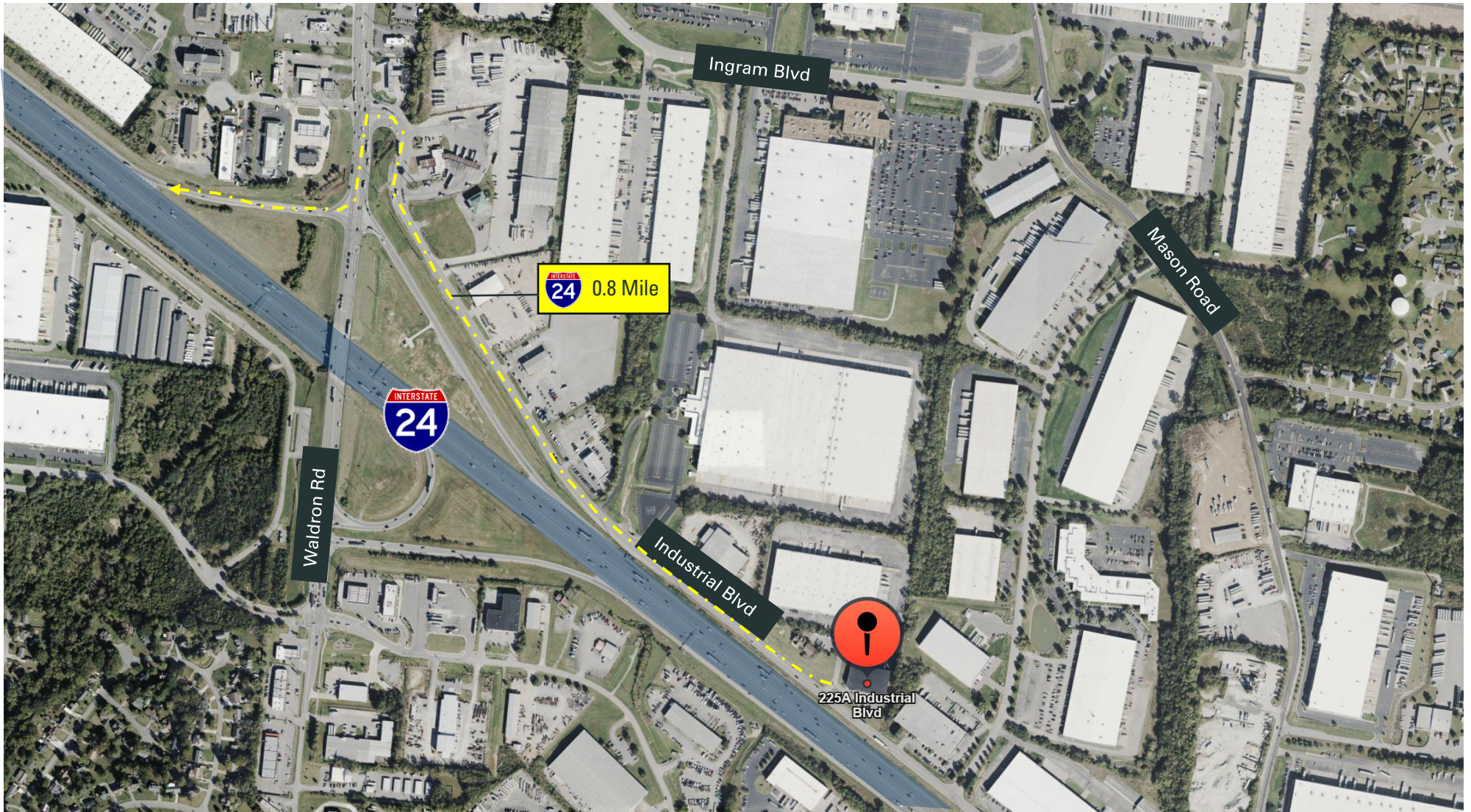
SALE PRICE: **CONTACT BROKERS**

BUILDING SPECIFICATIONS

- ±21,865 SF Available
- ±3,360 SF Office
- **Significant Interstate Exposure (164,162 AADT)**
- Premier Showroom Area
- ±1.83 Acres
- 22'-23' Clear Height
- (2) Dock Doors
- (1) Drive-in Door
- 1200 AMP/120V/3-Phase Power
- 25 Parking Spaces
- Warehouse and Office Restrooms
- Air-Conditioned in Half the Warehouse

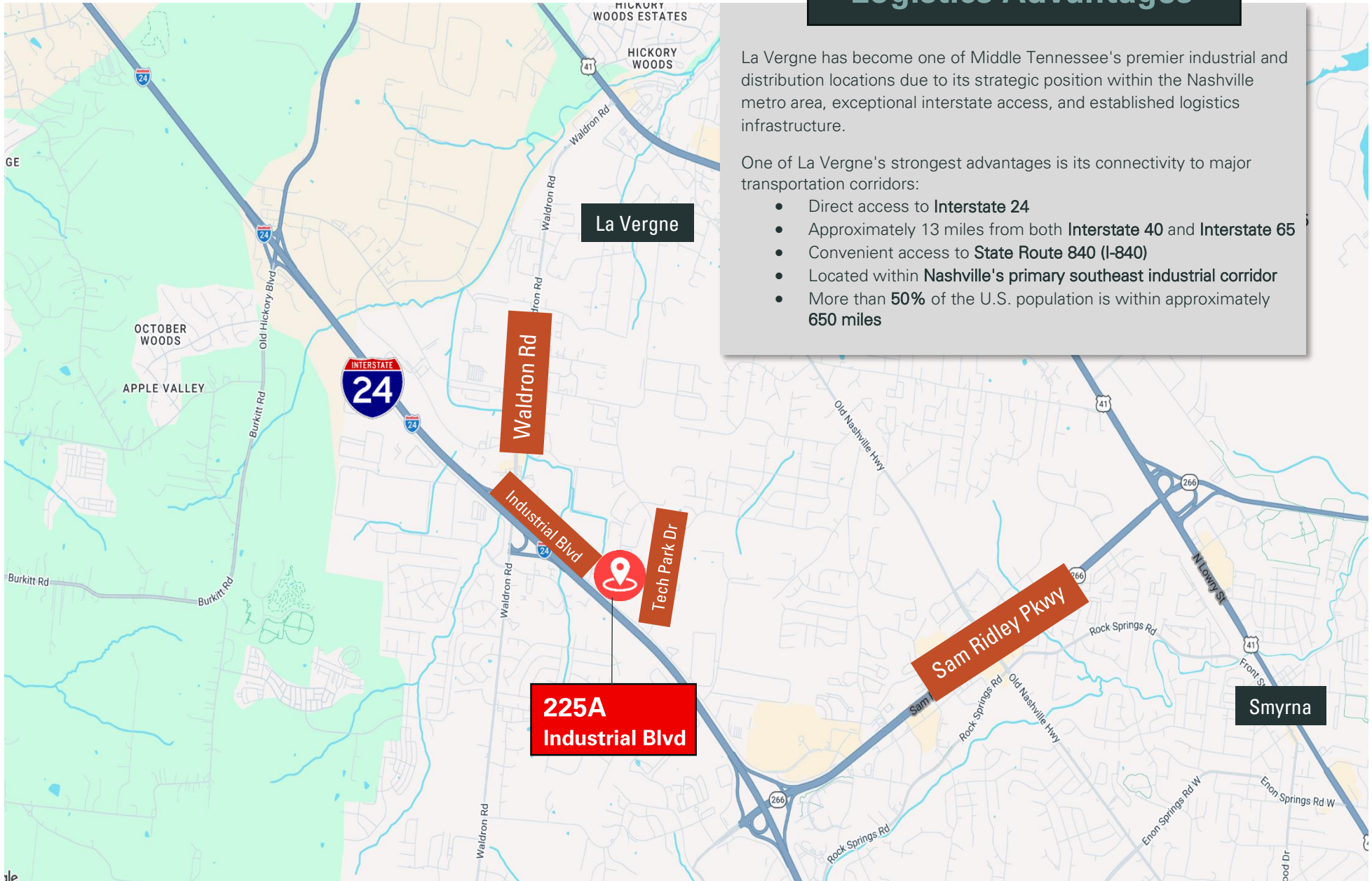






Average Drive Times 

±8 Minutes	±10 Minutes	±20 Minutes	±25 Minutes	±25 Minutes	±35 Minutes
Smyrna	BNA Airport	Downtown Nashville	Murfreesboro	Brentwood	Franklin



Logistics Advantages

La Vergne has become one of Middle Tennessee's premier industrial and distribution locations due to its strategic position within the Nashville metro area, exceptional interstate access, and established logistics infrastructure.

One of La Vergne's strongest advantages is its connectivity to major transportation corridors:

- Direct access to **Interstate 24**
- Approximately 13 miles from both **Interstate 40** and **Interstate 65**
- Convenient access to **State Route 840 (I-840)**
- Located within **Nashville's primary southeast industrial corridor**
- More than **50%** of the U.S. population is within approximately **650 miles**

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