

# 400 NEW SANFORD ROAD

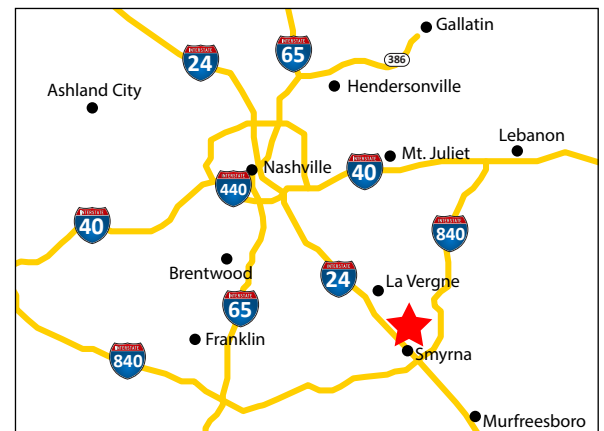
LAVERGNE, TN

**518,000 SF**  
EXPANDABLE  
TO 769,000 SF



## PROPERTY HIGHLIGHTS

- 58.08 acre site
- 518,178 SF, expandable to 769,056 SF
- MR-24 Standing seam Galvalume roof
- Ventilation fans with interlocked louvers
- Professionally landscaped
- 100+ additional auto/trailer parking spaces available along the building walls and on the expansion pad
- Gas-fired, air-rotation heating units
- White interior warehouse walls
- Property is fenced, lighted and has swing-arm driveway controls for security along with dedicated access driveways
- ***Can be combined with 455 Industrial - racking available***



## CONTACT

**Jeb Atkinson**  
ProVenture

7101 Executive Center Drive, Suite 200  
Brentwood, Tennessee 37027  
615-221-6627 direct  
615-351-4277 mobile  
jatkinson@proventure.com

PROVENTURE

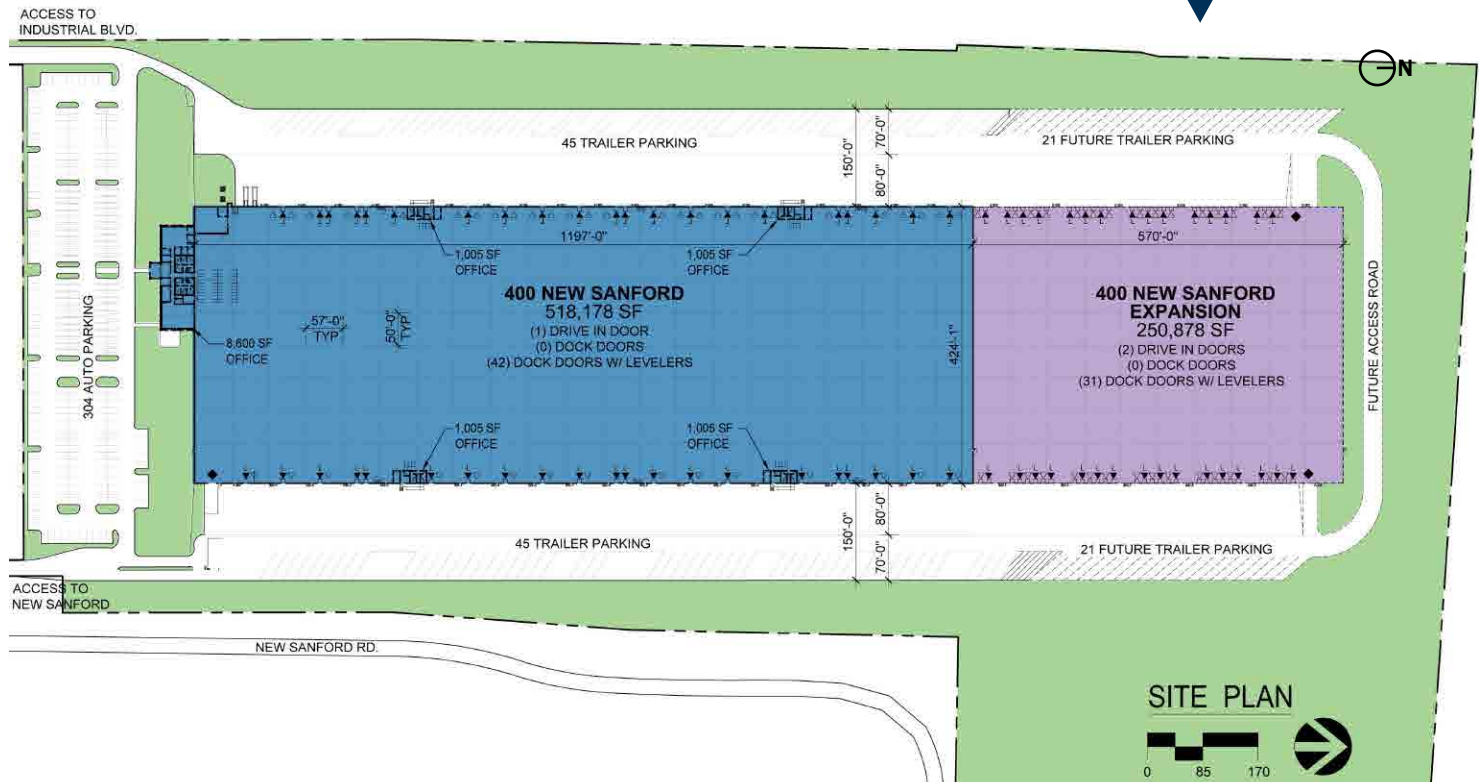
# 400 NEW SANFORD ROAD

LAVERGNE, TN

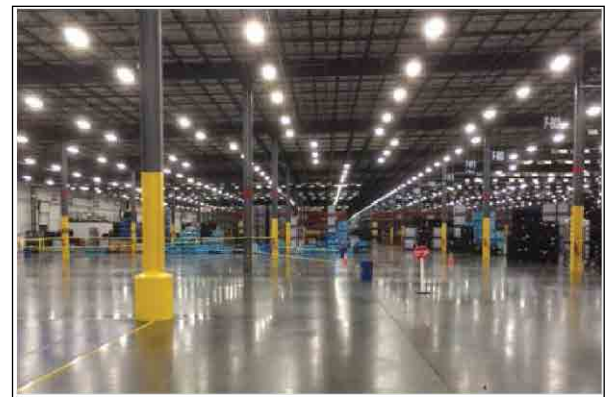
SITE PLAN / BUILDING SPECIFICATIONS

**518,000 SF**

EXPANDABLE  
TO 769,000 SF



<b>BUILDING SIZE:</b>	518,178 SF Class A concrete tilt wall construction built in 1998
<b>EXPANSION:</b>	Pad-ready expansion of 250,000 SF
<b>OFFICE:</b>	± 8,597 SF Main office with four 1,000 SF shipping offices
<b>CONFIGURATION:</b>	424' deep cross dock
<b>BUILDING FLOOR SLAB:</b>	6" steel-fiber reinforced 4,000 psi concrete with Ashford Formula sealer
<b>EAVE HEIGHT:</b>	28'
<b>COLUMN SPACING:</b>	50' x 57' column spacing with 62' x 57' staging bays
<b>DOCK DOORS:</b>	42 9' x 10' motorized, insulated dock doors with view windows, 7' x 8' 40,000 lb pneumatic pit levelers, shelters, locks, lights and bollards
<b>DRIVE-IN DOOR:</b>	One 14' x 16'
<b>FIRE PROTECTION:</b>	ESFR sprinkler system
<b>LIGHTING / ELECTRICAL:</b>	T-8 Lighting / Two 2,000 amp, 227/480 volt electrical
<b>AUTO PARKING:</b>	301 striped spaces
<b>TRUCK COURT:</b>	150' truck court with 80' concrete apron



## CONTACT

**Jeb Atkinson**  
ProVenture

7101 Executive Center Drive, Suite 200  
Brentwood, Tennessee 37027  
615-221-6627 direct  
615-351-4277 mobile  
jatkinson@proventure.com

The information contained herein is believed to be reliable but is not warranted as to the accuracy and may change or be updated without notice. ProVenture, LLC makes no representation as to said information and recommends you complete independent research. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

**PROVENTURE**