

455 INDUSTRIAL BOULEVARD

LAVERGNE, TN

101,000 SF TO
244,000 SF
AVAILABLE



PROPERTY HIGHLIGHTS

- 101,000 SF Available now
- 143,000 - 244,000 Available 7/1/2020
- Racking available
- MR-24 Standing seam Galvalume roof
- Ventilation fans with interlocked louvers
- Professionally landscaped
- Gas-fired, air-rotation heating units
- White interior warehouse walls
- ***Can be combined with 400 New Sanford Road***



CONTACT

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455 INDUSTRIAL BOULEVARD

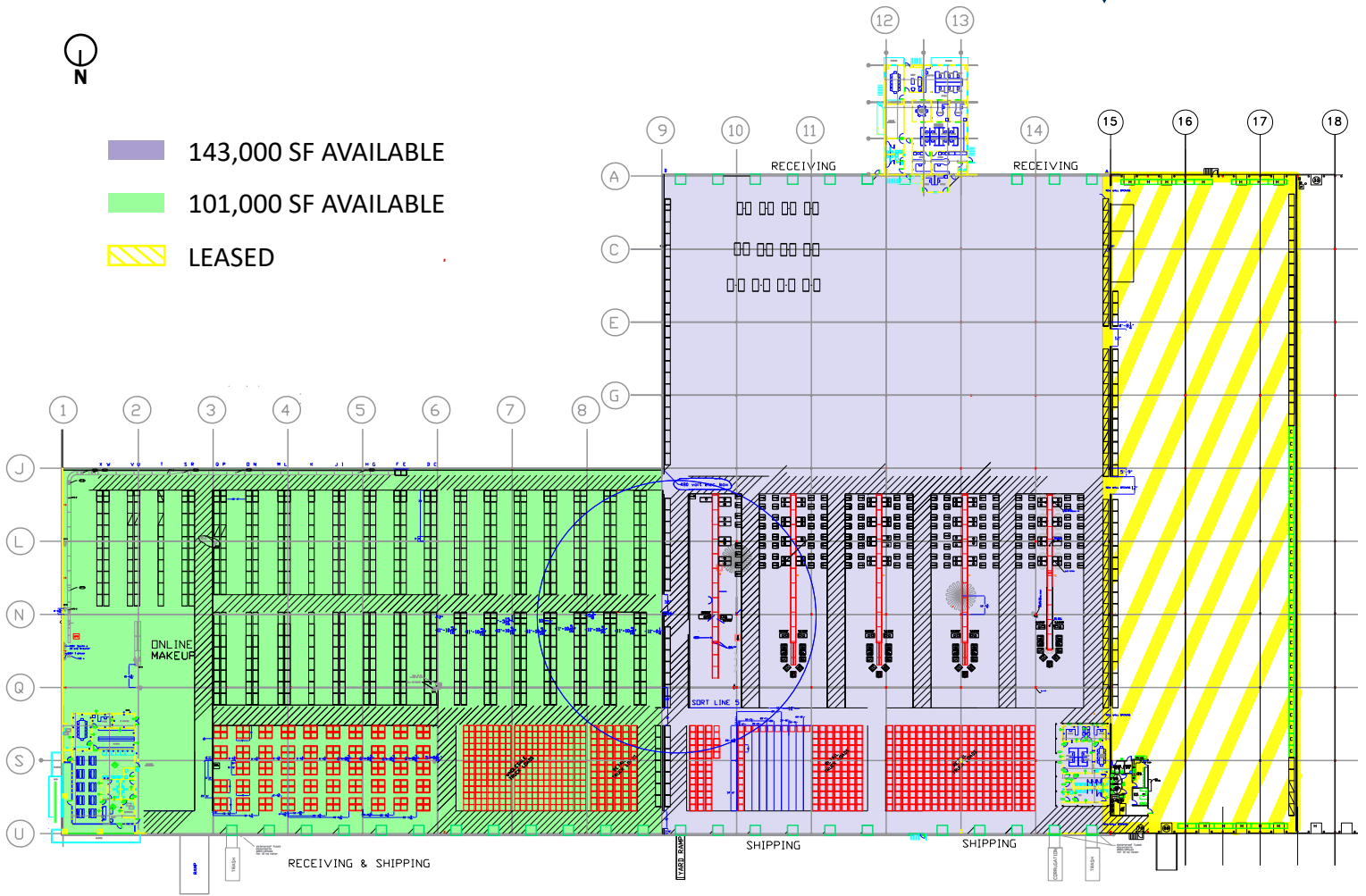
LAVERGNE, TN

SITE PLAN / BUILDING SPECIFICATIONS

101,000 SF TO

244,000 SF

AVAILABLE



BUILDING SIZE:	570,500 SF Class A concrete tilt wall construction built in 1998
CONFIGURATION:	424' deep cross dock
BUILDING FLOOR SLAB:	6" steel-fiber reinforced 4,000 psi concrete with Ashford Formula sealer
EAVE HEIGHT:	28'
COLUMN SPACING:	50' x 57' column spacing - 62' x 57' staging bays
FIRE PROTECTION:	ESFR sprinkler system
LIGHTING / ELECTRICAL:	T-8 Lighting / Two 2,000 amp, 227/480 volt electrical
TRUCK COURT:	150' truck court with 80' concrete apron



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