

# 400 NEW SANFORD ROAD

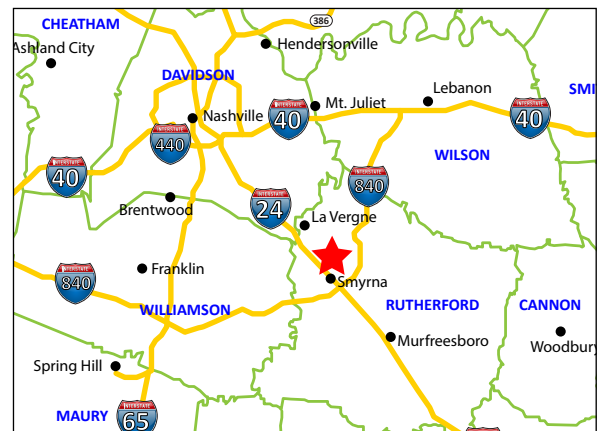
LAVERGNE, TN

**518,667 SF**  
EXPANDABLE  
TO 750,000 SF



## PROPERTY HIGHLIGHTS

- 58.08 acre site
- 518,667 SF, expandable to 750,000 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



## CONTACT

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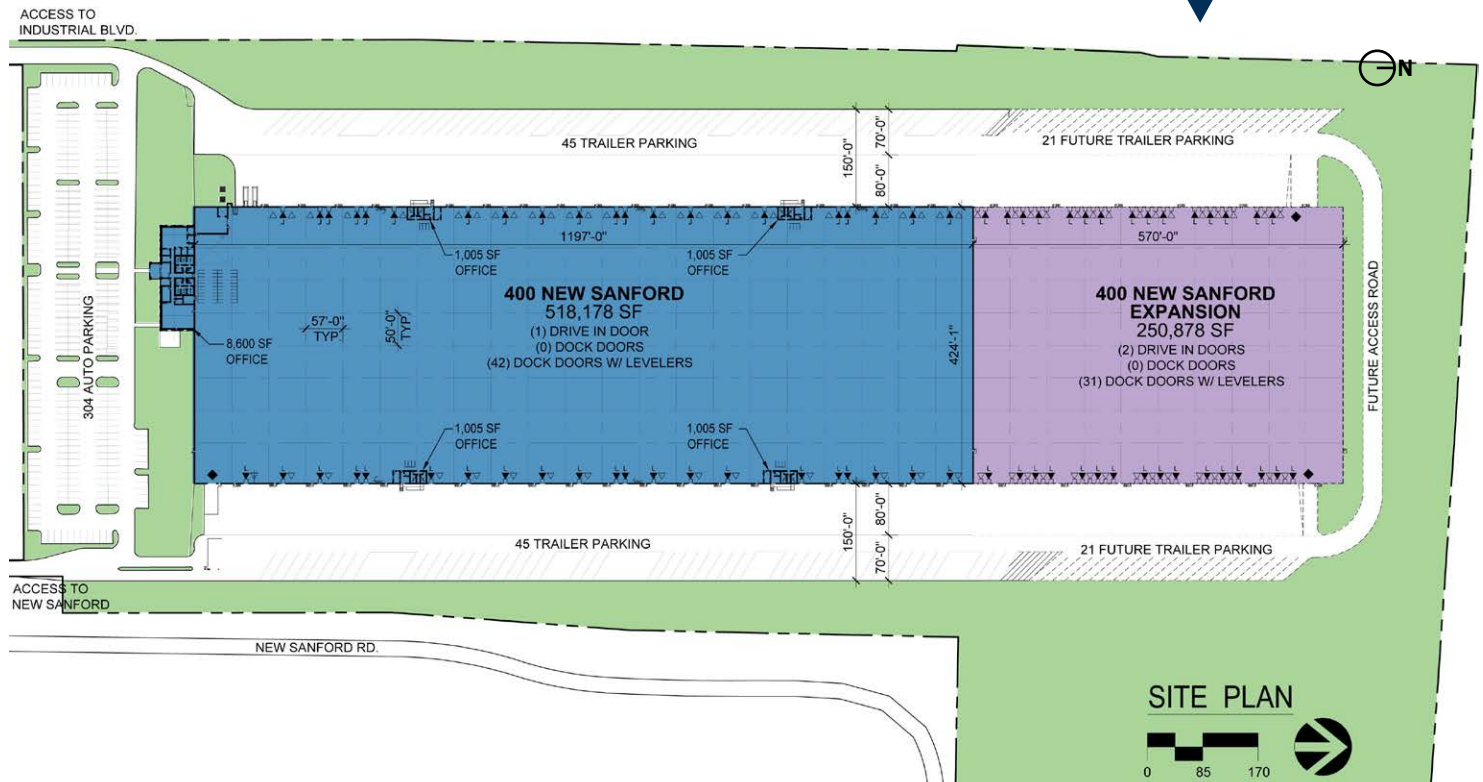
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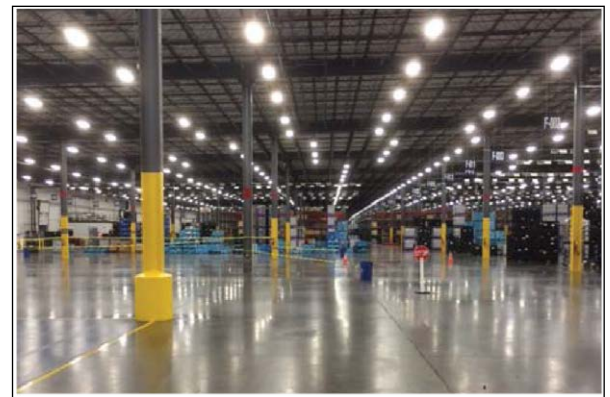
SITE PLAN / BUILDING SPECIFICATIONS

**518,667 SF**

EXPANDABLE  
TO 750,000 SF



<b>BUILDING SIZE:</b>	518,667 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



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