

# LOUISVILLE

## HIGHWAY INDUSTRIAL

FOR LEASE OR SALE

**BLDG 1** - 123,084 SF

**BLDG 2** - 78,931 SF

GOODLETTSVILLE, TN 37072

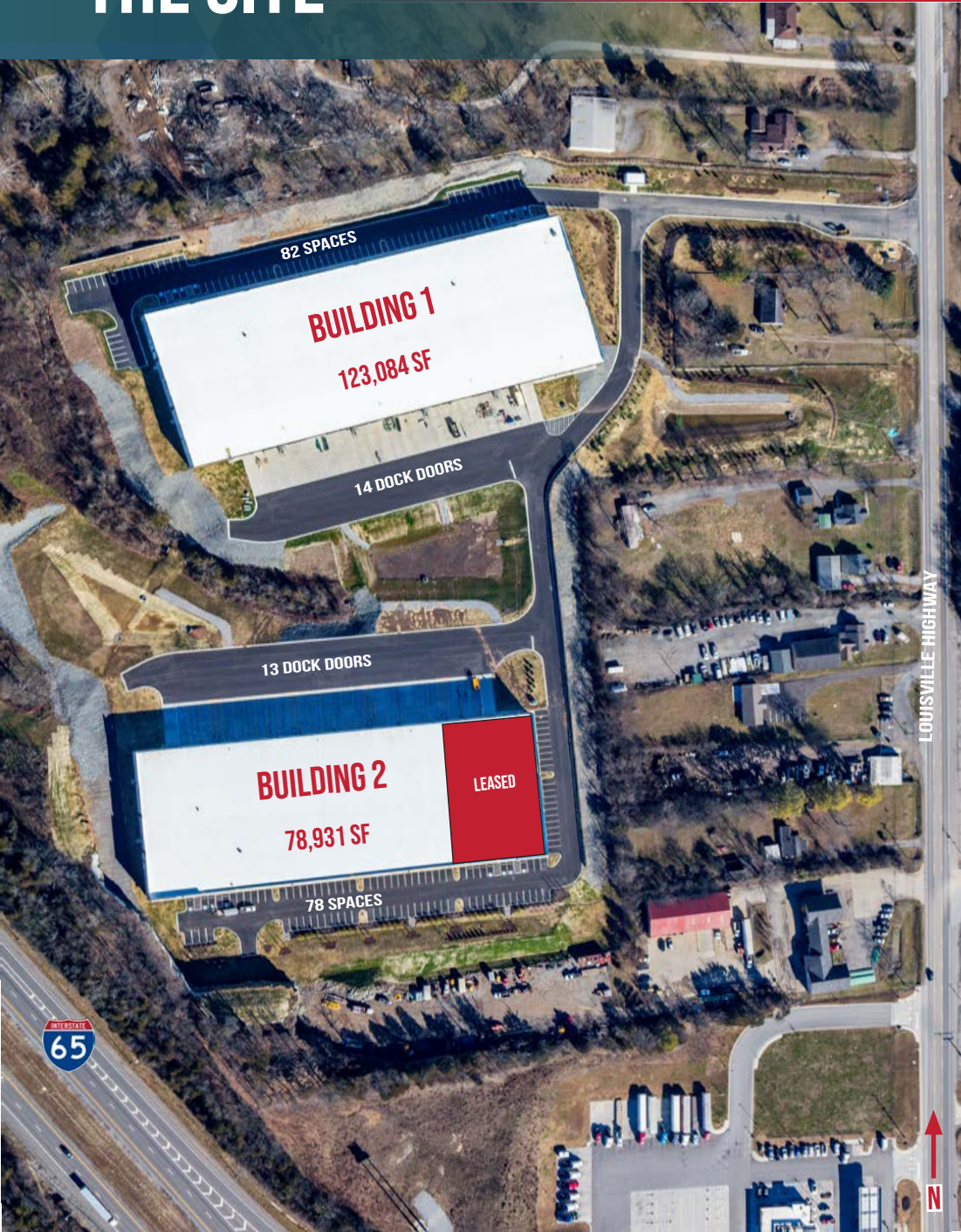


NEW CLASS A INDUSTRIAL

**NEYER**  
AL. NEYER | EST. 1894

**CBRE**

# THE SITE



## BUILDING 1 & 2 PROPERTY OVERVIEW

Current Zoning	IG - Industrial General
Building Area	Building 1: 123,084 SF Building 2: 78,931 SF
Building Dimensions	Building 1: 560' L x 220' D Building 2: 510' L x 200' D
Dock Configuration	Rear load, 130' deep truck court
Automobile Parking	Building 1: 82 parking spaces Building 2: 78 parking spaces
Building Floor Slab	6" thick concrete slab
Construction Type	Concrete tilt-wall
Column Bay Spacing	Building 1: 56' deep x 53'-4" wide typical with 60' deep loading bays Building 2: 56' deep x 46'-8" wide typical with 60' deep loading bays
Clear Height	Building 1: 30' Building 2: 30' Starting at one column line past the first speed bay
Roof	45 mil TPO; 20-year manufacturer warranty
Dock Doors	43 truck docks, 9' wide x 10' high 9' wide x 10' high manual dock doors Building 1: 14 dock doors with 40K LB levelers and deals 8 knock outs Building 2: 13 dock doors with 8 knock outs
Drive-In Ramp Doors	2 per building, 4 total (12' wide x 14' high) with 3 available
Warehouse Heating	Gas-fired unit heaters
Fire Protection	ESFR sprinkler systems
Electrical	Each building has one 1,200-amp, 480-volt service (expandable)
Office	Building 1: 1,500 SF ready office (expandable as TI) Building 2: Build-to-Suit (as TI)

# AERIAL



**BLDG 2**

78,931 SF

**BLDG 1**

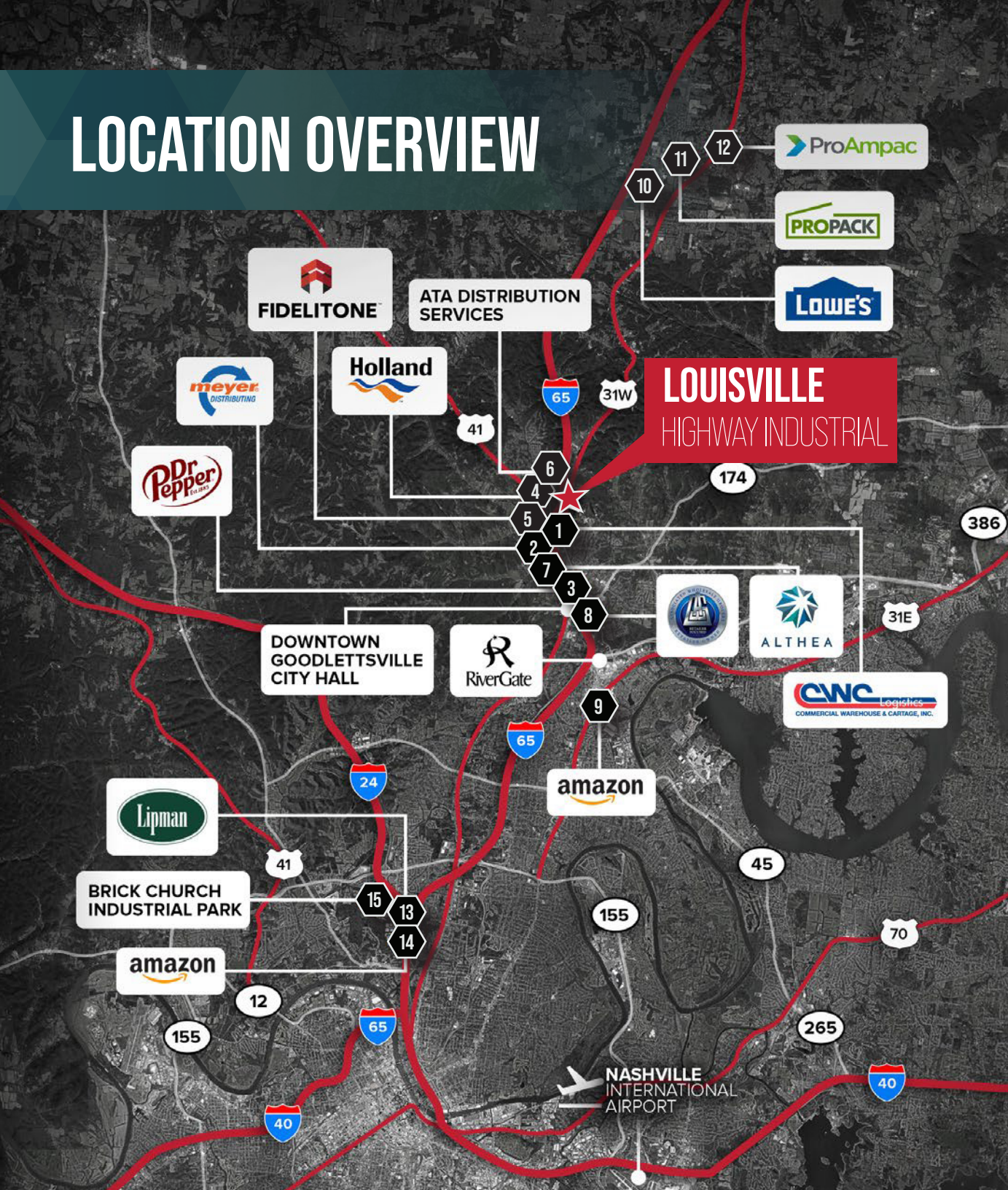
123,084 SF

LOUISVILLE HWY

HIGHWAY  
ACCESS



# LOCATION OVERVIEW

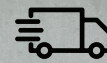


## GOODLETTSVILLE INDUSTRIAL USERS

- 01 - CWC LOGISTICS  
160,000 SF
- 02 - BF MEYERS DISTRIBUTION CENTER  
90,000 SF
- 03 - DR PEPPER SNAPPLE GROUP  
102,000 SF
- 04 - HOLLAND REGIONAL  
53,880 SF
- 05 - FIDELITONE  
213,890 SF
- 06 - ATA DISTRIBUTION SERVICES  
66,232 SF
- 07 - ALTHEA  
102,000 SF
- 08 - ASSOCIATED WHOLESALE GROCERS  
852,234 SF
- 09 - AMAZON  
124,020 SF
- 10 - LOWE'S MILLWORK  
272,640 SF
- 11 - PROPACK  
101,840 SF
- 12 - PROAMPAC  
183,825 SF
- 13 - LIPMAN  
437,709 SF
- 14 - AMAZON  
124,020 SF
- 15 - BRICK CHURCH INDUSTRIAL PARK  
1,100,000 SF



# NASHVILLE LOGISTICS BY THE NUMBERS



**50%**  
of the US population lives within 650 miles  
(1-day trucking distance)



**12 MILLION PEOPLE**  
live within a 2.5 hour drive of Nashville



**1 OF ONLY 6**  
US cities with 3 major interstates converging: I-24, I-65, I-40



**NASHVILLE MSA IS THE #8**  
fastest growing major MSA in the USA  
(1.9 Million residents; 86 new residents per day)



**SUMNER COUNTY IS THE #6**  
fastest growing county in Tennessee  
(196,281 residents)



**4.18% POPULATION GROWTH**  
Goodlettsville, TN has experienced a 4.18%  
population growth since 2010

## FEDEX GROUND PARCEL DELIVERY



From Nashville, 72% of the US population is reached with FedEx's One- and Two-Day Ground Delivery.

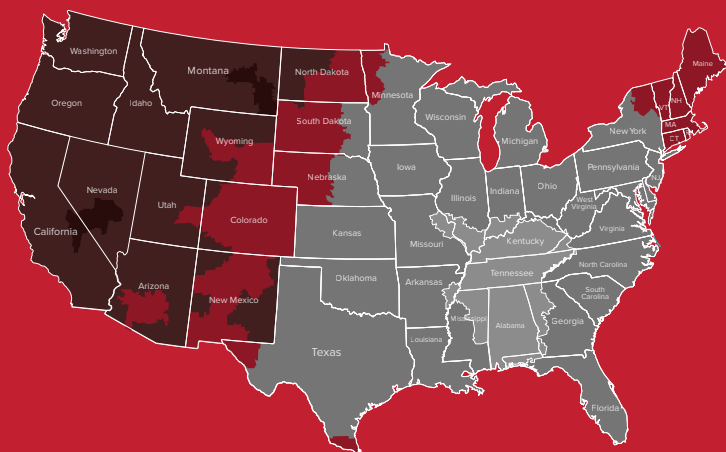
- ONE DAY
- TWO DAYS
- THREE DAYS
- FOUR DAYS
- FIVE DAYS



Louisville Highway Industrial is located less than half a mile from I-65 Exit 98 off of US-31W, a major local commercial corridor. Situated just north of downtown Goodlettsville and Rivergate Mall, the site is surrounded by retail and industrial users with outstanding access to the local labor pool.



Interstate 65	0.4 Miles
Downtown Goodlettsville	2.4 Miles
Rivergate Mall	4.3 Miles
Downtown Nashville	16 Miles
Nashville Int'l Airport	22 Miles
Louisville, KY	159 Miles
Memphis, TN	225 Miles
Atlanta, GA	261 Miles





# LOUISVILLE

## HIGHWAY INDUSTRIAL

### CONTACT

**JACK ARMSTRONG**  
SENIOR VICE PRESIDENT  
+1 615 493 9257  
+1 561 339 9071  
JACK.ARMSTRONG@CBRE.COM

**STEVE PRESTON**  
EXECUTIVE VICE PRESIDENT  
+1 615 248 1114  
+1 615 418 9470  
STEVE.PRESTON@CBRE.COM

**WILL GOODMAN**  
FIRST VICE PRESIDENT  
+1 615 493 9256  
+1 321 230 1522  
WILL.GOODMAN@CBRE.COM

GOODLETTSVILLE, TN 37072



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