



FOR SALE / LEASE

132,480 SF CLASS A INDUSTRIAL SPACE

DELIVERING SPRING 2027

Owned and developed by:

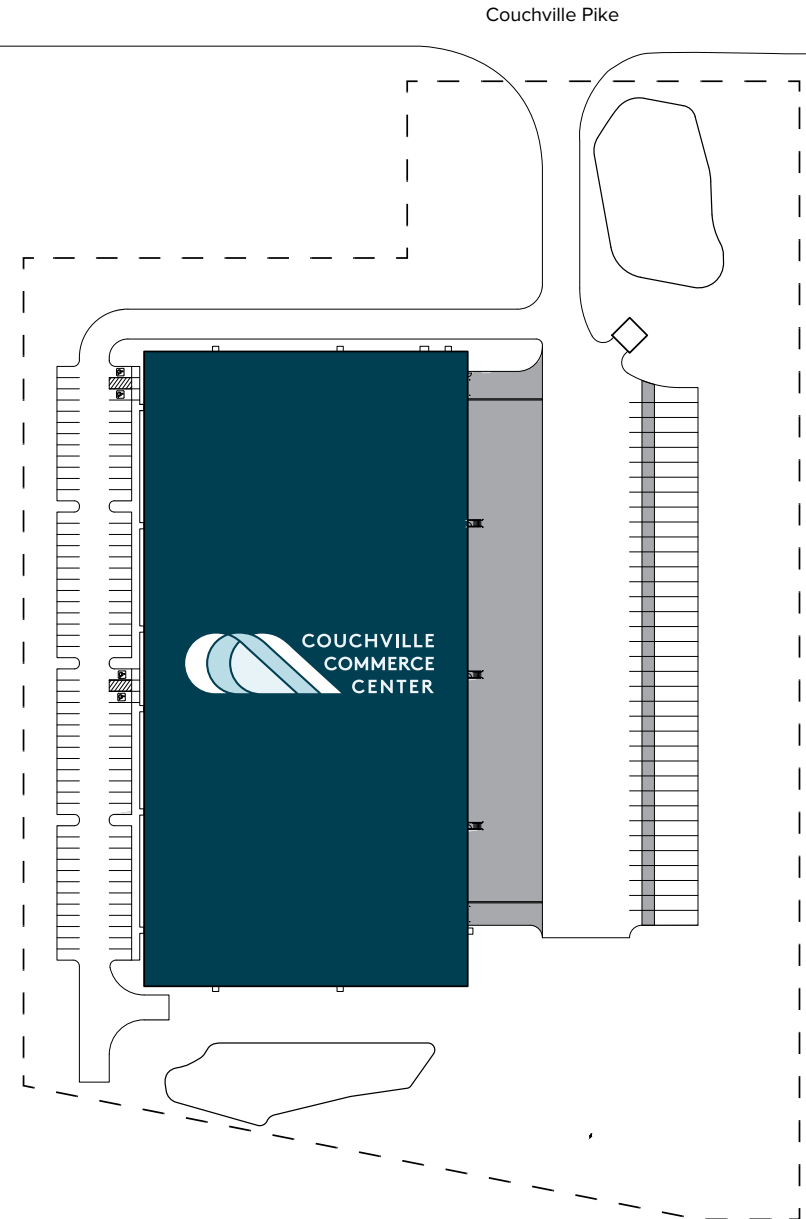


2791 COUCHVILLE PIKE, NASHVILLE, TN

OPPORTUNITY OVERVIEW

Building specifications

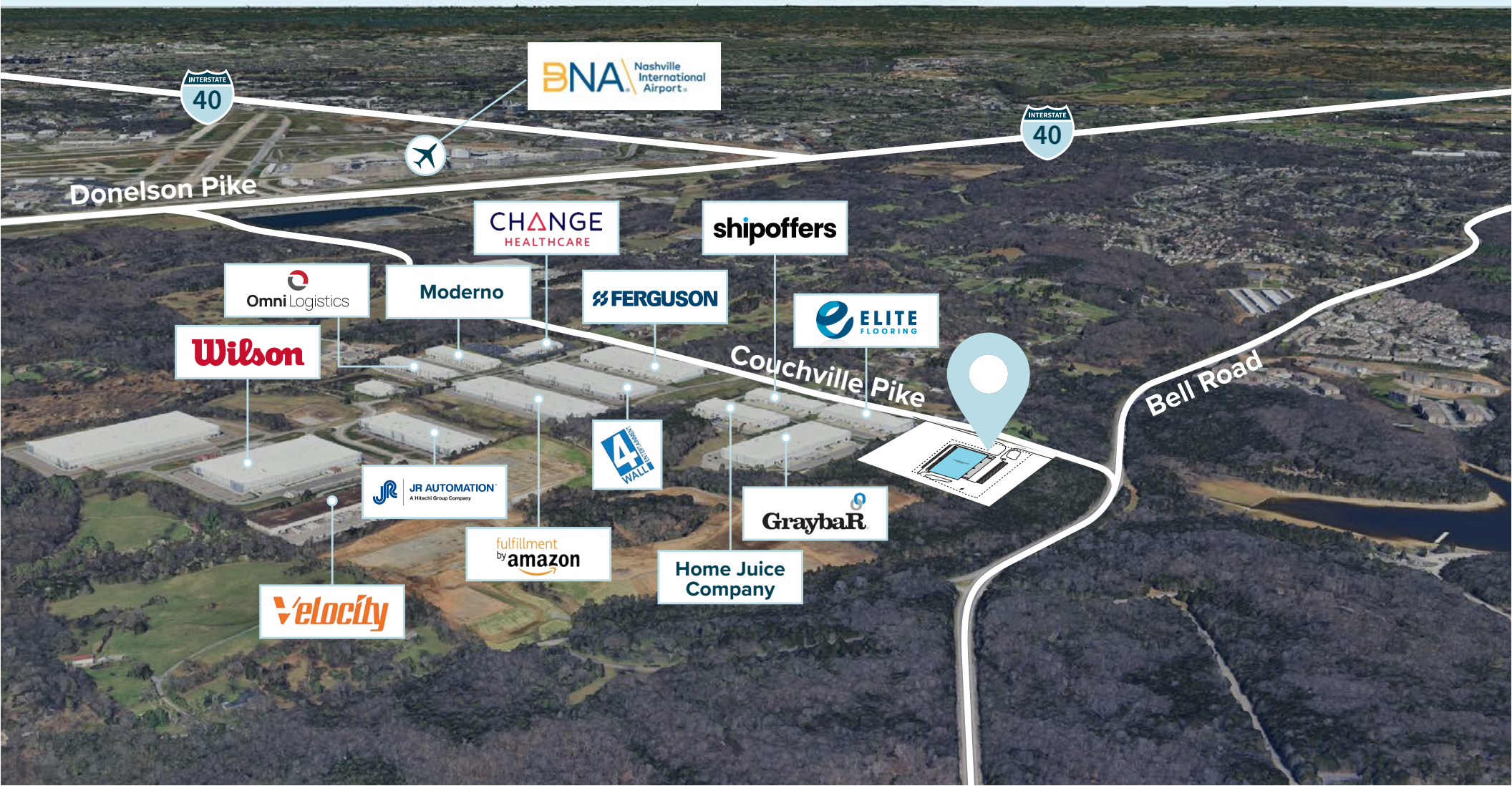
Year Built	Under construction; delivering Spring 2027
Total Building Size	132,480 SF
Office	+/- 1,750 SF
Building Dimensions	510' x 260'
Column Spacing	54' x 50'
Clear Height	32'
Sprinklers	ESFR
Warehouse Lighting	Full-warehouse LED
Dock Doors	27
Drive-in Doors	2
Building Floor Slab	7" thick concrete
Power	2,000 Amps
Car Parking Spaces	94
Trailer Parking Spaces	36



CORPORATE NEIGHBORS

An established location for business growth

At an ideal location just minutes from I-40 and the Nashville International Airport, Couchville Commerce Center joins an established and sought-after neighborhood noted for efficiency, access, and amenities. Nearby developments and companies like Amazon, Ferguson, 4Walls, Wilson, and more recognize this location as one that optimizes growth and operations.



ACCESSIBILITY & LOCATION

Nashville

Nashville
International
Airport

10 miles

5 miles

3 miles



Drive times

Donelson Pike - 5 mins

I-40, Exit 219 - 8 mins

Nashville Int'l Airport - 9 mins

I-24, Exit 57B - 14 mins

Downtown Nashville - 22 mins

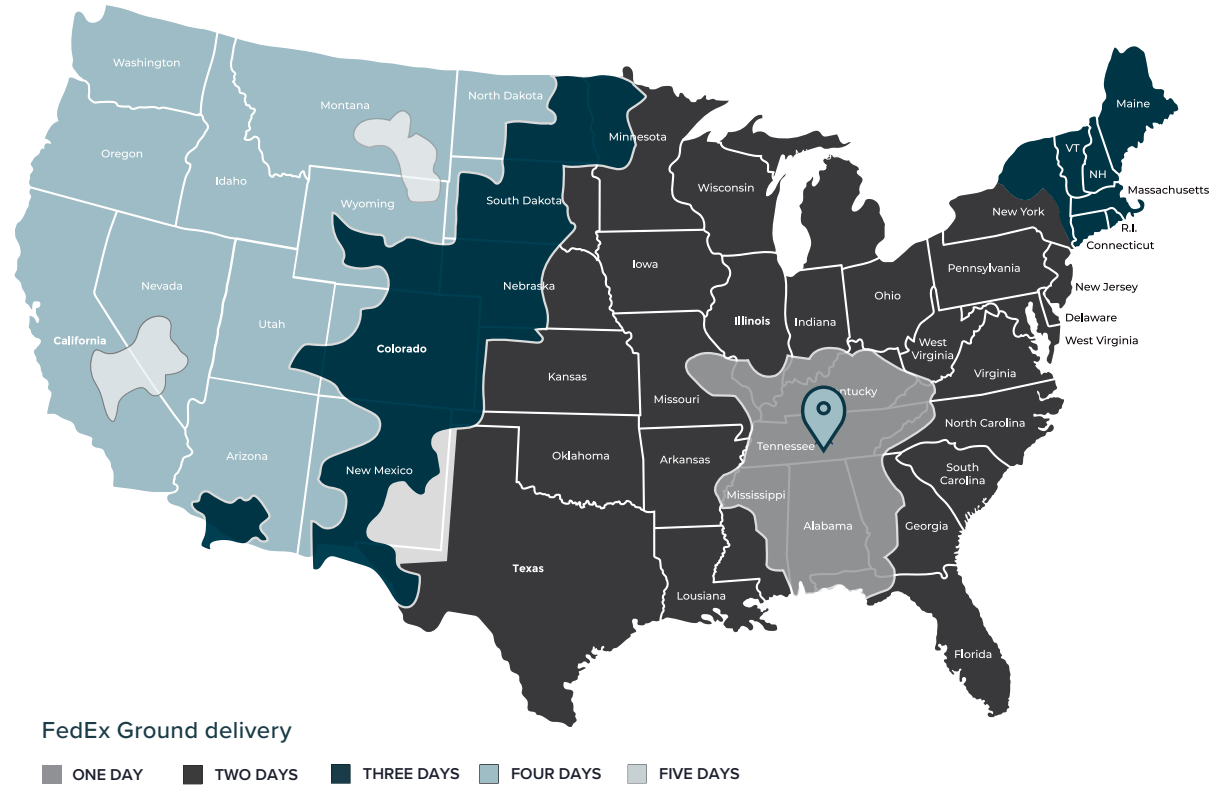


CAPITALIZE ON NASHVILLE

A location primed for growth and reach

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

This key location for manufacturing and distribution puts more than 70% of the U.S. population in reach within a 2-hour flight or 2-day ground delivery. At the convergence of three major interstates and nearby international airport, a Nashville location optimizes operations and maximizes profits.



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

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



12 million people live within a 2.5 hour drive



75% of the U.S. market is within a 2-hour flight

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

7.8% Population growth projected from 2024 to 2029



Nashville is located within 650 miles of 50% of the U.S. population

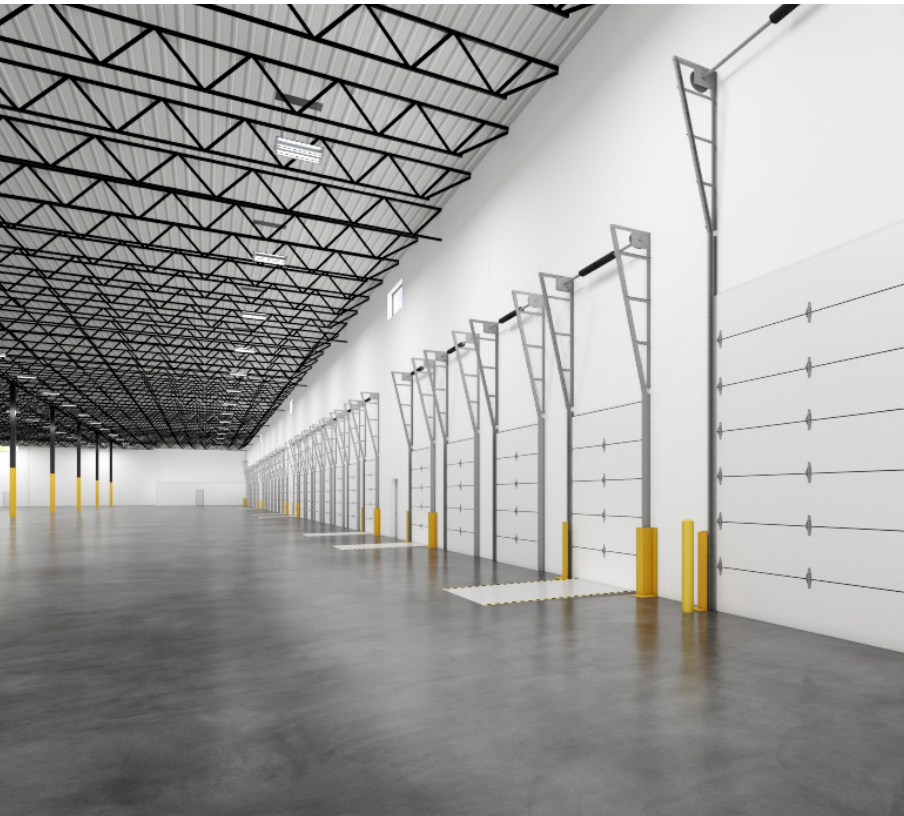


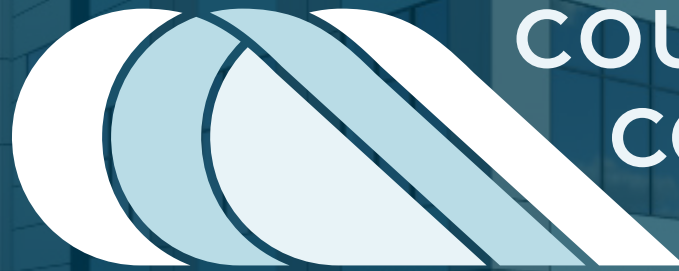
41M people within a 300-mile radius

COUCHVILLE COMMERCE CENTER



Take a look inside
Scan to take a virtual tour





COUCHVILLE COMMERCE CENTER



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