

455 INDUSTRIAL BOULEVARD

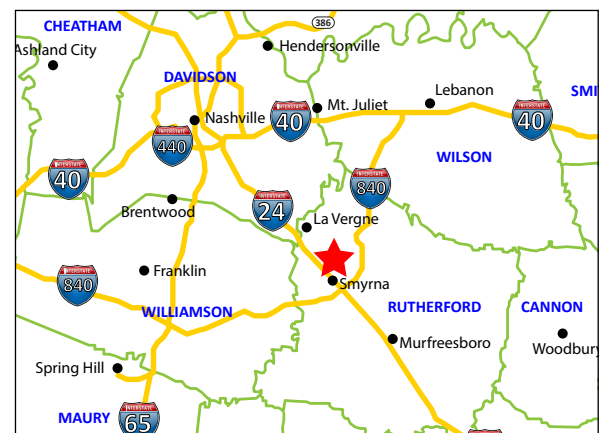
LAVERGNE, TN

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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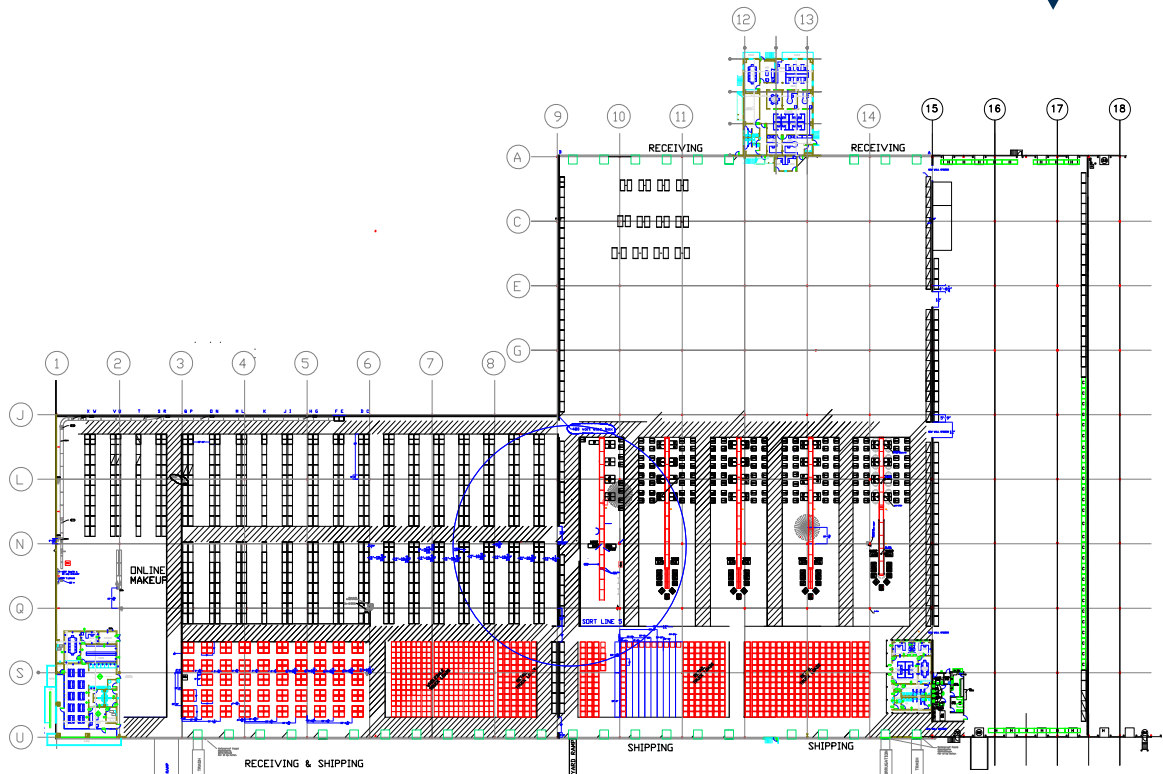
LAVERGNE, TN

SITE PLAN / BUILDING SPECIFICATIONS

56,764 SF TO

300,000 SF

AVAILABLE



BUILDING SIZE:	570,500 SF Class A concrete tilt wall construction built in 1998
OFFICE:	Up to 12,000 SF in three office pods
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
DOCK DOORS:	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
DRIVE-IN DOOR:	One 14' x 16'
FIRE PROTECTION:	ESFR sprinkler system
LIGHTING / ELECTRICAL:	T-8 Lighting / Two 2,000 amp, 227/480 volt electrical
AUTO PARKING:	35 striped spaces - can be combined with 400 New Sanford Road
TRUCK COURT:	150' truck court with 80' concrete apron



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