

# 455 INDUSTRIAL BOULEVARD

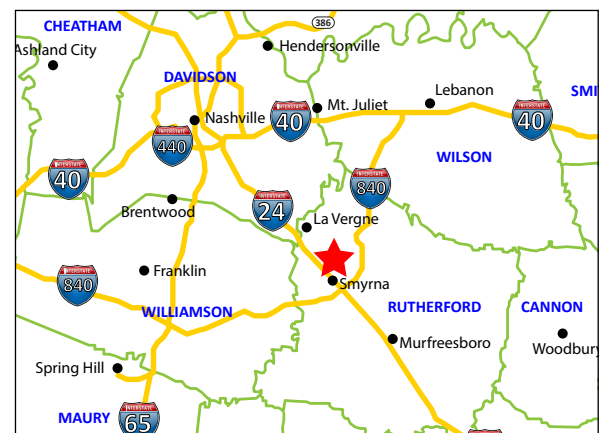
LAVERGNE, TN

56,764 SF TO  
300,000 SF  
AVAILABLE



## PROPERTY HIGHLIGHTS

- 56,724 to 300,000 SF
- 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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PROVENTURE

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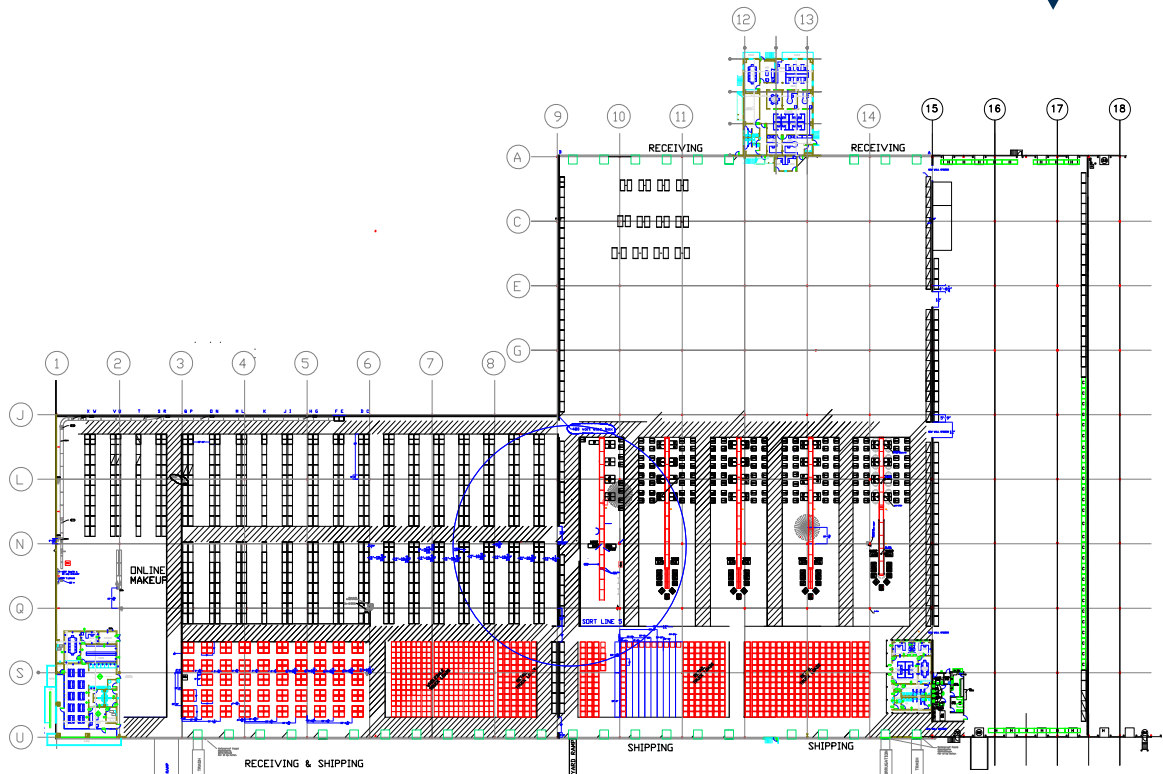
LAVERGNE, TN

SITE PLAN / BUILDING SPECIFICATIONS

56,764 SF TO

300,000 SF

AVAILABLE



<b>BUILDING SIZE:</b>	570,500 SF Class A concrete tilt wall construction built in 1998
<b>OFFICE:</b>	Up to 12,000 SF in three office pods
<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 - 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>	35 striped spaces - can be combined with 400 New Sanford Road
<b>TRUCK COURT:</b>	150' truck court with 80' concrete apron



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