



INNOVATION
LOGISTICS CENTER

FOR LEASE

CLASS A NEW CONSTRUCTION

107,500 SF INDUSTRIAL SPACE AVAILABLE

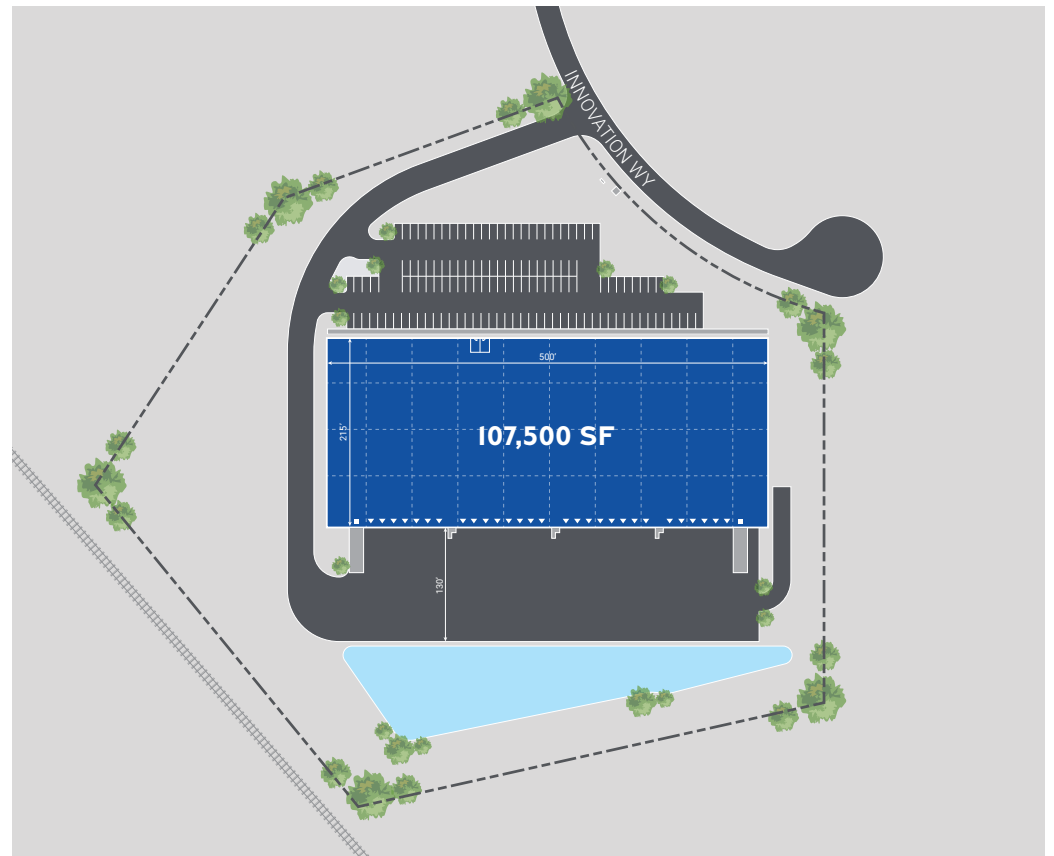
230 INNOVATION WAY, HENDERSONVILLE, TN

LOVETT
INDUSTRIAL

STREAM

PROPERTY HIGHLIGHTS

BUILDING SIZE	107,500 SF
DIVISIBLE TO	31,390 SF
CLEAR HEIGHT	32'
DIMENSIONS	500' X 215'
DOCK DOORS	29 (9' X 10') 11 WITH 35,000 LB LEVELERS
DRIVE-IN DOORS	2 (12' X 14')
COLUMN SPACING	52' X 52' (TYPICAL) WITH A 60' SPEED BAY
TRUCK COURT	130' DEEP WITH 60' CONCRETE DOCK APRON
SLAB	6"
ROOF	60 MIL TPO (R-20 INSULATION)
FIRE PROTECTION	ESFR
LIGHTING	30 FC LED ON 10' WHIPS
POWER SERVICE	2,500 AMP (EXPANDABLE)
GROUND BREAKING	Q3 2025
SITE AREA	10.39 AC
PARKING	120 AUTO SPACES
CONSTRUCTION TYPE	CONCRETE TILT-UP



LOCATION



4 MIN



7 MIN



15 MIN

DOWNTOWN



20 MIN

NASHVILLE
INTERNATIONAL
AIRPORT



1 OF 6

U.S. CITIES WITH
3 MAJOR INTERSTATES



12M

PEOPLE LIVE WITHIN
A 2.5 HOUR DRIVE



50% OF THE U.S.
POPULATION LIVES WITHIN
650 MILES



DEMOGRAPHICS

SOURCE: ESRI, NASHVILLE CHAMBER OF COMMERCE



9%

YOY BLUE COLLAR JOB
GROWTH IN SUMNER &
DAVIDSON COUNTIES

BLUE COLLAR JOBS WITHIN A 15 MILE RADIUS

125,300

IN 2025

140,000

IN 2029

JOB GROWTH
2012-2022

84%

NASHVILLE MSA

POPULATION GROWTH
2012-2022

26%

NASHVILLE MSA

49%

UNITED STATES

6.8%

UNITED STATES


INNOVATION
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