

# MINERVA

COMMERCE CENTER



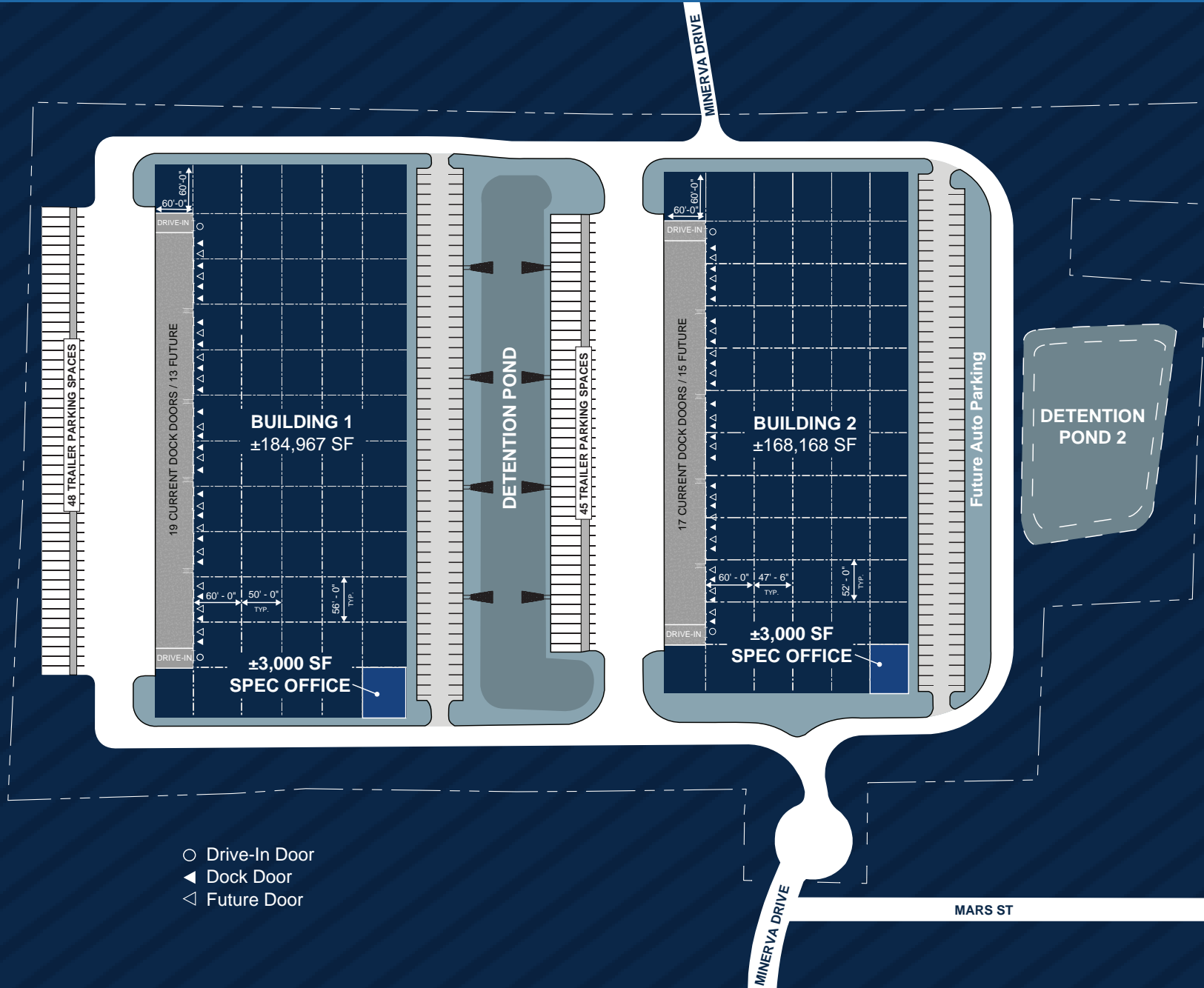
New Construction Class A Industrial Park Delivering Summer 2026  
Building 1: ±184,967 SF | Building 2: ±168,168 SF



# FOR LEASE

1701 Mars Street, La Vergne, TN (Nashville MSA)

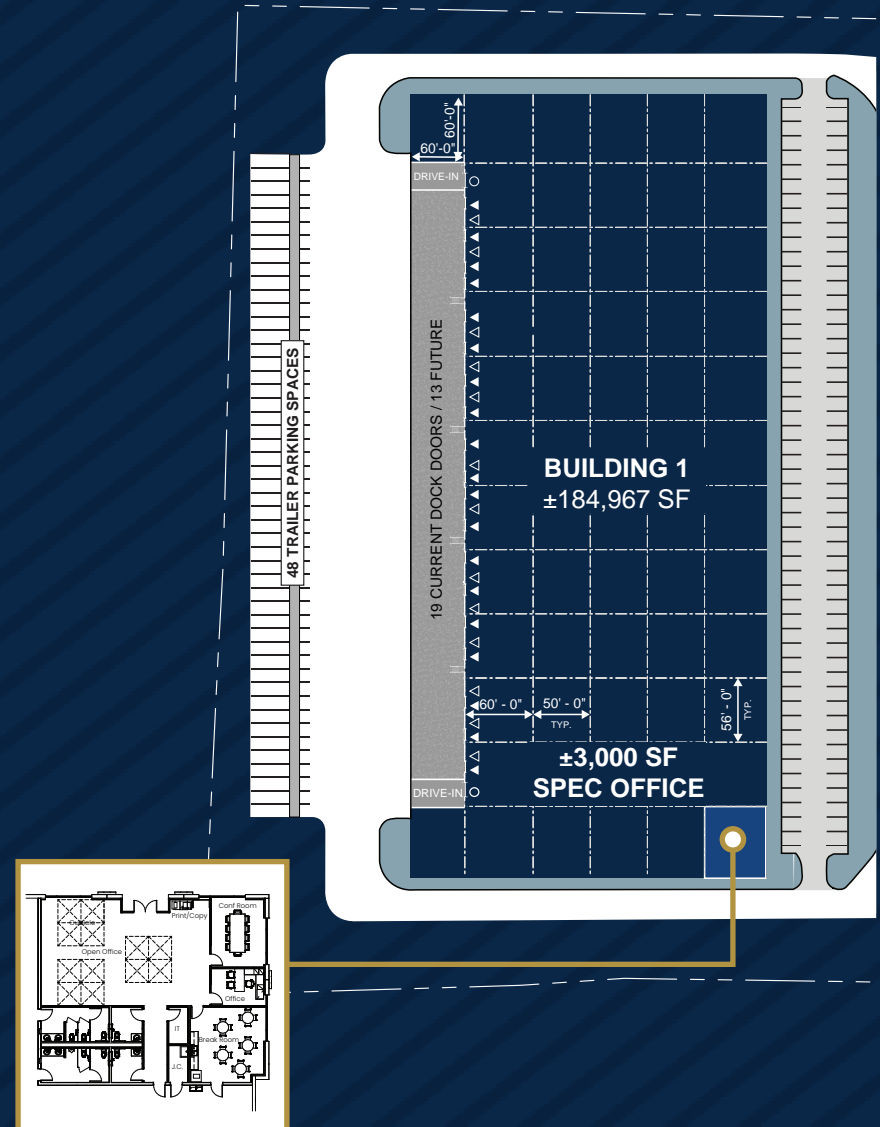
# SITE PLAN



# BUILDING 1 SPECIFICATIONS

1701 Mars Street, La Vergne, TN 37086

<b>Building Square Footage:</b>	±184,967 SF
<b>Available SF:</b>	±184,967 SF (Divisible to ±29,000)
<b>Office:</b>	±3,000 SF Spec Office (Expandable as TI)
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	56' wide x 50' deep (60' deep speed bays)
<b>Building Dimensions:</b>	680'L x 260'D
<b>Dock-High Doors:</b>	19 Current (9 with Levelers, 10 without Levelers) 13 Future Knockouts Available
<b>Drive-In Ramp Doors:</b>	2
<b>Car Parking Spaces:</b>	143 (plus 140 future)
<b>Truck Court Depth:</b>	135' plus 55' trailer stalls
<b>Loading Configuration:</b>	Real-Loading
<b>Trailer Parking Spaces:</b>	48
<b>Zoning:</b>	I-1 (Industrial)
<b>Year Built:</b>	Under Construction (Delivering Summer 2026)
<b>Construction Type:</b>	Concrete Tilt Wall
<b>Sprinklers:</b>	ESFR
<b>Power:</b>	Up to 2,000 Amps per building, 480V, 3-Phase (Expandable)
<b>Building Floor Slab:</b>	7" Thick Concrete
<b>Roof Type:</b>	60 Mil TPO (R-20); 20-Year Warranty
<b>Warehouse Lighting:</b>	Full-Warehouse LED
<b>Warehouse Heating:</b>	Gas-Fired Unit Heaters





# 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

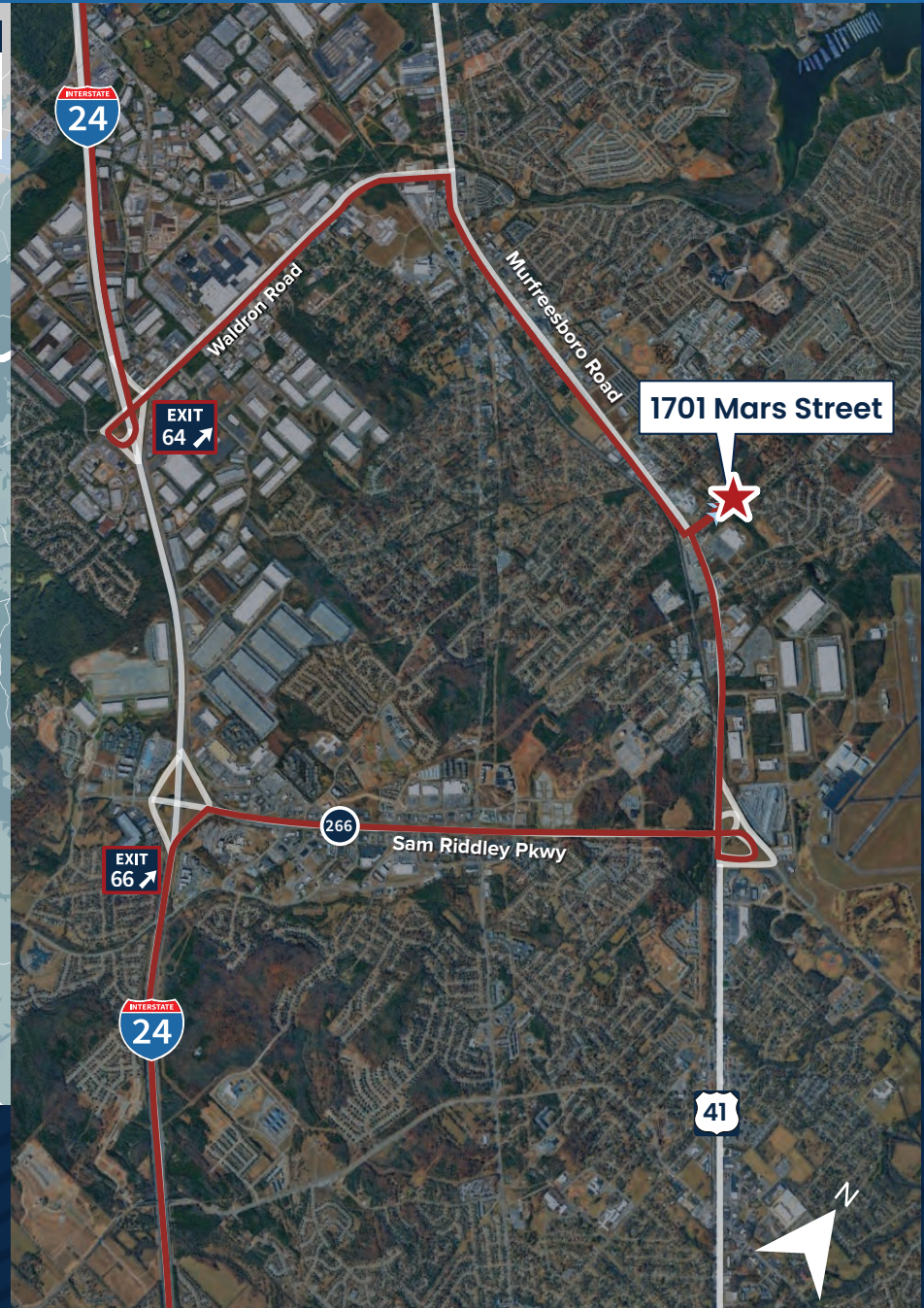
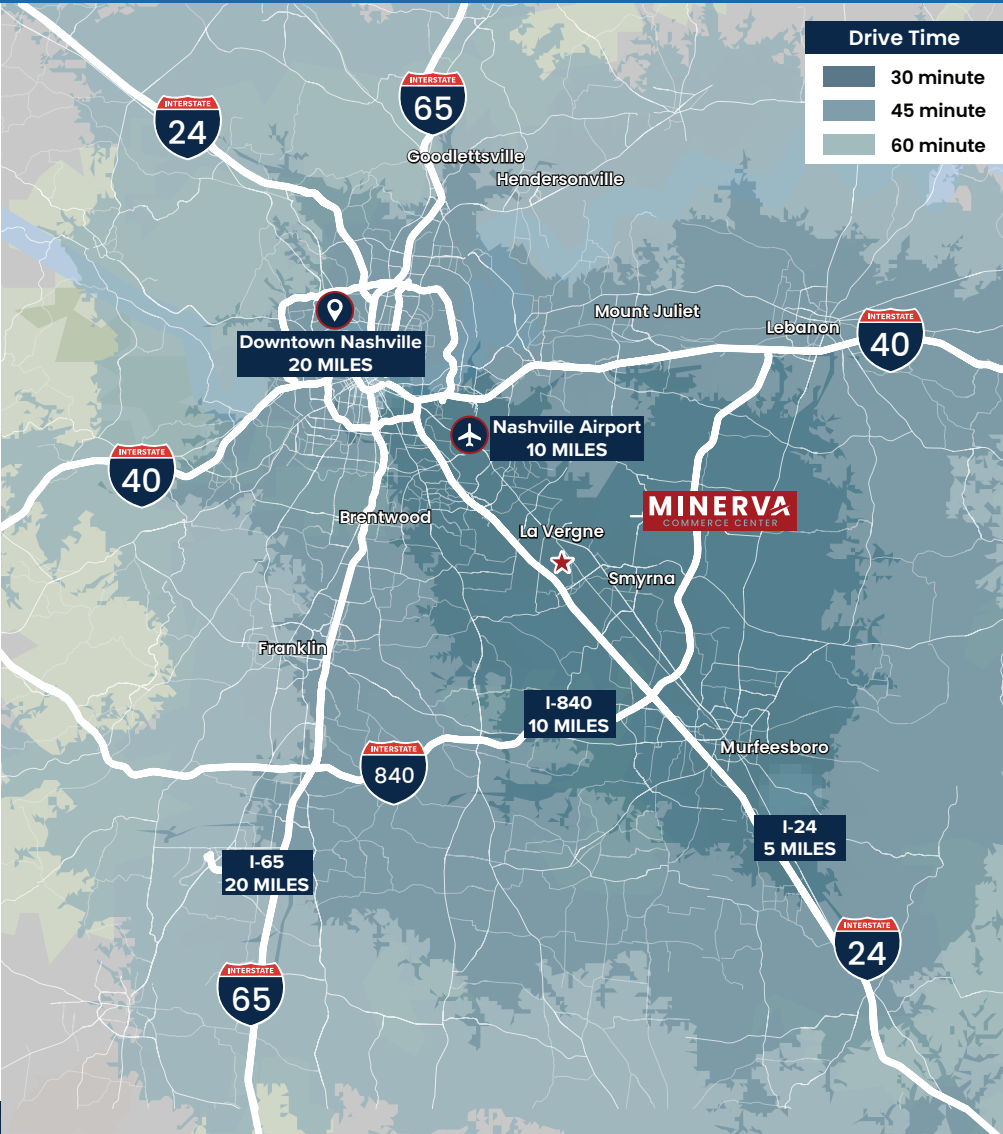
# AERIALS



# ACCESS

# MINERVA

COMMERCE CENTER



## Nearby Retail Amenities



# DEMOGRAPHICS

**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

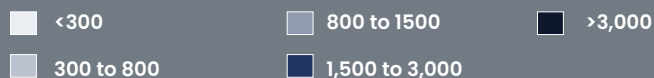
**#1**  
Best U.S. City for Job  
Opportunities (Business  
Insider, 2023)

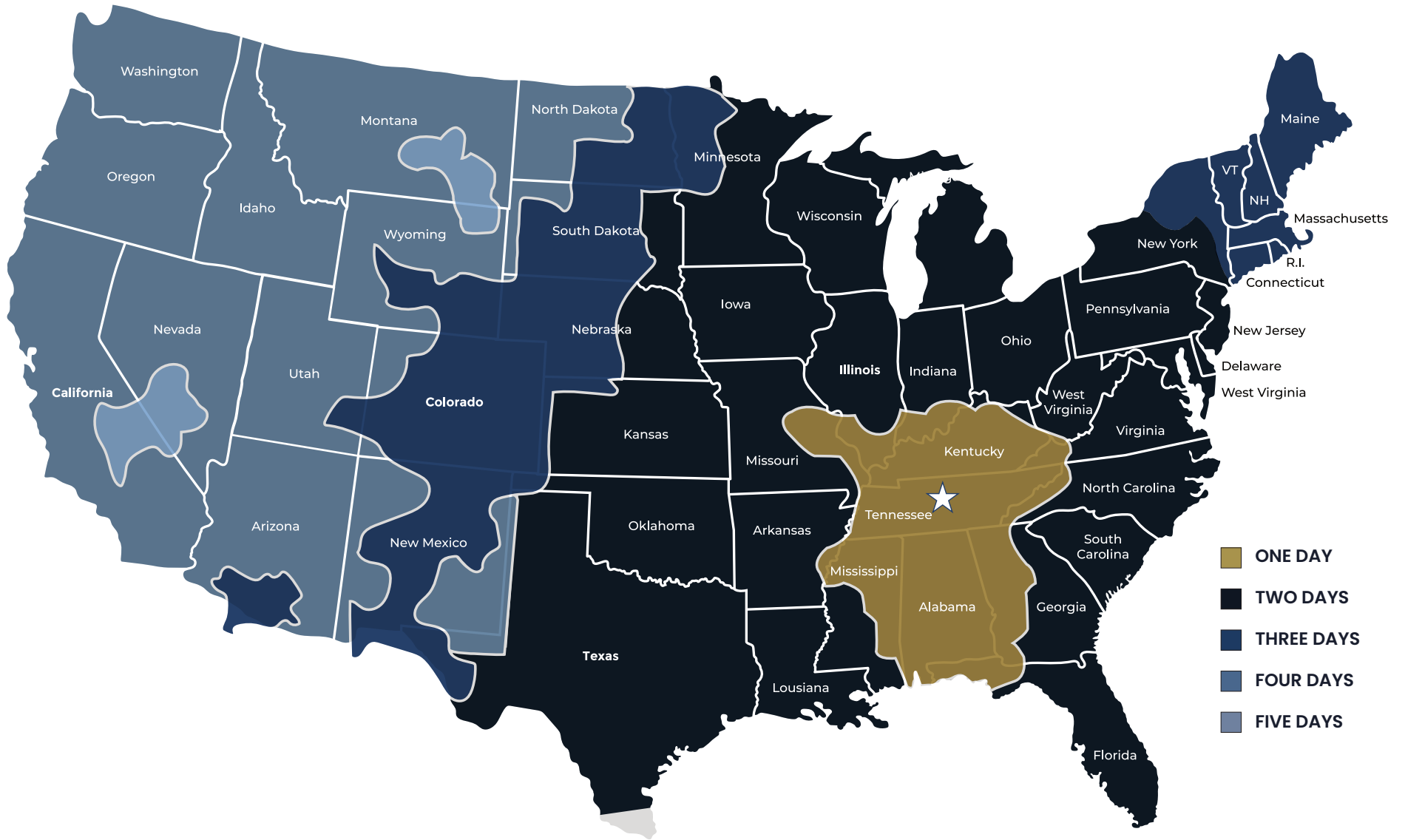
**#1**  
Best City for Real Estate  
Investment for 3rd Consecutive Year  
(PWC & ULI, 2024)

**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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