

# VAUGHN PARKWAY LOGISTICS CENTER

1171 VAUGHN PARKWAY  
PORTLAND, TN 37148



## PROJECT HIGHLIGHTS

- **AVAILABLE 4/1/2027**
- 750,000 SF For Lease
- 4,000 SF office; (2) 600 SF office
- 7" concrete tilt wall with clerestory windows
- 6" ± 4,000 psi concrete floors
- 31' clear height
- ESFR Sprinkler System
- Excellent visibility within park, branding opportunity
- 85 dock positions w/levelers and seals exist, addt'l 59 via knockout panels
- 3 drive-in doors: (2) 12'x14', (1) 20'x16'
- 62'6" x 60' column spacing
- 125' and 130' truck courts, fully fenced
- ± 115 trailer parks (potential for 38 additional parks)
- (35) 48" ventilation fans
- (3) 1,200 AMP, 480-277 Volts, 3-phase services
- Warehouse heated by gas units

**Jess Andrews**

615-504-7504

[jandrews@proventure.com](mailto:jandrews@proventure.com)

**Mike Brandon**

615-509-8167

[mbrandon@proventure.com](mailto:mbrandon@proventure.com)

**Brian Camp**

615-308-2708

[bcamp@proventure.com](mailto:bcamp@proventure.com)

LEASING FIRM

**PROVENTURE**

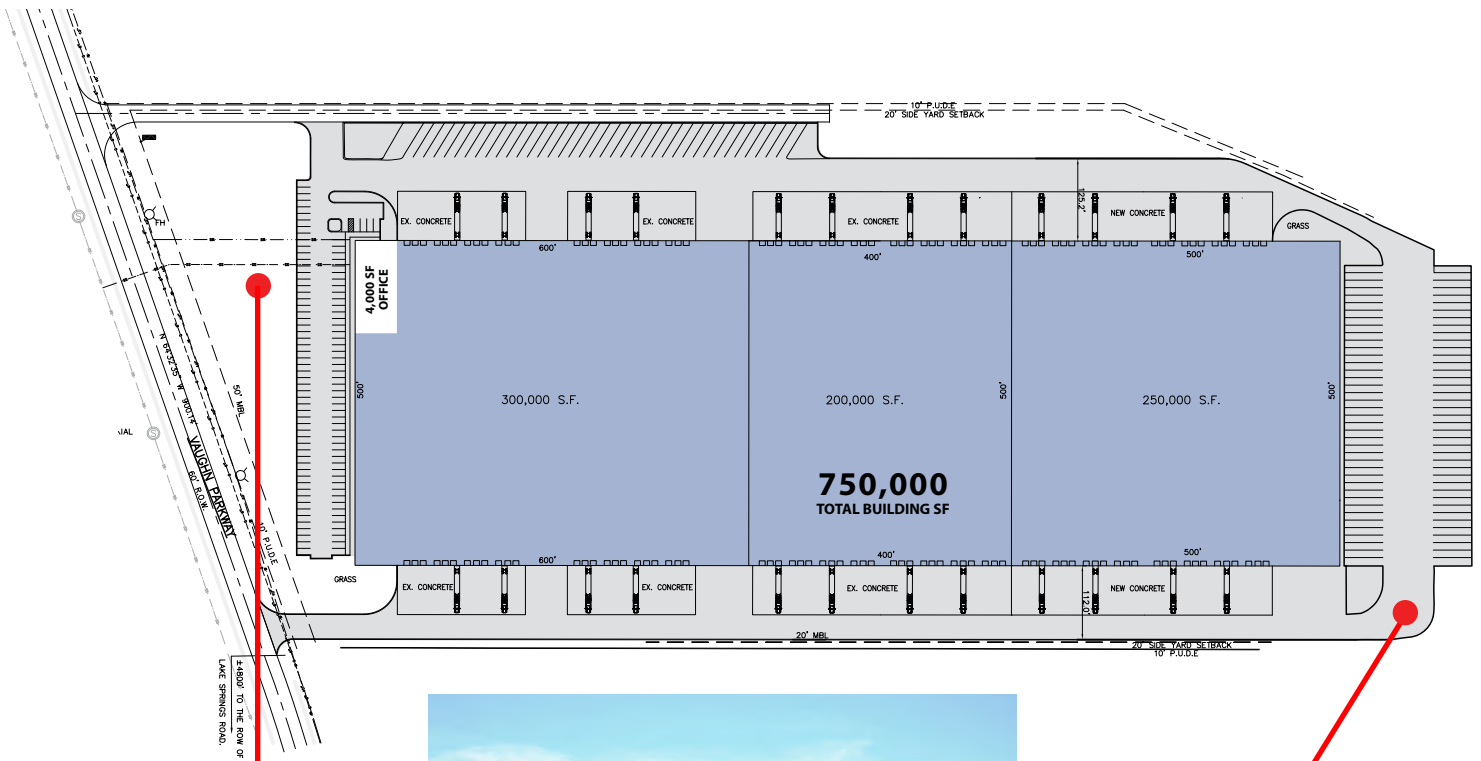
OWNERSHIP

 **AEW**

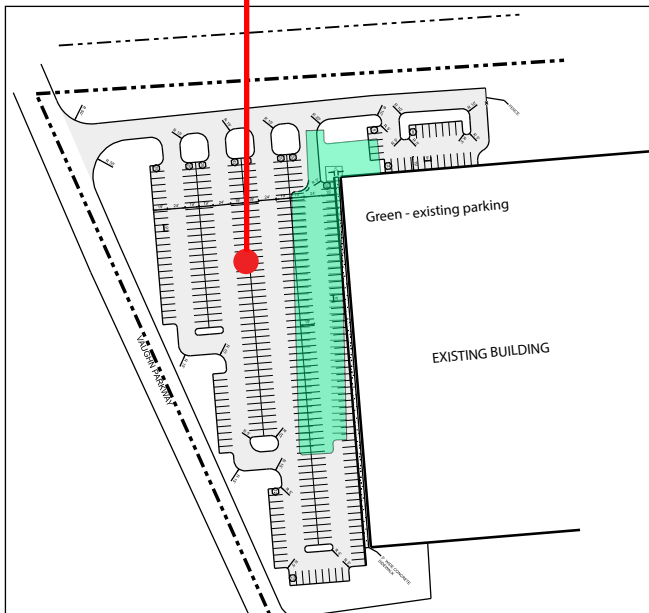
**GCP** | G R O W T H  
C A P I T A L  
P A R T N E R S

# SITE PLAN / OPTIONS

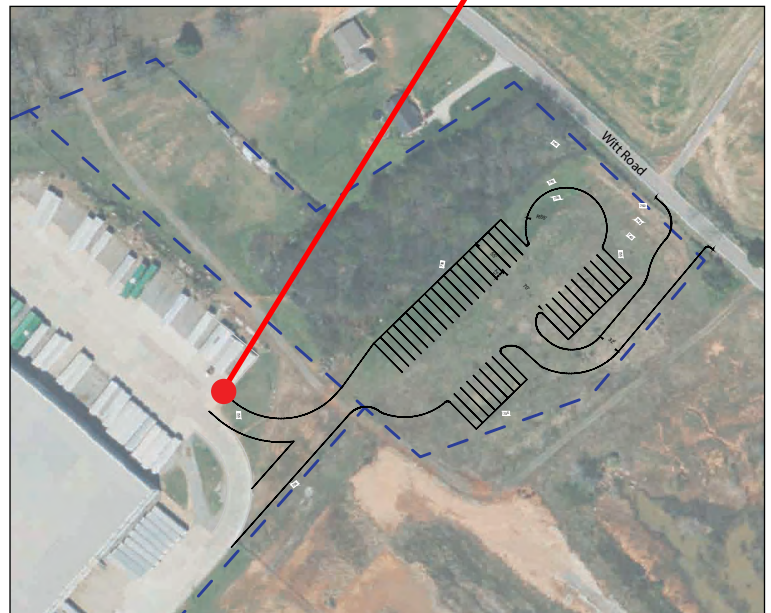
1171 VAUGHN PARKWAY



Southeast view



**Potential to expand car parking to 386 spaces**

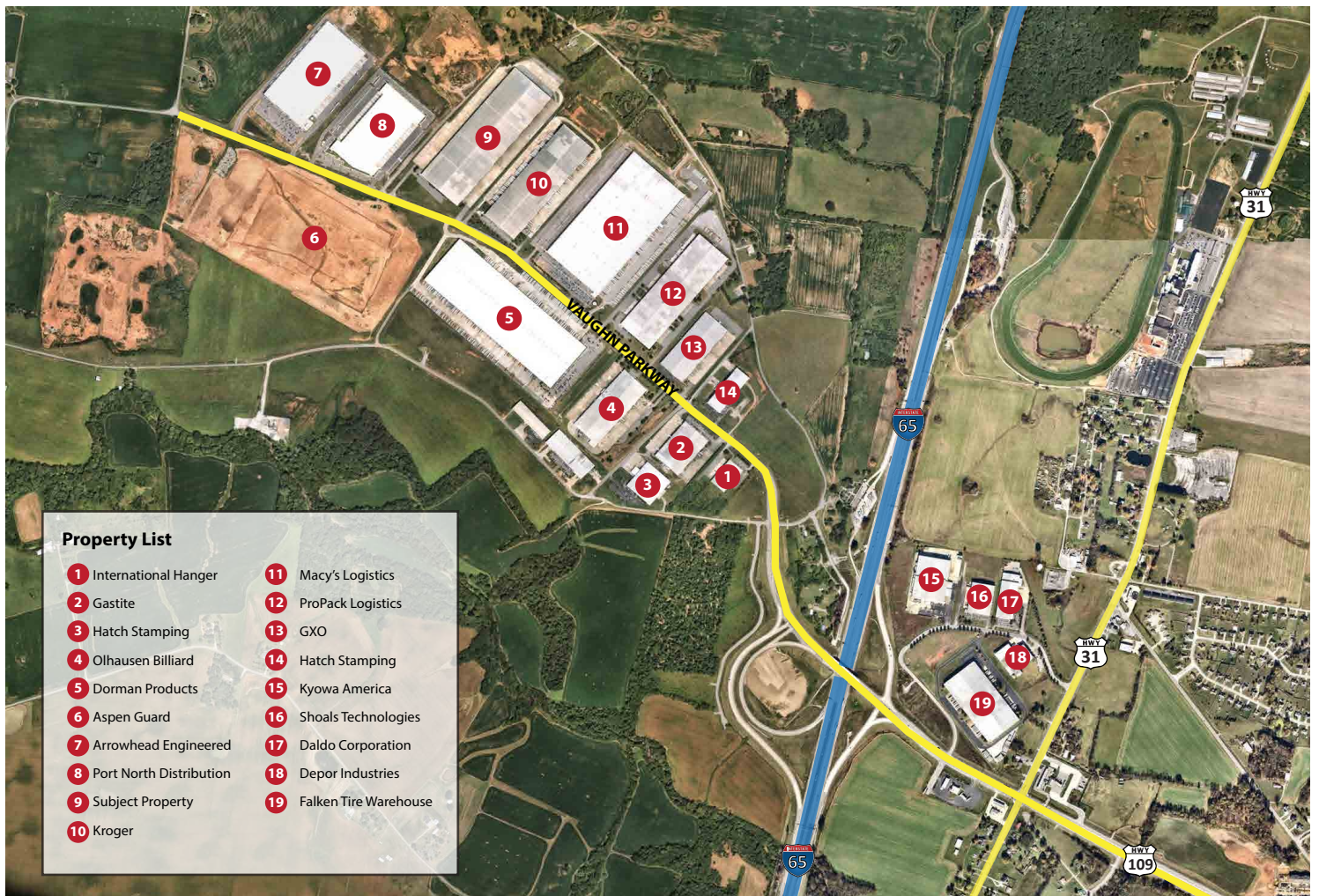


## Second entrance option

- Additional entrance at Witt Road
- 38 additional trailer parks

# AERIALS

1171 VAUGHN PARKWAY



# LOCATION OVERVIEW

1171 VAUGHN PARKWAY



## MAJOR CITIES

Downtown Nashville	40 miles
Murfreesboro	63 miles
Louisville	139 miles
Cincinnati	237 miles
Memphis	248 miles
Indianapolis	252 miles
Atlanta	286 miles
St. Louis	303 miles
Charlotte	431 miles



Intermodal Greenville Yard	362 miles
Chicago Intermodal	435 miles
Port of Savannah	534 miles
Port of Charleston	564 miles
Port of Virginia	719 miles



## POPULATION

12 Million people live within a 3-hour drive



## TRANSPORTATION

Three major interstates converge in Nashville I-40, I-65, and I-24.

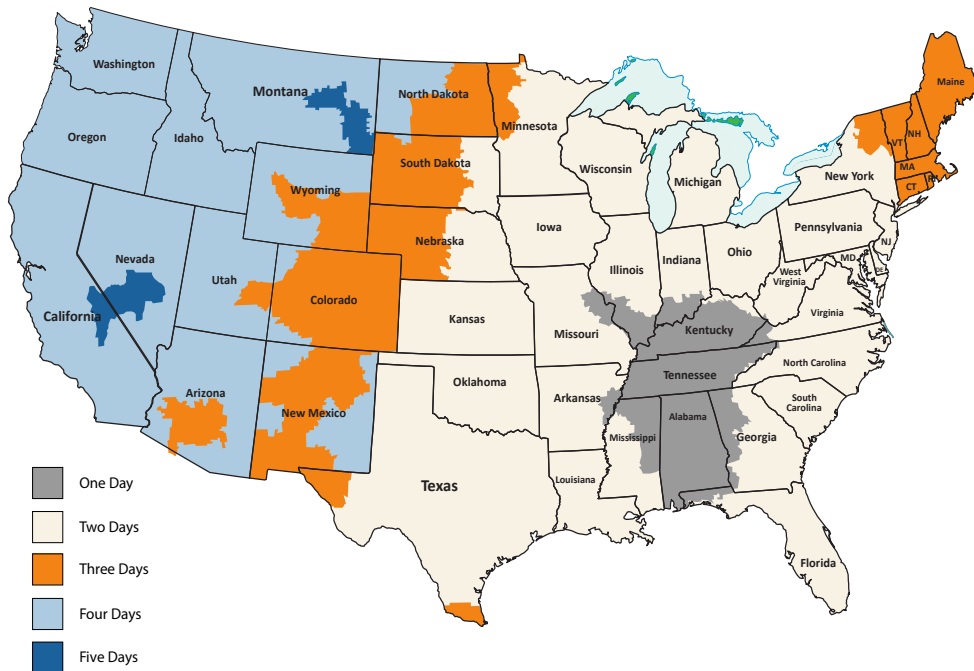


## AIRPORT

Nashville International Airport is located 44 miles southwest of the site.

72.6% OF THE U.S. POPULATION CAN BE REACHED BY PARCEL GROUND DELIVERY WITHIN TWO DAYS.

## PARCEL GROUND DELIVERY



**PROVENTURE**

7101 Executive Center Drive  
Suite 123  
Brentwood, TN 37027  
615-377-0909 • 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.*