



**SWAN
INDUSTRIAL
CENTER**

FOR LEASE

802 SWAN DRIVE | SMYRNA, TN 37167

58,377 SF - 236,632 SF AVAILABLE



Site Overview

1

2

3

	1	2	Full
SF	58,377	86,586	144,963
OFFICE	Build-to-suit	1,500	Build-to-suit
DOCKS	9	10	19
DRIVE-INS	3	1	4
CLEAR HEIGHT	20'-25'	20'-25'	20'-25'
COLUMN SPACING	29' x 48'	29'x48'	29'x48'
ELECTRIC	2000 AMP (shared)	2000 AMP (shared)	2000 AMP
SPRINKLER	ESFR	ESFR	ESFR

	3
SF	91,699
OFFICE	1,500 SF
DOCKS	11 (1 box truck dock)
DRIVE-INS	1
CLEAR HEIGHT	20'-26'
COLUMN SPACING	27' x 46'; 27' x 48'
ELECTRIC	1600 AMP
SPRINKLER	ESFR

Location Overview

Nashville



La Vergne



Smyrna



NASHVILLE MSA
IS #8 fastest growing major MSA in the USA (2.1 Million residents; 86 new residents per day).



RUTHERFORD COUNTY MSA IS #3 in the USA per job growth

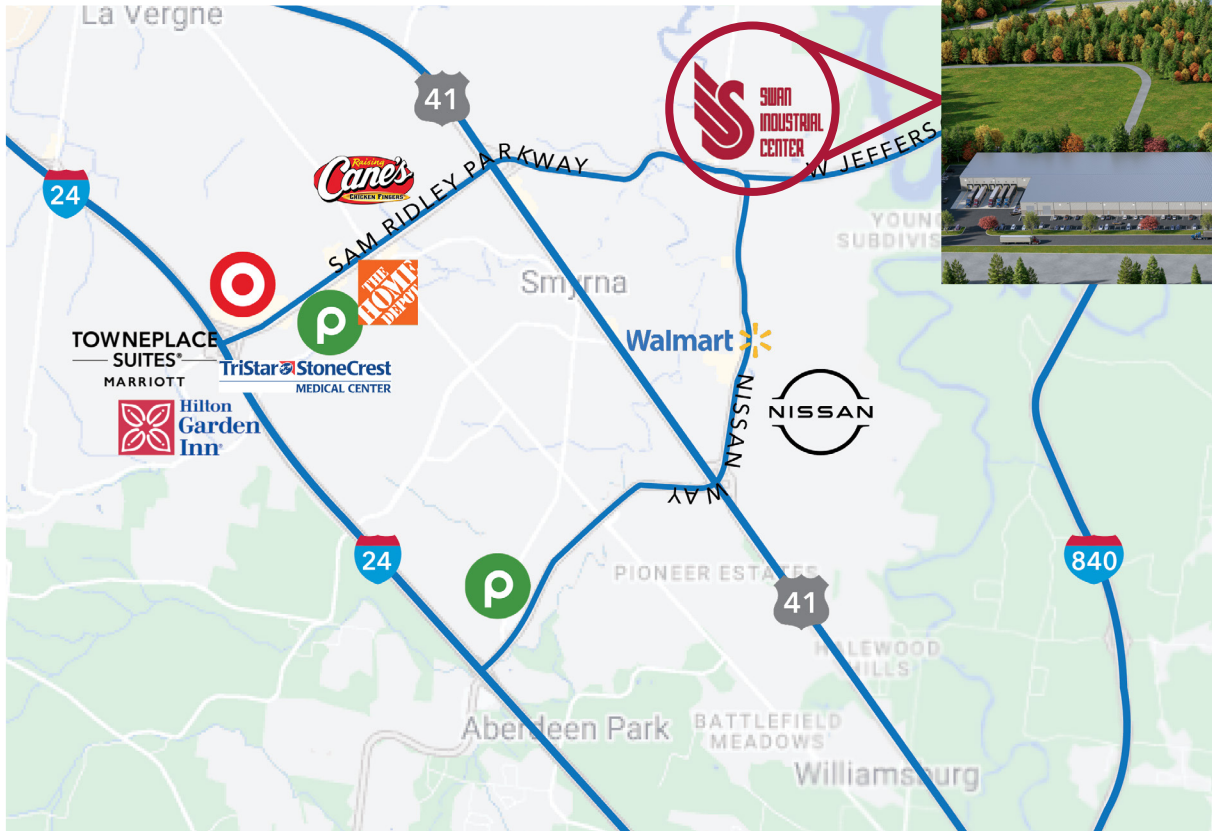


MAJORITY OF THE US population is within a day's drive

DRIVE TIMES FROM SITE

Smyrna Airport	3 Miles
Interstate 840	4 Miles
Interstate 24	6 Miles
Murfreesboro	16 Miles
Nashville Int. Airport	16.6 Miles
Downtown Nashville	23.9 Miles

Nearby Amenities



CORPORATE NEIGHBOR PROFILE



- 2.5 Mile Drive Time
- 5,700 Employees
- Largest Nissan manufacturing plant in North America
- 7.1B in investment

CONTACT BROKERS FOR PRICING



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