

475 | METROPLEX



475 Metroplex Drive / Nashville, TN

CBRE

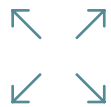
PROPERTY DETAILS

475 Metroplex Drive / Nashville, TN

121,127 SF

Single Story Business Park

- + 5% Fee to Tenant Rep broker on New Leases
- + Multiple suites and flex spaces available
- + Drive-in Doors Available
- + Professionally Owned and Managed
- + Close to Nashville International Airport



Flex Space Available



Conveniently Located Just 10 Miles
South of Downtown Nashville



Less Than a Mile from I-24

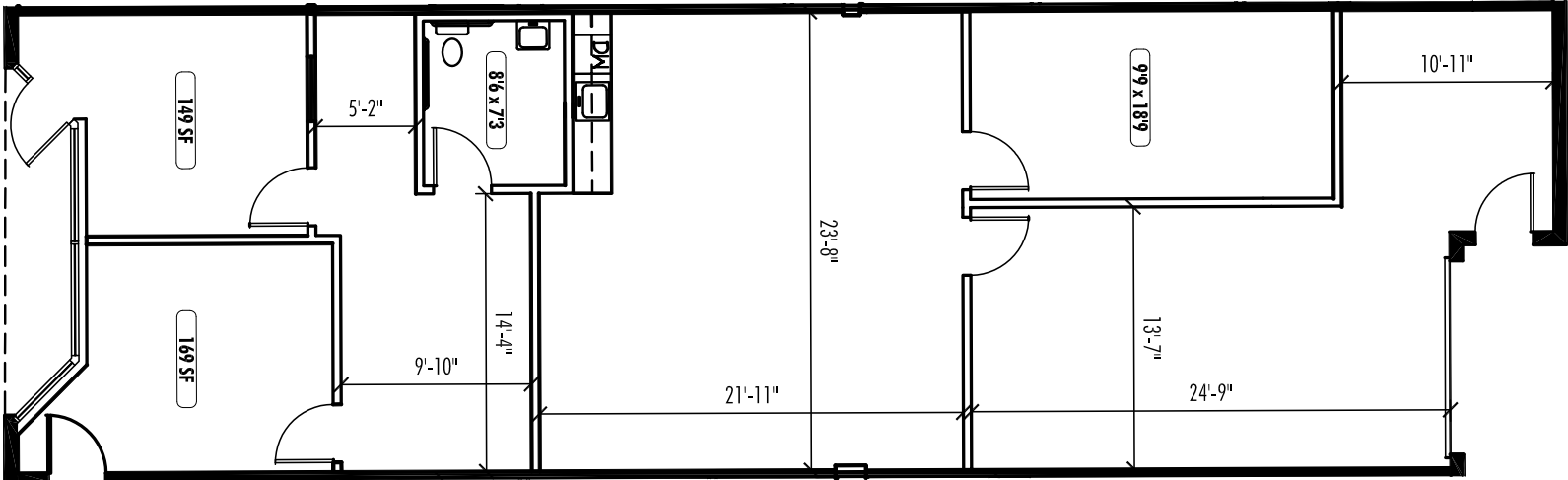


Parking Ratio: 4/1,000

BUILDING 100

SUITE 109 | 1,990 SF

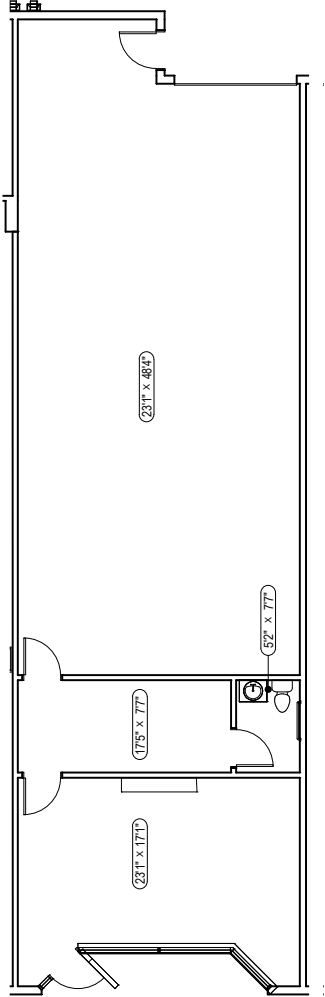
1,349 SF Office
641 SF Warehouse
Available 7/31/25



BUILDING 100

SUITE 111 | 1,848 SF

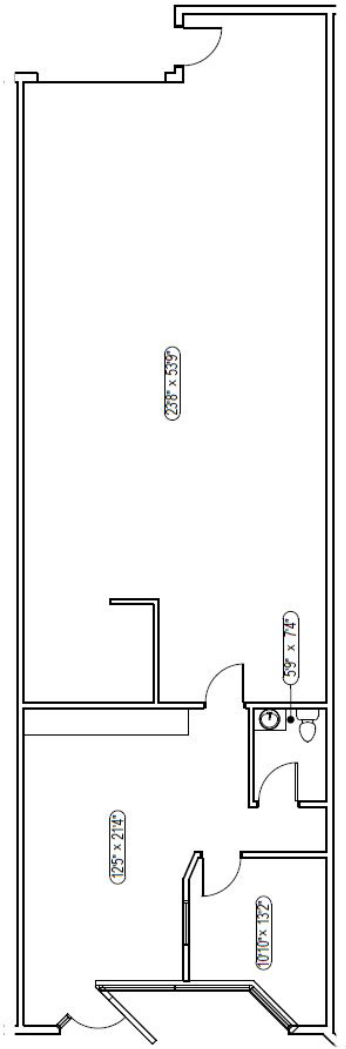
614 SF Office
1,234 SF Warehouse



BUILDING 100

SUITE 112 | 1,934 SF

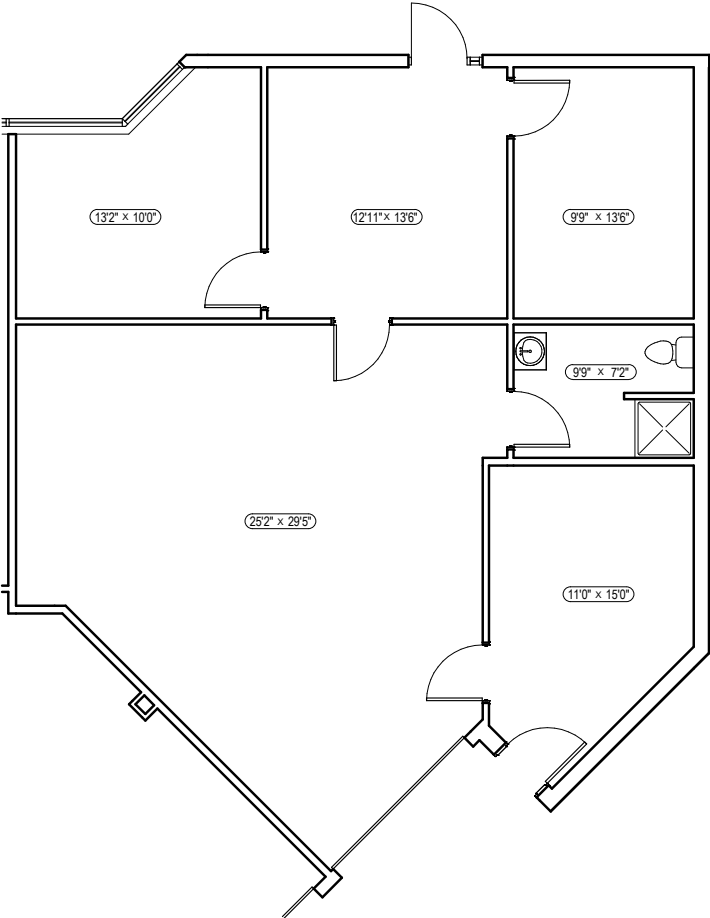
627 SF Office
1,307 SF Warehouse



BUILDING 100

SUITE 201A | 1,415 SF

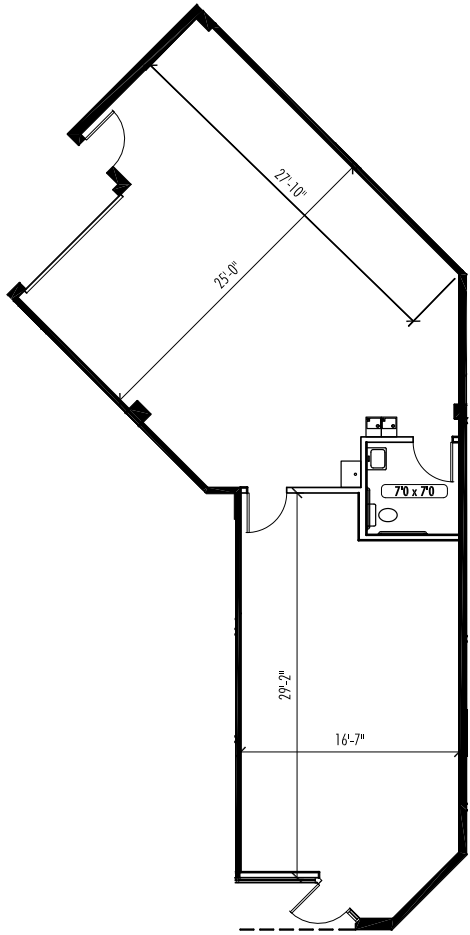
808 SF Office
607 SF Warehouse



BUILDING 200

SUITE 201B | 1,350 SF

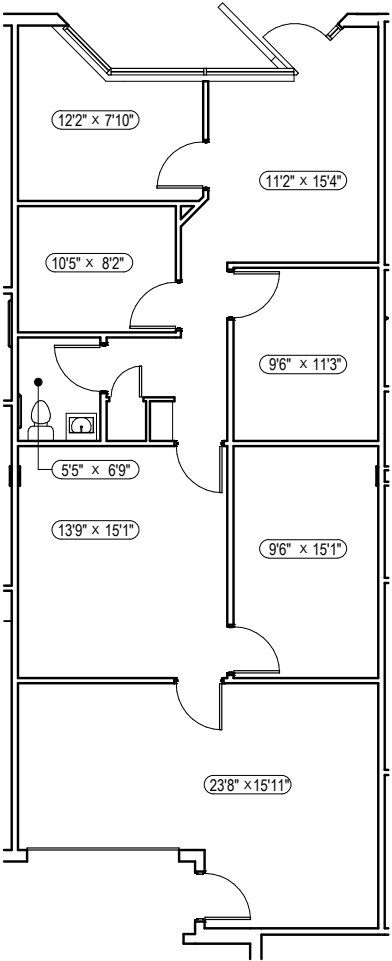
562 SF Office
788 SF Warehouse



BUILDING 200

SUITE 203 | 1,419 SF

1,049 SF Office
370 SF Warehouse

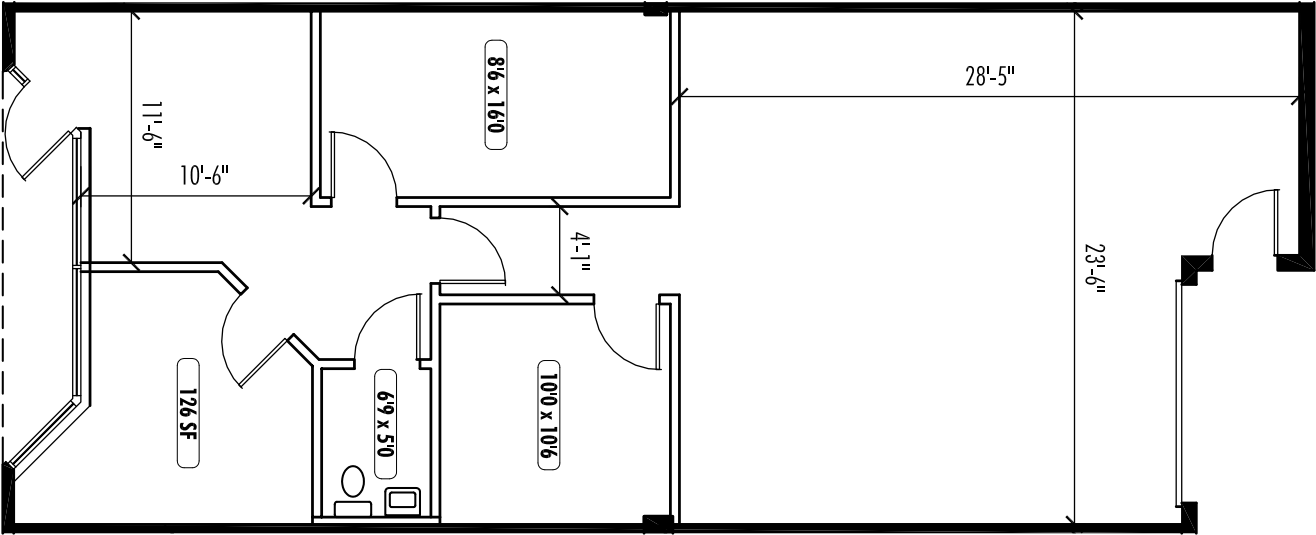


BUILDING 200

SUITE 205 | 1,446 SF

647 SF Office
799 SF Warehouse
Available 5/1/26

*205 and 206 can be combined for a total of 2,862 SF



BUILDING 200

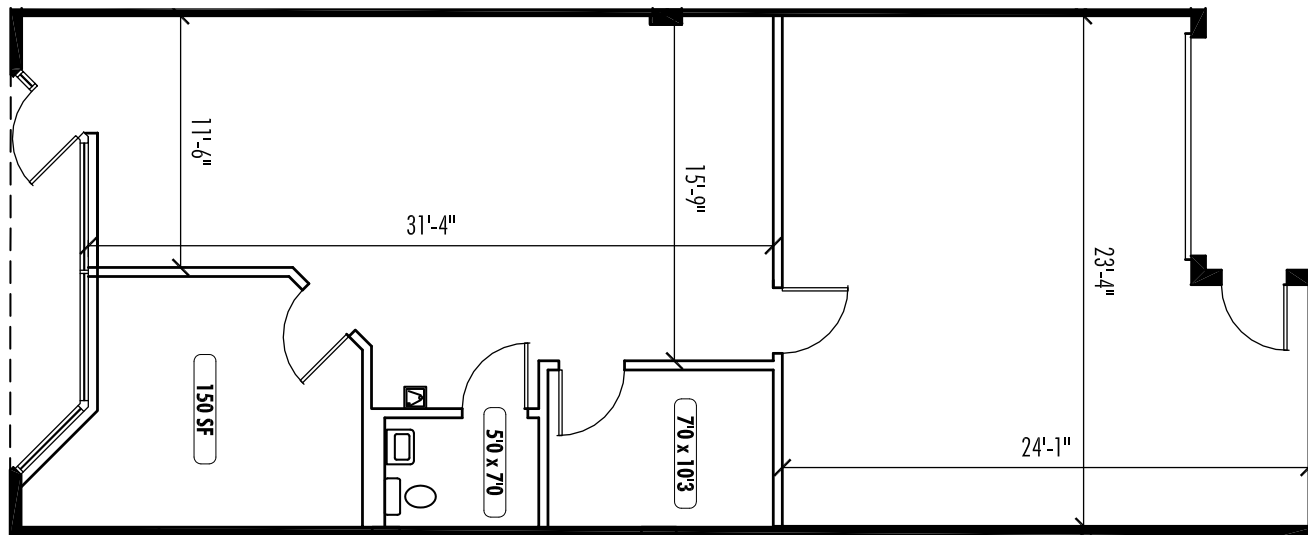
SUITE 206 | 1,416 SF

791 SF Office

625 SF Warehouse

Available 5/1/26

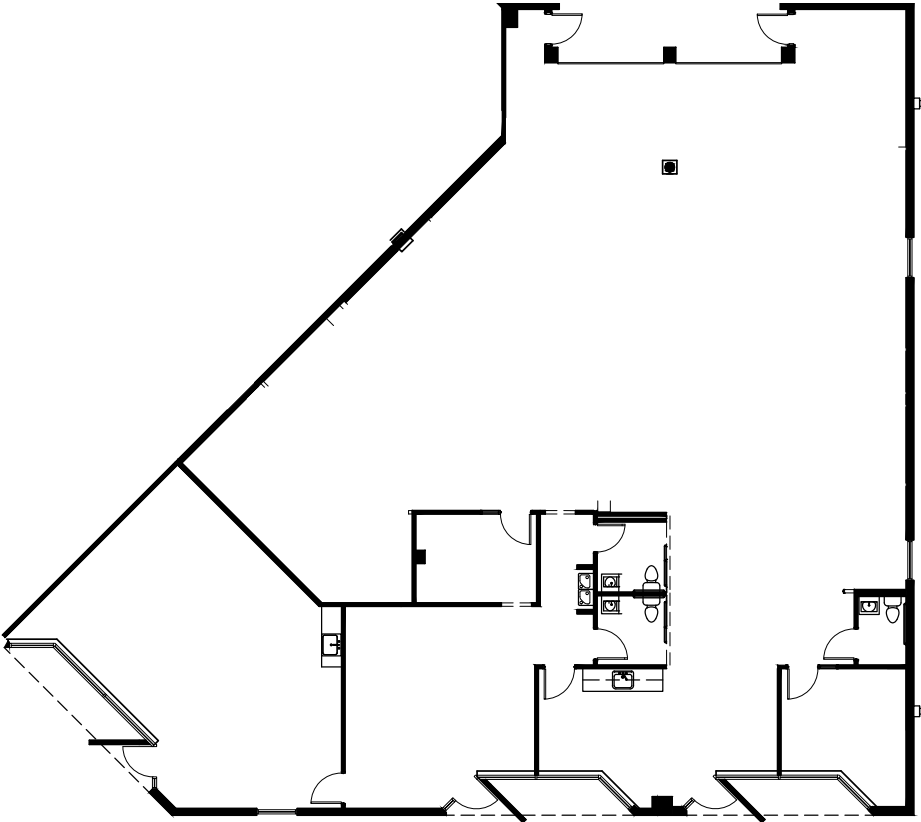
*205 and 206 can be combined for a total of 2,862 SF



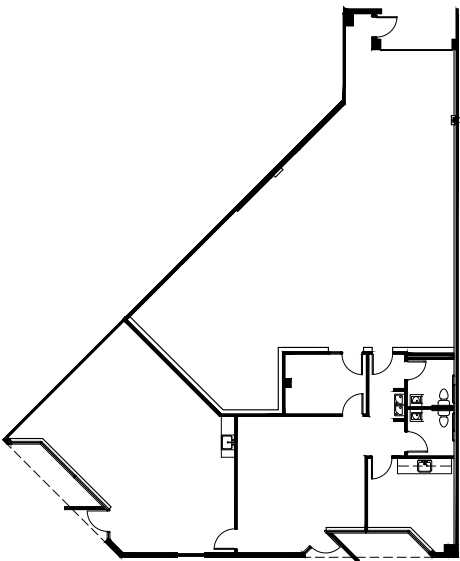
BUILDING 200

SUITE 214 | 5,227 SF

2,267 SF Office
2,960 SF Warehouse
Available 9/1/25

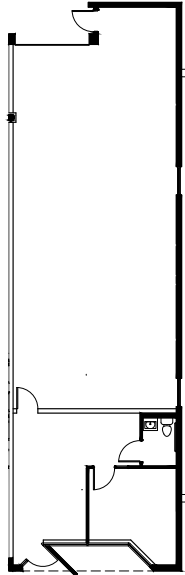


Option to Demise



3,285 SF

1,713 SF Office
1,572 SF Warehouse



1,942 SF

554 SF Office
1,388 SF Warehouse

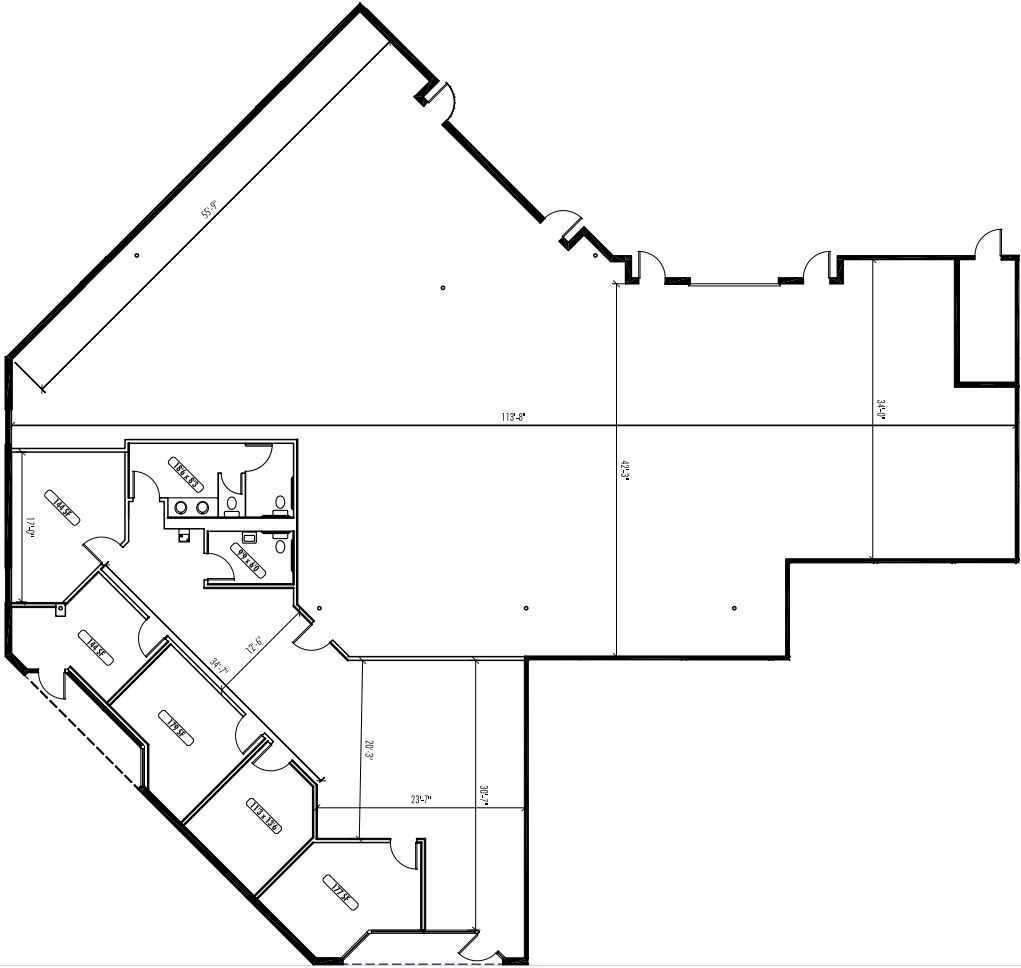
BUILDING 300

SUITE 300 | 7,465 SF

2,153 SF Office

5,312 SF Warehouse

Available 12/1/25

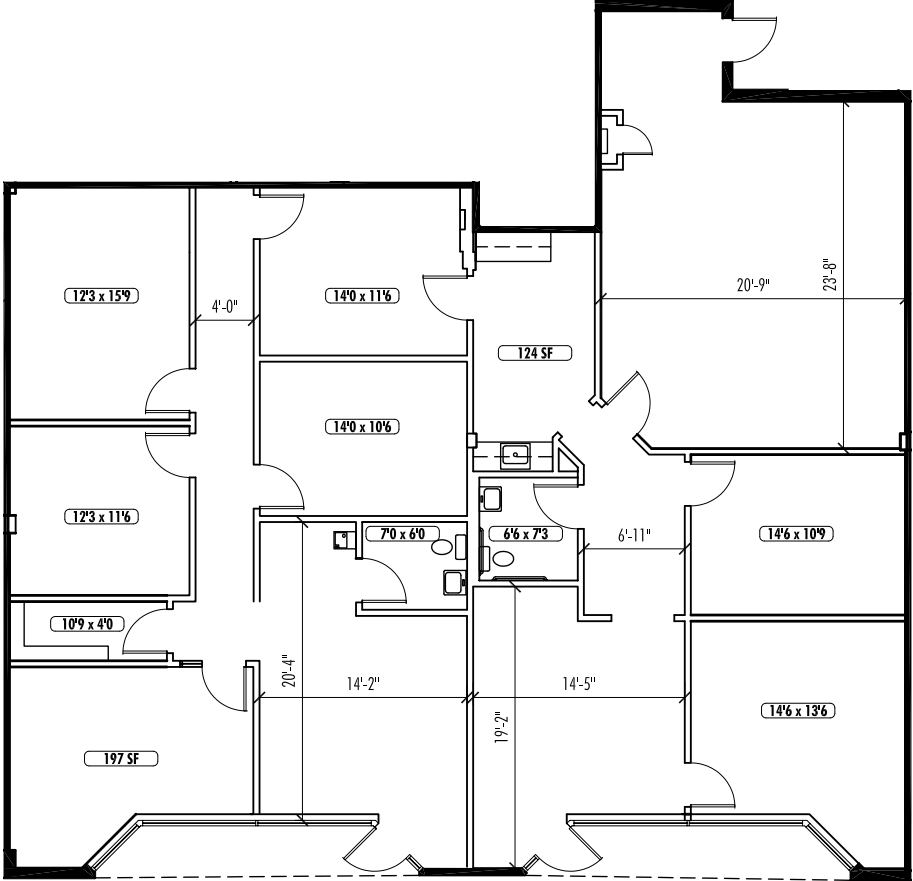


BUILDING 400

SUITE 406-407 | 3,162 SF

3,162 SF Office

Available 2/1/26



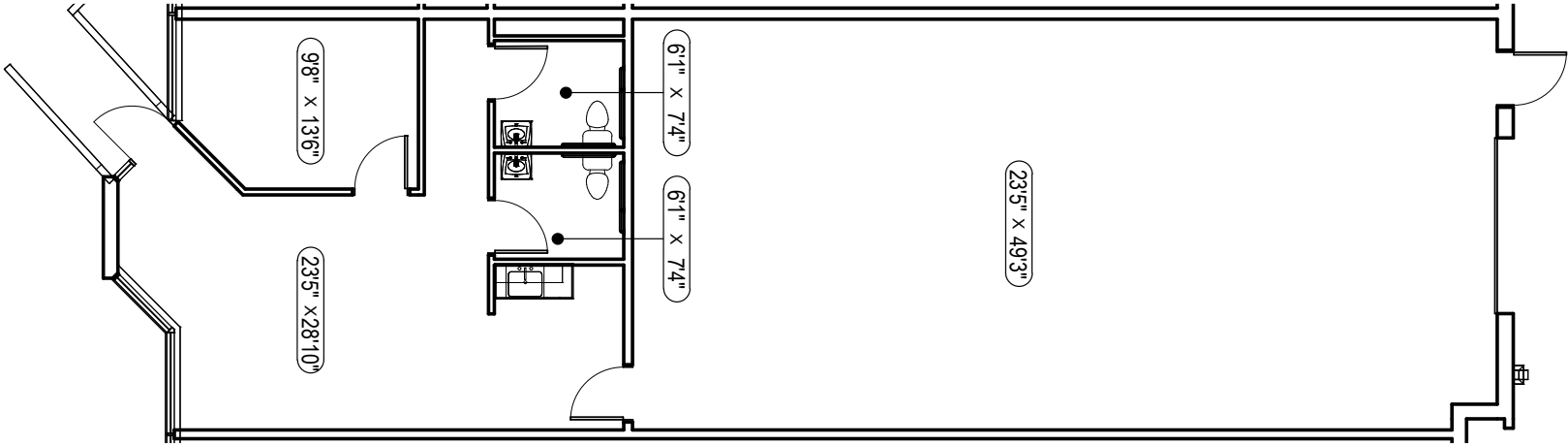
BUILDING 500

SUITE 503 | 1,917 SF

722 SF Office

1,195 SF Warehouse

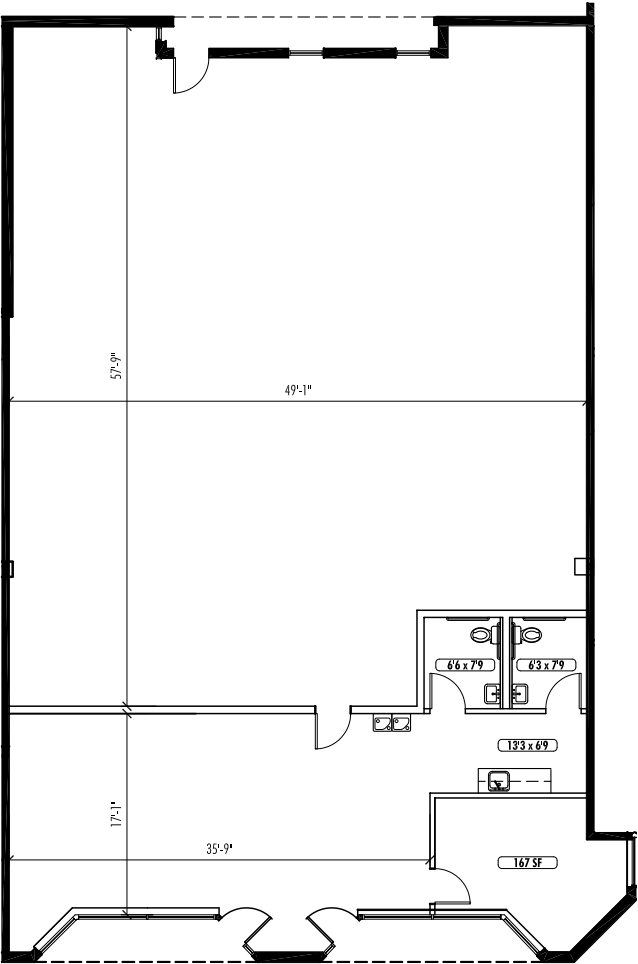
Available 11/1/25



BUILDING 500

SUITE 505 | 4,040 SF

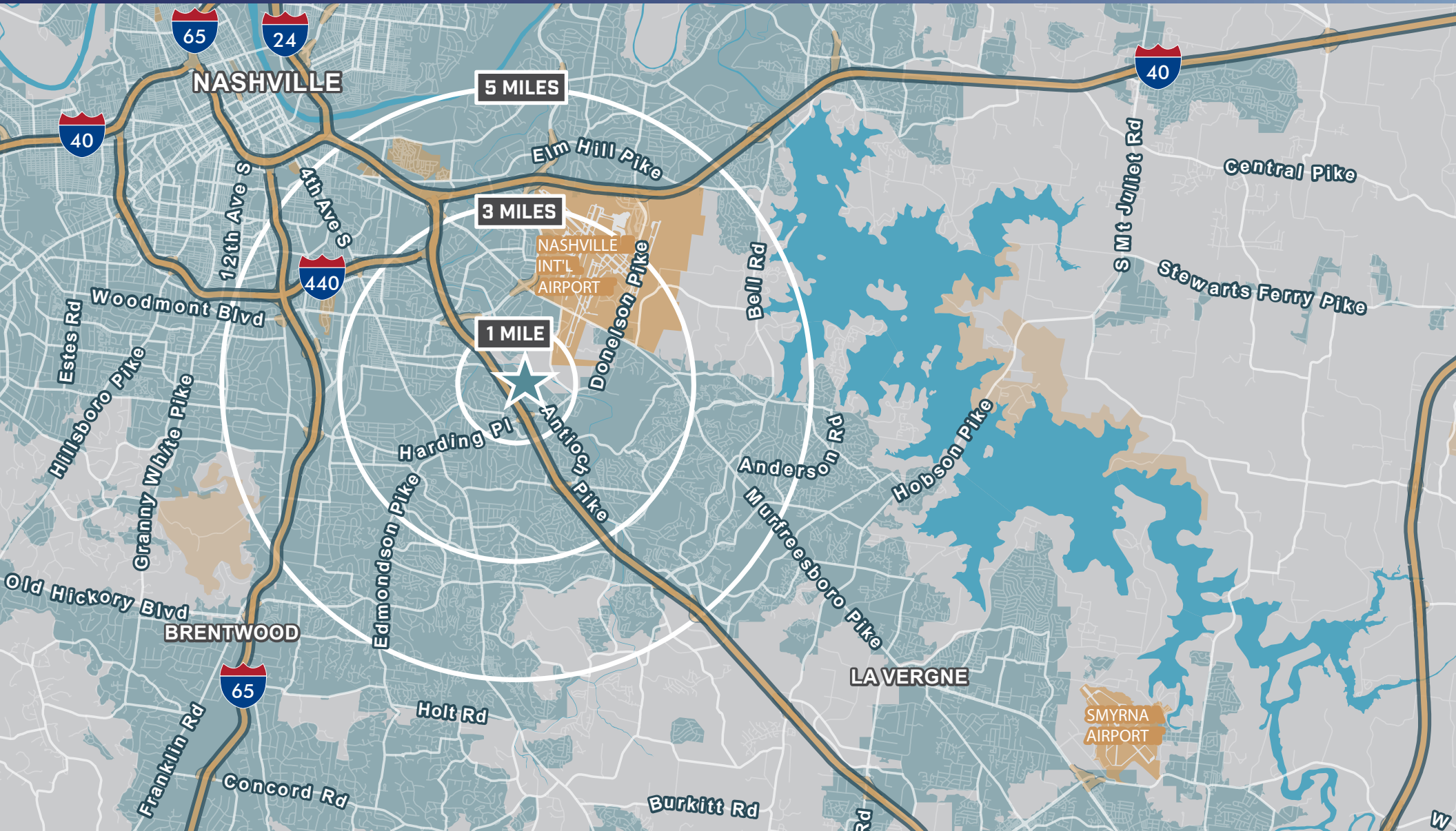
1,150 SF Office
2,890 SF Warehouse
*Available 12/1/25





4 7 5 M E T R O P L E X

DRIVE TIME MAP



475
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F O R M O R E I N F O R M A T I O N

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