

MINERVA

COMMERCE CENTER



New Construction Class A Industrial Park Delivering Spring 2026
Building 1: ±185,000 SF | Building 2: ±168,000 SF



FOR LEASE

1701 Mars Street, La Vergne, TN



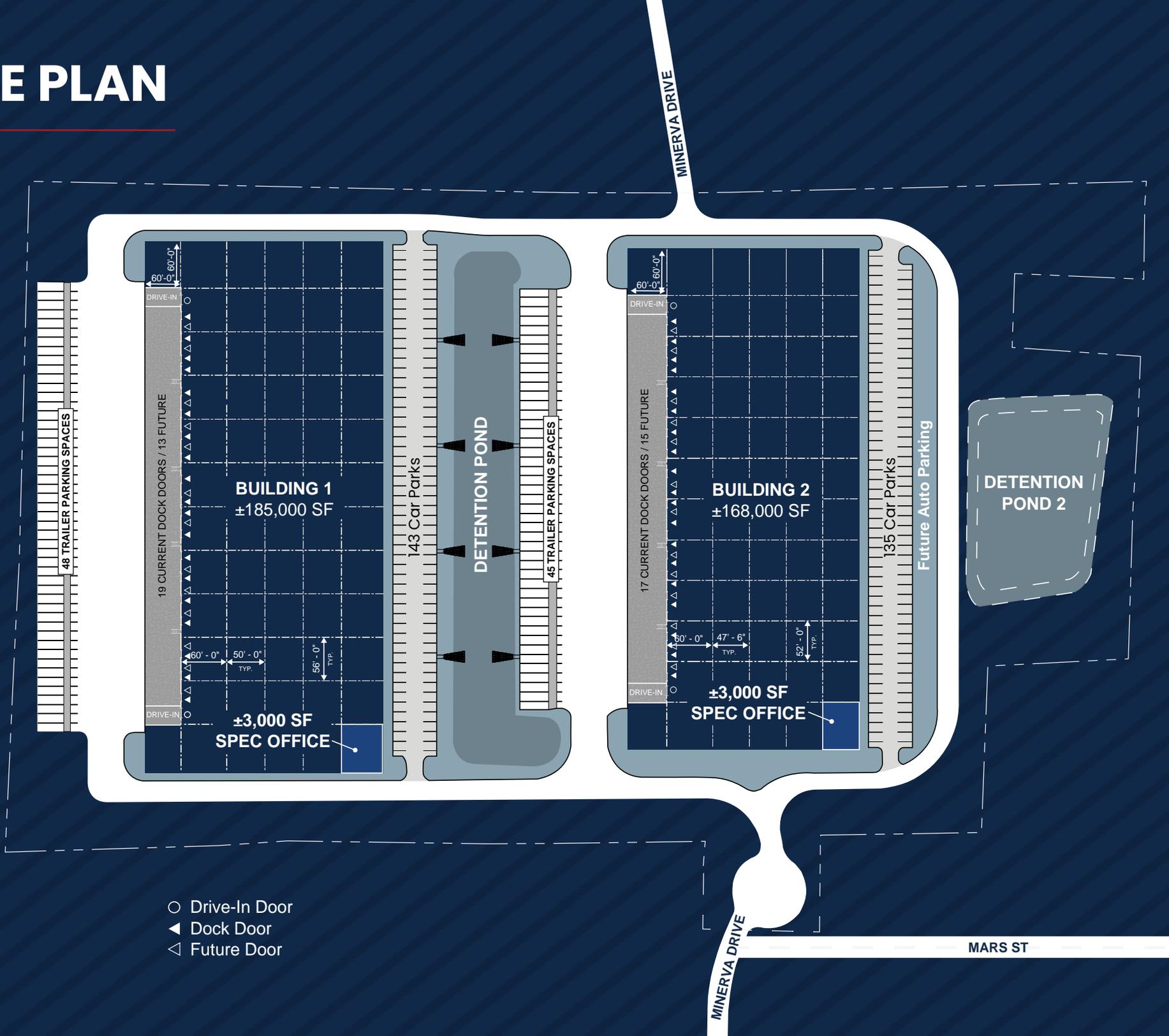
BUILDING 1

Building Square Footage:	±185,000 SF (Divisible to ±29,120 SF)
Office:	±3,000 SF Spec Office
Clear Height:	32'
Column Spacing:	56' wide x 50' deep (60' deep speed bays)
Building Dimensions:	680'L x 260'D
Dock-High Doors:	19 Current (9 with Levelers, 10 without Levelers) 13 Future Knockouts Available
Drive-In Ramp Doors:	2
Truck Court Depth:	135' plus 55' trailer stalls
Car Parking Spaces:	143 (plus 140 future)
Loading Configuration:	Real-Loading
Trailer Parking Spaces:	48
Zoning:	I-1 (Industrial)
Year Built:	Under Construction (Delivering Spring 2026)
Construction Type:	Concrete Tilt Wall
Sprinklers:	ESFR
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Building Floor Slab:	7" Thick Concrete
Roof Type:	60 Mil TPO (R-20); 20-Year Warranty
Warehouse Lighting:	Full-Warehouse LED
Warehouse Heating:	Roof-mounted gas-fired heating units

BUILDING 2

Building Square Footage:	±168,000 SF (Divisible to ±26,000 SF)
Office:	±3,000 SF Spec Office
Clear Height:	32'
Column Spacing:	52' wide x 47'6" deep (60' deep speed bays)
Building Dimensions:	640'L x 250'D
Dock-High Doors:	17 Current (9 with Levelers, 8 without Levelers) 15 Future Knockouts Available
Drive-In Ramp Doors:	2
Truck Court Depth:	135' plus 55' trailer stalls
Car Parking Spaces:	135
Loading Configuration:	Real-Loading
Trailer Parking Spaces:	45
Zoning:	I-1 (Industrial)
Year Built:	Under Construction (Delivering Spring 2026)
Construction Type:	Concrete Tilt Wall
Sprinklers:	ESFR
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Building Floor Slab:	7" Thick Concrete
Roof Type:	60 Mil TPO (R-20); 20-Year Warranty
Warehouse Lighting:	Full-Warehouse LED
Warehouse Heating:	Roof-mounted gas-fired heating units

SITE PLAN



- Drive-In Door
- ▲ Dock Door
- △ Future Door



OFFSITE ROAD IMPROVEMENTS

Project includes \$4.5 Million offsite road improvements to Minerva Drive and Murfreesboro Road

Rebuild the full 1,600-feet of Minerva Drive with 14' wide lanes and sidewalk to accommodate tractor trailer traffic.

Add new four-way traffic signal and turn-lanes



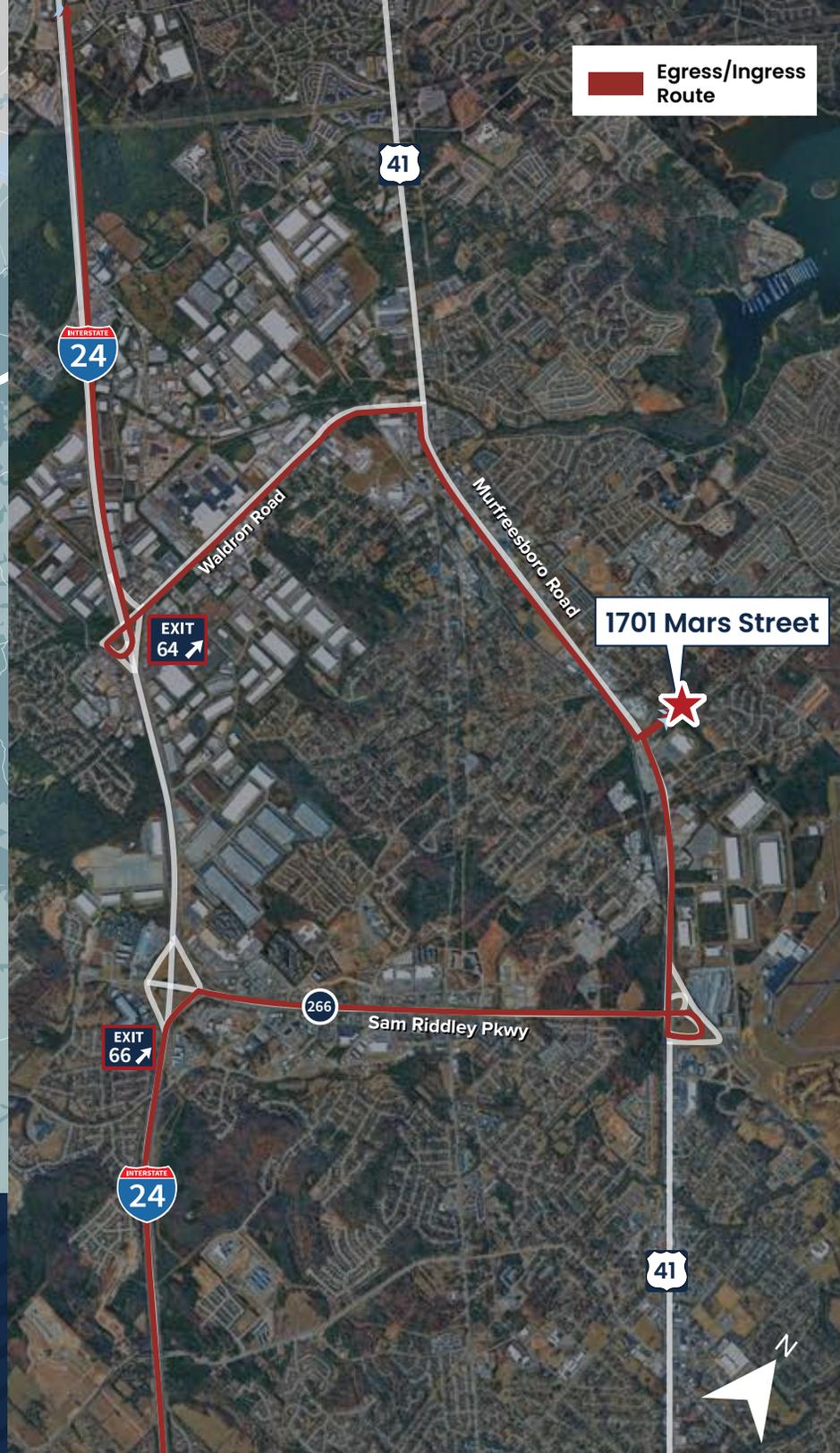
MINERVA DRIVE

MURFREESBORD ROAD



AERIALS





Nearby Retail Amenities



Nashville

INTERSTATE
440

INTERSTATE
65

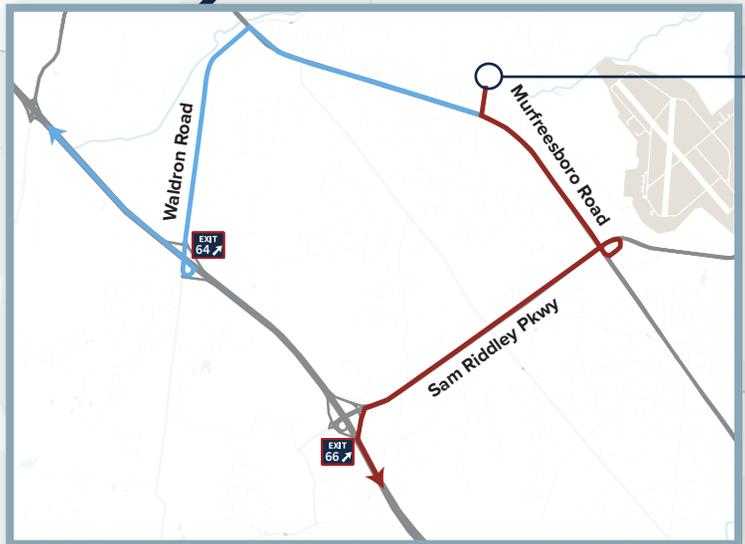
INTERSTATE
24

INTERSTATE
40

BNA Nashville International Airport

DRIVE TIME	
I-24, EXIT 64	10 mins
I-840, EXIT 66	19 Mins
Nashville	23 mins
BNA Airport	30 mins

MINERVA
COMMERCE CENTER



North

South

I-24, EXIT 64
4.7 MILES

I-24, EXIT 66
5.1 MILES

Smyrna Airport

INTERSTATE
840



Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2025 Nashville Regional Economic Development Guide

37.2
Median Age

6.8%
Historic Pop Growth

#1
Hottest Job Market in the U.S. (WSJ, 2022)

7.8%
Pop growth projected from 2024 to 2029

#1
Best U.S. City for Job Opportunities (Business Insider, 2023)

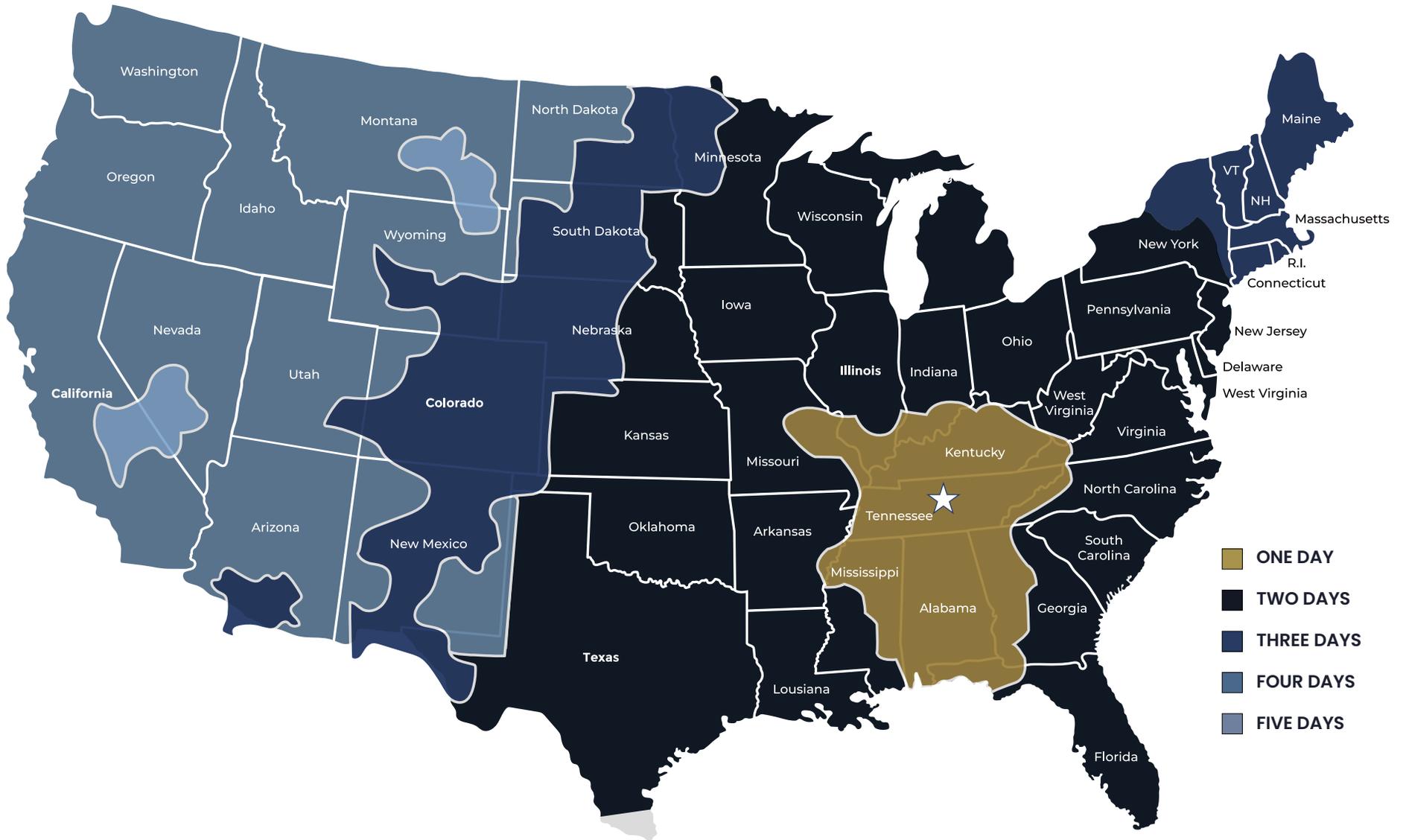
#1
Best City for Real Estate Investment for 3rd Consecutive Year (PWC & ULI, 2024)

2.2 MILLION
Total Pop



TRANSPORTATION/WAREHOUSE EMPLOYMENT





FEDEX DRIVE TIME



Nashville is located **within 650 miles of 50% of the US population**



12 million people live within a **2.5 hour drive**



41M people within a **300-mile radius**



From Nashville, **72% of the US population** is reached with **Two-Day Ground Delivery**



75% of the US market is within a **2-hour flight**



Three major interstates converge in Nashville



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