

# LOUISVILLE

## HIGHWAY INDUSTRIAL



Newly Delivered Class A Industrial Park

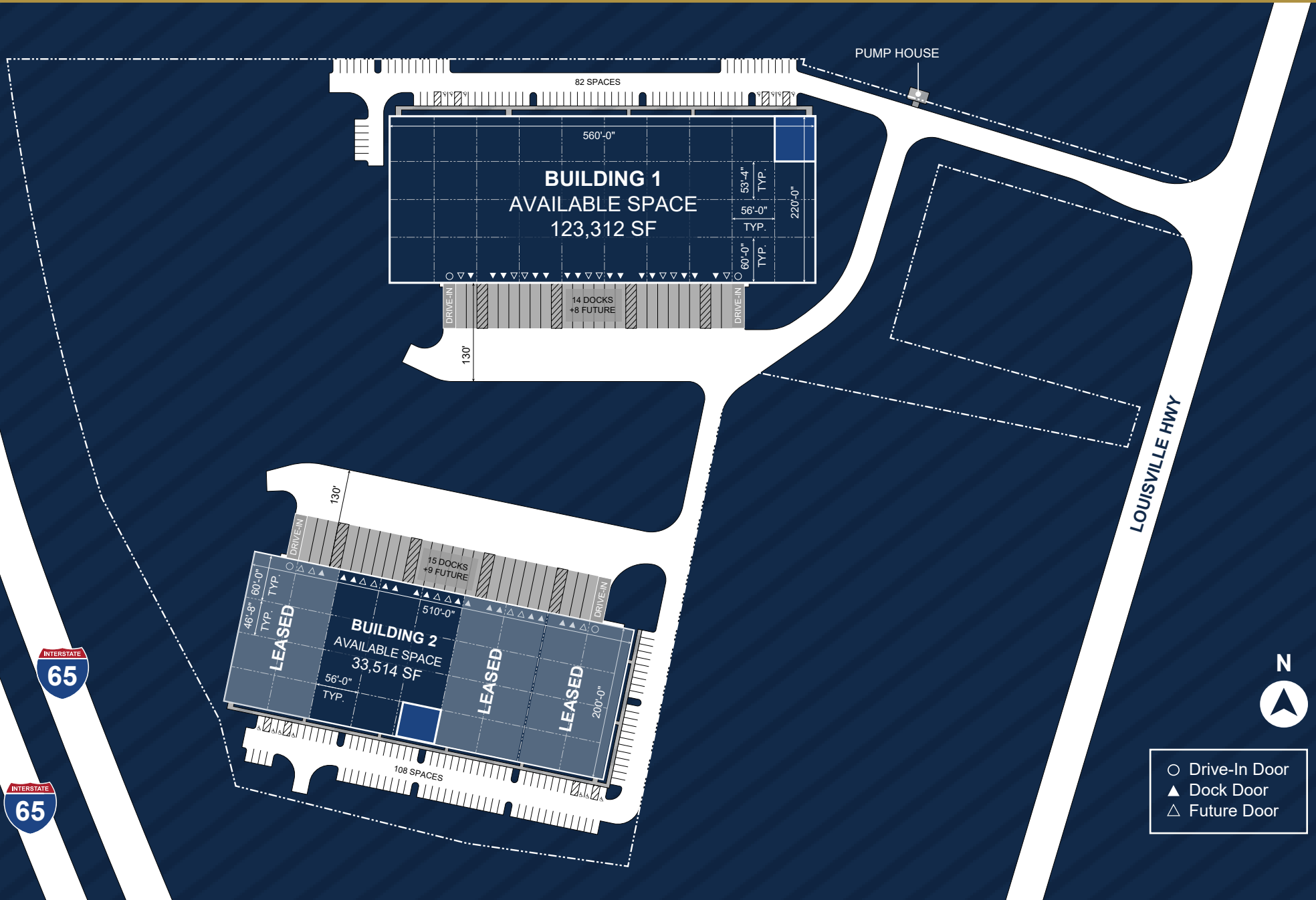
Building 1: 123,312 SF Available | Building 2: 33,514 SF Available



# FOR LEASE

1022 & 1024 LOUISVILLE HIGHWAY  
GOODLETTSVILLE, TN (NASHVILLE MSA)

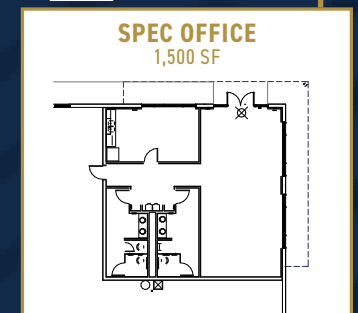
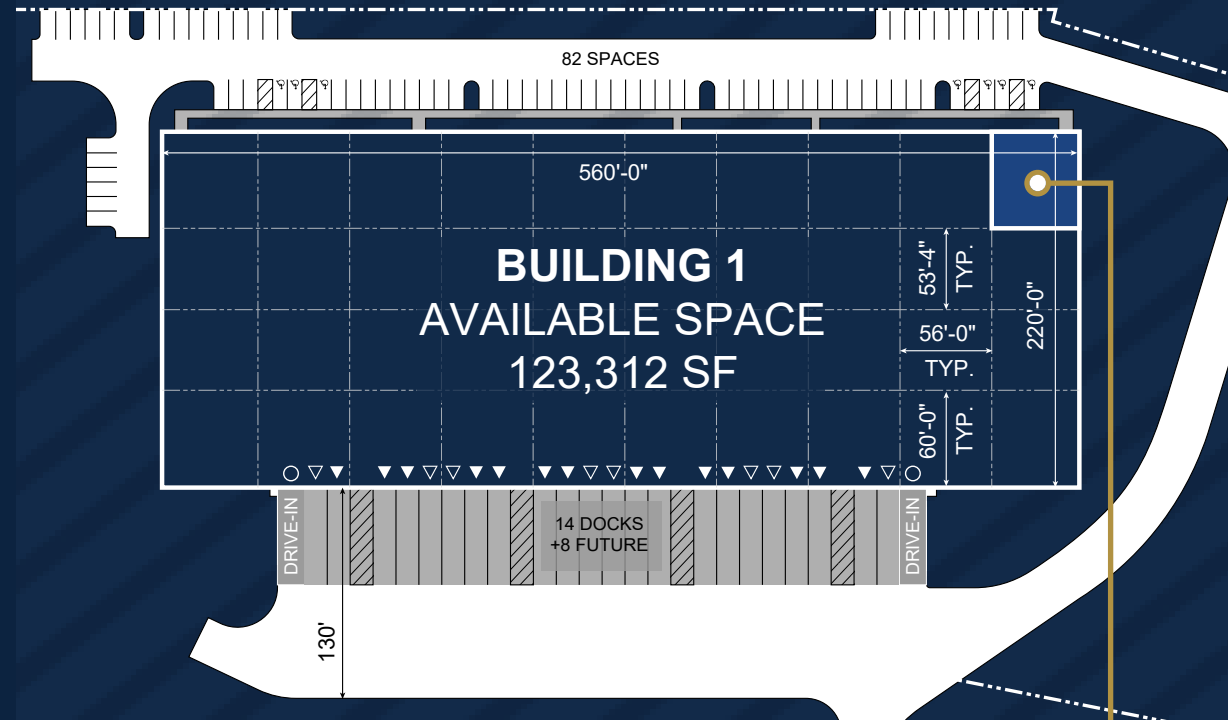
# SITE PLAN



# BUILDING 1 SPECIFICATIONS

1022 LOUISVILLE HWY, GOODLETTSVILLE, TN 37072

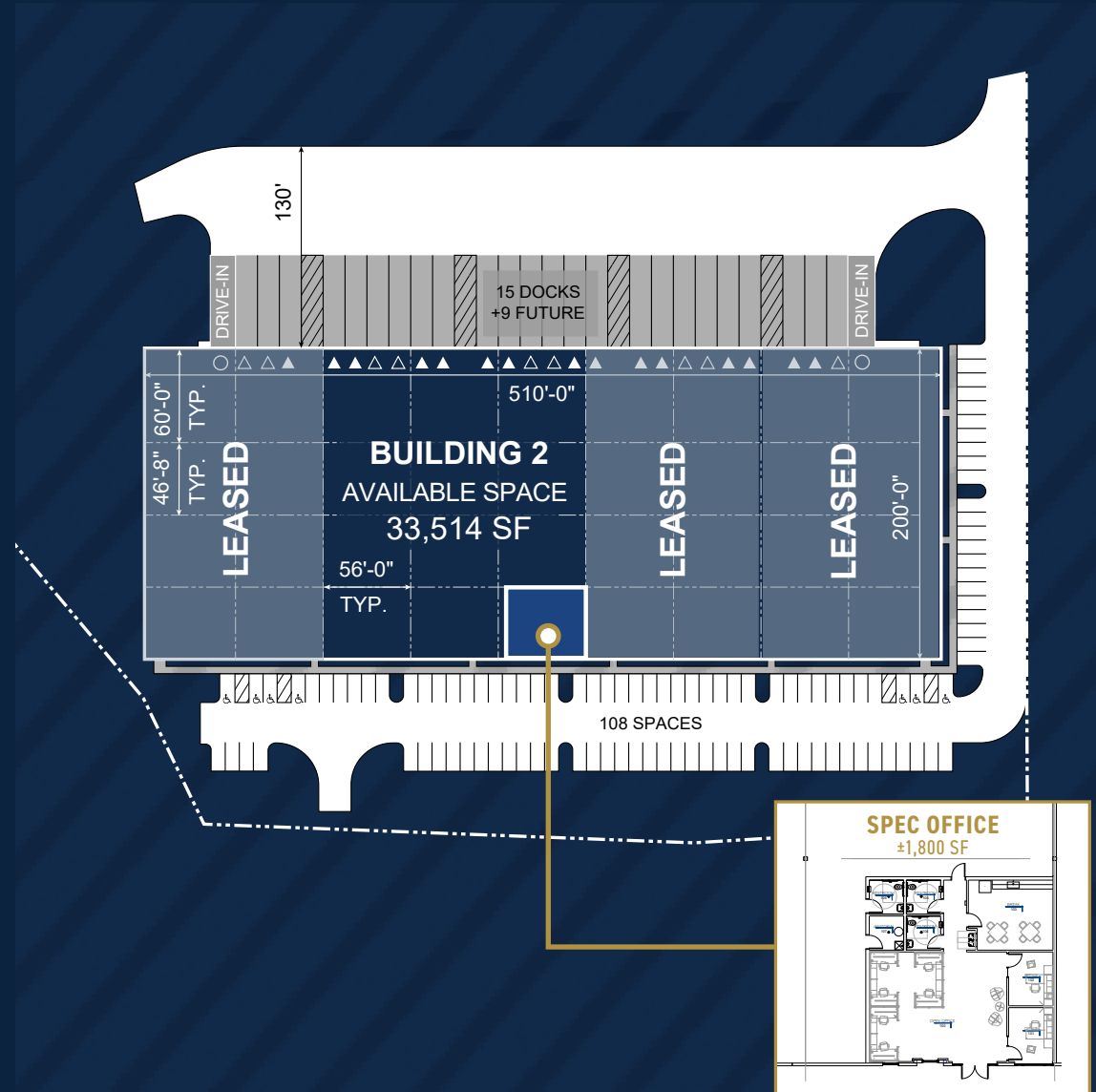
<b>Building Square Footage:</b>	123,312
<b>Available SF:</b>	123,312 SF (Divisible to ±30,000 SF)
<b>Spec Office:</b>	1,500 SF (Expandable as TI)
<b>Clear Height:</b>	30'
<b>Column Bay Spacing:</b>	56' Deep X 53'-4" Wide (60' Deep Loading Bays)
<b>Building Dimensions:</b>	560' L X 220' D
<b>Dock-High Doors:</b>	14 Current (All with 40,000# Levelers) 8 Future Knockouts Available
<b>Drive-In Ramp Doors:</b>	2 (12' Wide X 14' High)
<b>Automobile Parking:</b>	82 Parking Spaces
<b>Dock Configuration:</b>	Rear Load, 130' Deep Truck Court
<b>Current Zoning:</b>	IG - Industrial General
<b>Year Built:</b>	2024
<b>Construction Type:</b>	Concrete Tilt-wall
<b>Fire Protection:</b>	ESFR Sprinkler Systems
<b>Electrical:</b>	1,200-amp, 480-volt Service (Expandable)
<b>Building Floor Slab:</b>	6" Thick Concrete Slab
<b>Roof:</b>	45 mil TPO; 20-year Manufacturer Warranty
<b>Warehouse Lighting:</b>	Full-warehouse LED
<b>Warehouse Heating:</b>	Gas-fired Unit Heaters



# BUILDING 2 SPECIFICATIONS

1024 LOUISVILLE HWY, GOODLETTSVILLE, TN 37072

<b>Building Square Footage:</b>	102,083
<b>Available SF:</b>	33,514
<b>Spec Office:</b>	±1,800 SF (Under Construction)
<b>Clear Height:</b>	30'
<b>Column Bay Spacing:</b>	56' Deep X 53'-4" Wide (60' Deep Loading Bays)
<b>Building Dimensions:</b>	510' L X 200' D
<b>Dock-High Doors:</b>	15 Current (All with 40,000# Levelers) 9 Future Knockouts Available
<b>Drive-In Ramp Doors:</b>	2 (12' Wide X 14' High)
<b>Automobile Parking:</b>	78 Parking Spaces
<b>Dock Configuration:</b>	Rear Load, 130' Deep Truck Court
<b>Current Zoning:</b>	IG - Industrial General
<b>Year Built:</b>	2024
<b>Construction Type:</b>	Concrete Tilt-wall
<b>Fire Protection:</b>	ESFR Sprinkler Systems
<b>Electrical:</b>	1,200-amp, 480-volt Service (Expandable)
<b>Building Floor Slab:</b>	6" Thick Concrete Slab
<b>Roof:</b>	45 mil TPO; 20-year Manufacturer Warranty
<b>Warehouse Lighting:</b>	Full-warehouse LED
<b>Warehouse Heating:</b>	Gas-fired Unit Heaters



# AERIAL OVERVIEW

DIRECT AND EASY  
ACCESS TO INTERSTATE-65



LOUISVILLE HIGHWAY



# ACCESS & CORPORATE NEIGHBORS



# 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

**37.2**  
MEDIAN AGE

**6.8%**  
HISTORIC POP GROWTH

**#1**  
HOTTEST JOB MARKET IN THE U.S. (WSJ, 2022)

**7.8%**  
POP GROWTH PROJECTED FROM 2024 TO 2029

**#1**  
BEST U.S. CITY FOR JOB OPPORTUNITIES (BUSINESS INSIDER, 2023)

**#1**  
BEST CITY FOR REAL ESTATE INVESTMENT FOR 3RD CONSECUTIVE YEAR (PWC & ULI, 2024)

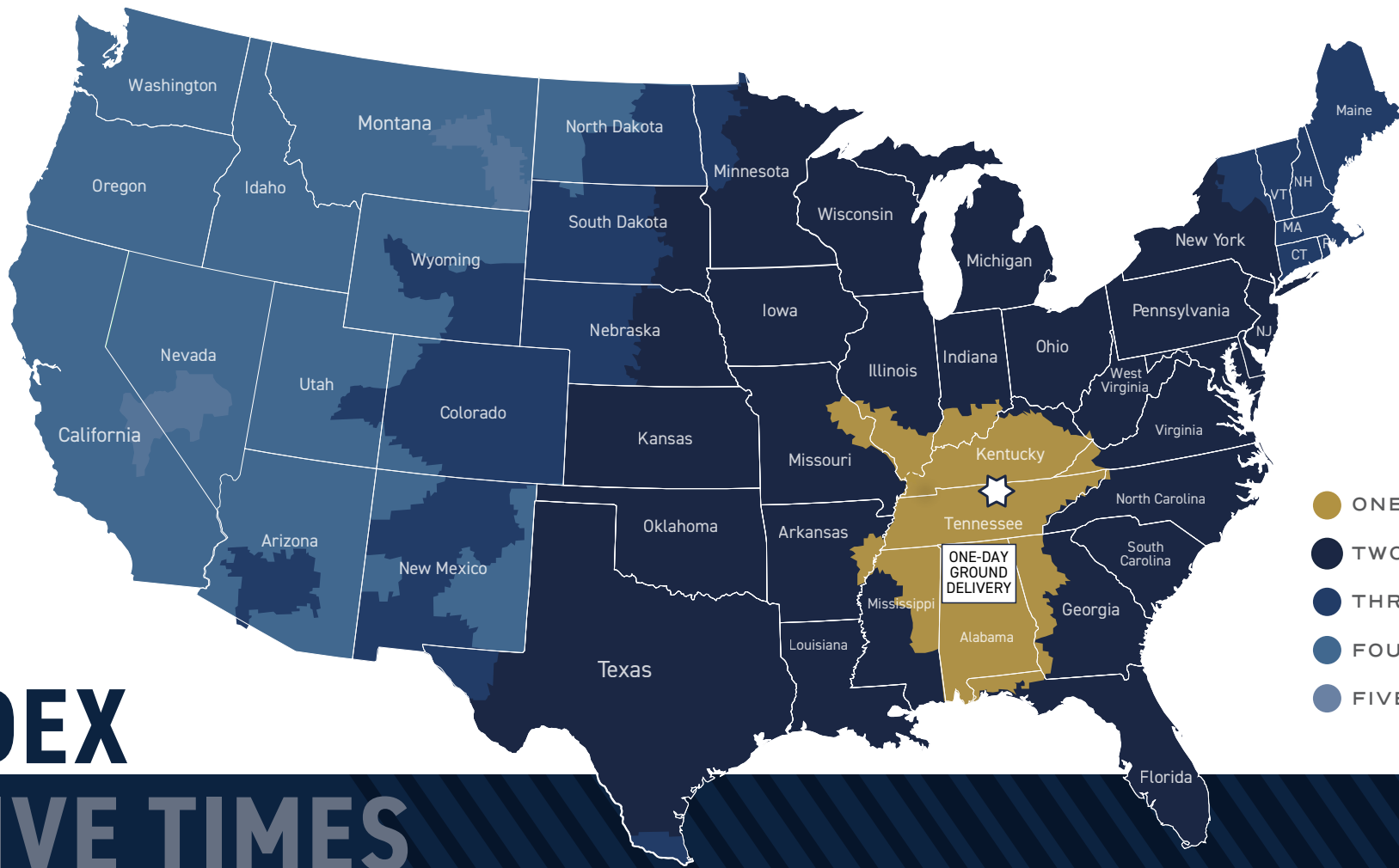
**2.2 MILLION**  
TOTAL POP



### LABOR DENSITY

### TRANSPORTATION/WAREHOUSE WORKERS





- ONE DAY
- TWO DAYS
- THREE DAYS
- FOUR DAYS
- FIVE DAYS

# FEDEX DRIVE TIMES



Davidson County 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



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