# MINERVA
COMMERCE CENTER

JLL | BRENNAN INVESTMENT GROUP

**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

MINERVA
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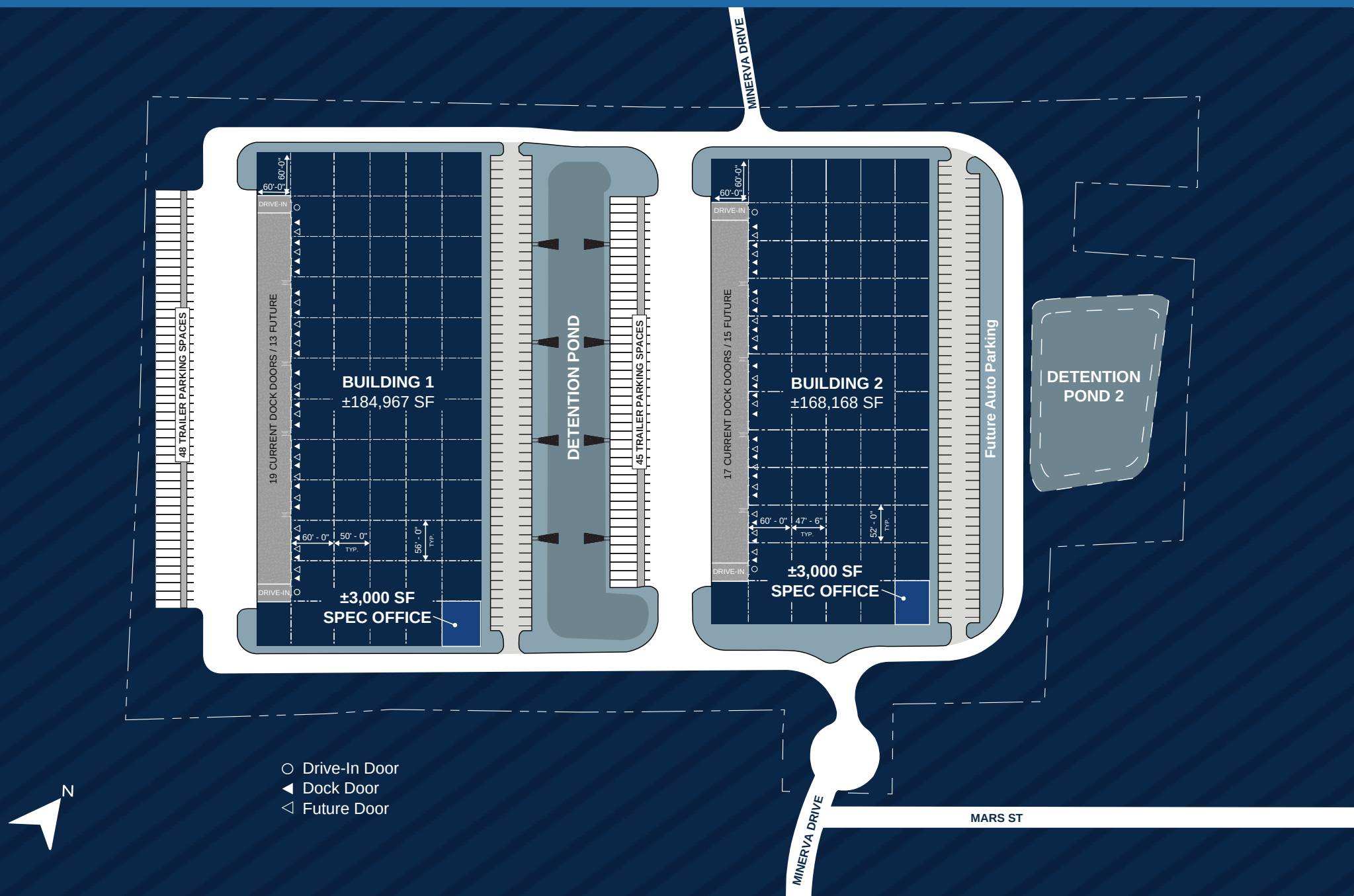
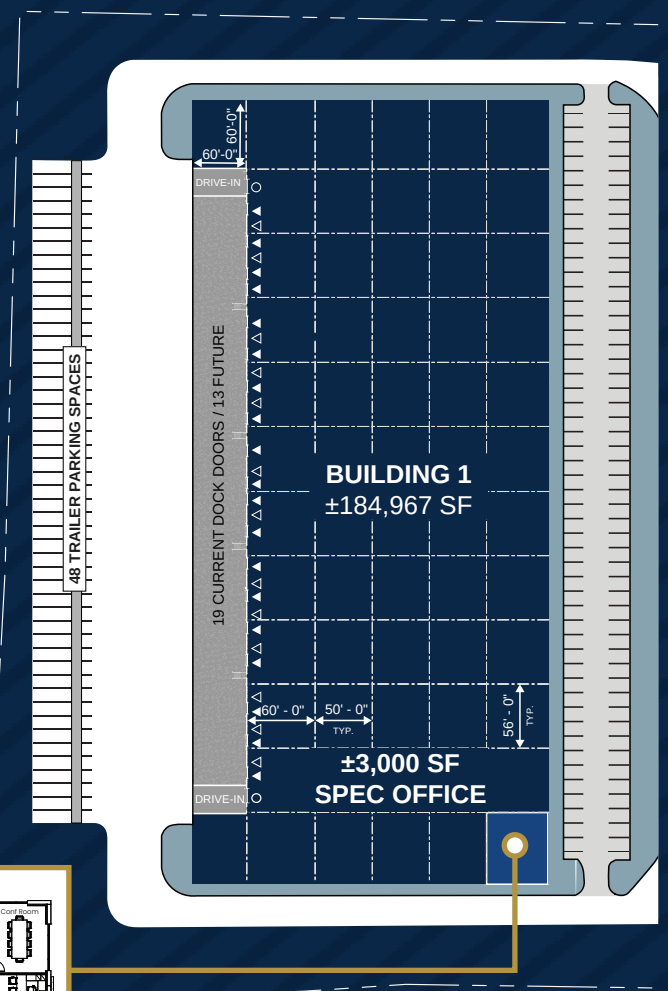
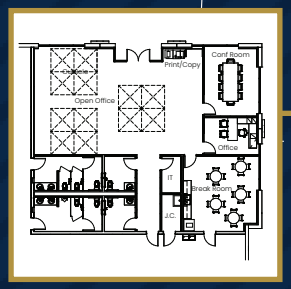


# BUILDING 1 SPECIFICATIONS

MINERVA
COMMERCE CENTER

| 1701 Mars Street, La Vergne, TN 37086 | |
|---|---|
| **Building Square Footage:** | ±184,967 SF |
| **Available SF:** | ±184,967 SF (Divisable to ±29,000) |
| **Office:** | ±3,000 SF Spec Office (Expandable as TI) |
| **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)<br>13 Future Knockouts Available |
| **Drive-In Ramp Doors:** | 2 |
| **Car Parking Spaces:** | 143 (plus 140 future) |
| **Truck Court Depth:** | 135' plus 55' trailer stalls |
| **Loading Configuration:** | Real-Loading |
| **Trailer Parking Spaces:** | 48 |
| **Zoning:** | I-1 (Industrial) |
| **Year Built:** | Under Construction (Delivering Summer 2026) |
| **Construction Type:** | Concrete Tilt Wall |
| **Sprinklers:** | ESFR |
| **Power:** | Up to 2,000 Amps per building, 480V, 3-Phase (Expandable) |
| **Building Floor Slab:** | 7" Thick Concrete |
| **Roof Type:** | 60 Mil TPO (R-20); 20-Year Warranty |
| **Warehouse Lighting:** | Full-Warehouse LED |
| **Warehouse Heating:** | Gas-Fired Unit Heaters |



# BUILDING 2 SPECIFICATIONS

MINERVA
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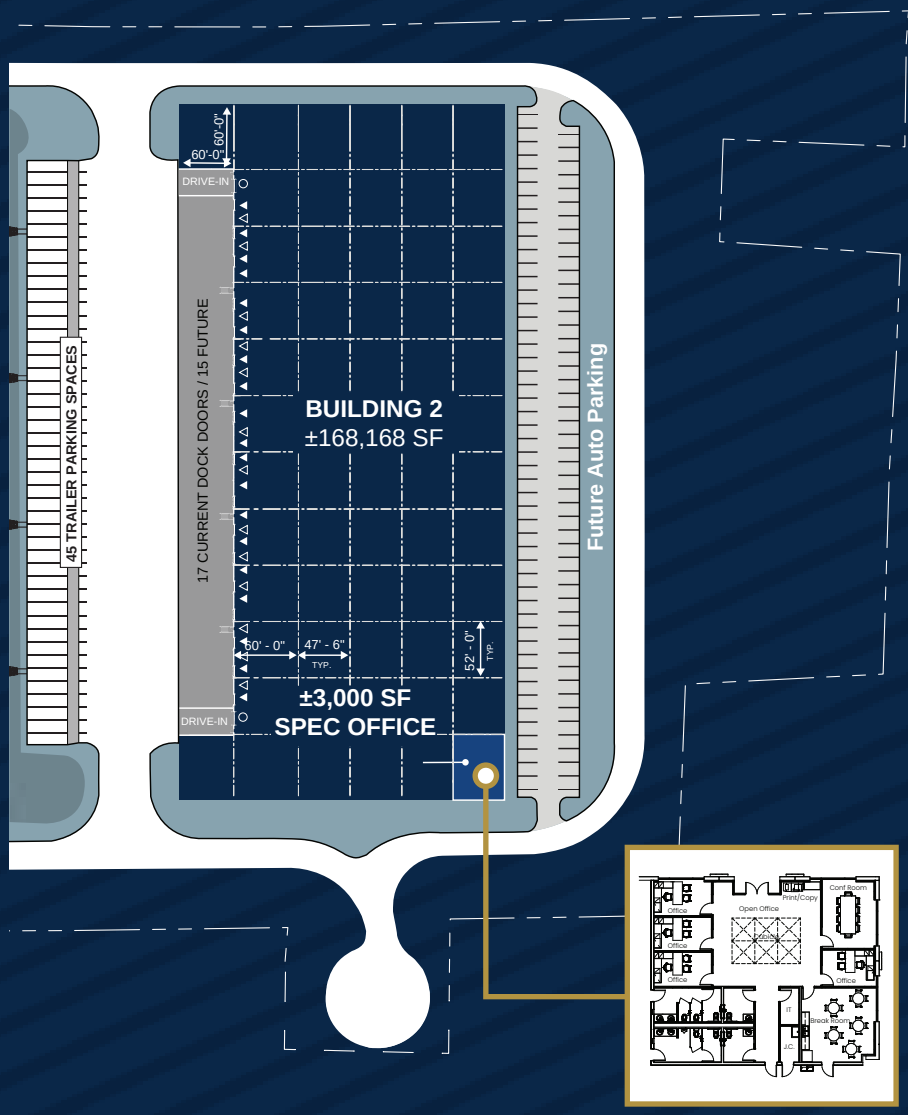
| 1701 Mars Street, La Vergne, TN 37086 | |
|---|---|
| **Building Square Footage:** | ±168,168 SF |
| **Available SF:** | ±168,168 SF (Divisible to ±26,000 SF) |
| **Office:** | ±3,000 SF Spec Office (Expandable as TI) |
| **Clear Height:** | 32' |
| **Column Spacing:** | 52' wide x 47'6 deep (60' deep speed bays) |
| **Building Dimensions:** | 640'Lx 250'D |
| **Dock-High Doors:** | 17 Current (9 with Levelers, 8 without Levelers)<br>15 Future Knockouts Available |
| **Drive-In Ramp Doors:** | 2 |
| **Car Parking Spaces:** | 135 |
| **Truck Court Depth:** | 135' plus 55' trailer stalls |
| **Loading Configuration:** | Real-Loading |
| **Trailer Parking Spaces:** | 45 |
| **Zoning:** | I-1 (Industrial) |
| **Year Built:** | Under Construction (Delivering Summer 2026) |
| **Construction Type:** | Concrete Tilt Wall |
| **Sprinklers:** | ESFR |
| **Power:** | Up to 2,000 Amps per building, 480V, 3-Phase (Expandable) |
| **Building Floor Slab:** | 7" Thick Concrete |
| **Roof Type:** | 60 Mil TPO (R-20); 20-Year Warranty |
| **Warehouse Lighting:** | Full-Warehouse LED |
| **Warehouse Heating:** | Gas-Fired Unite Heating |



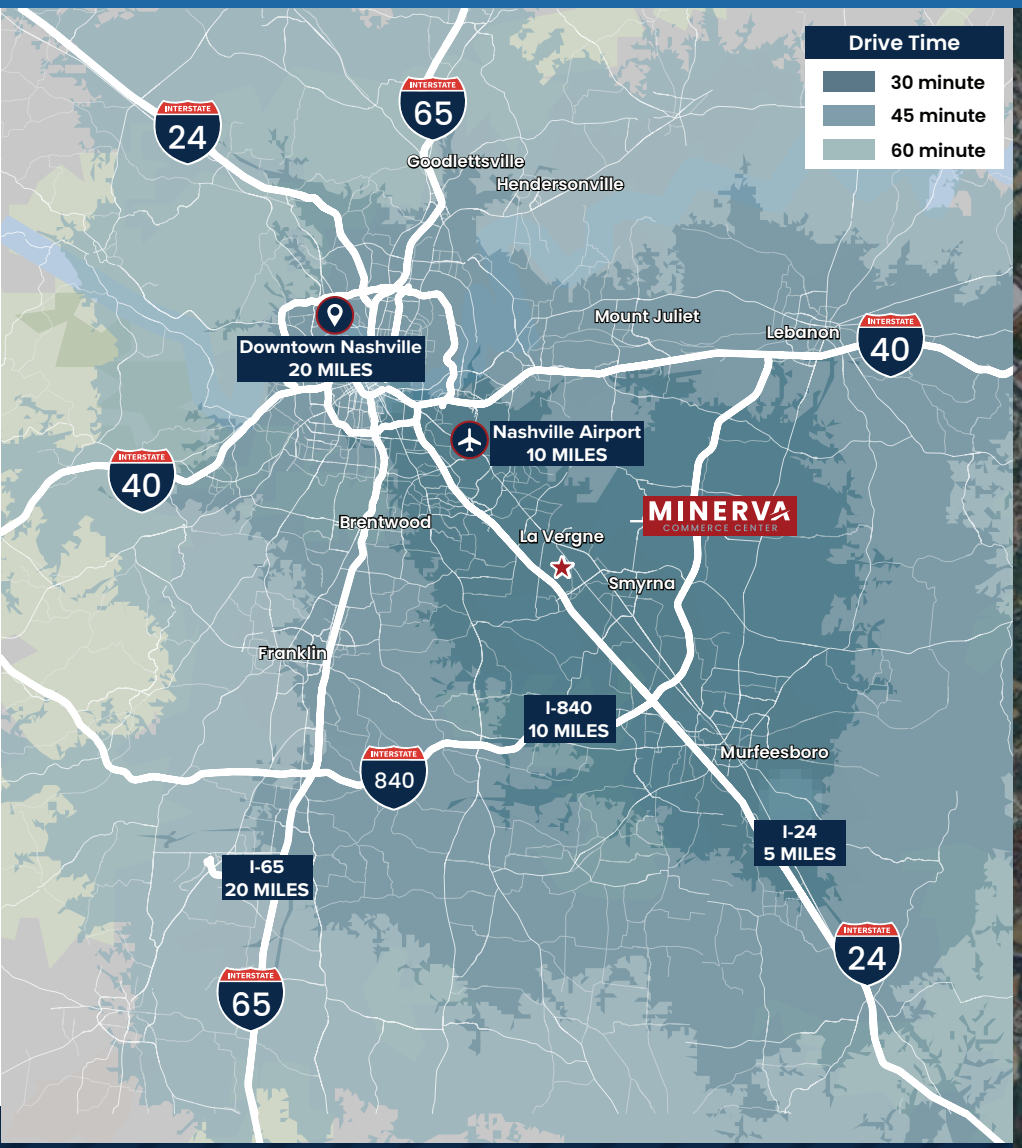
# OFFSITE ROAD IMPROVEMENTS

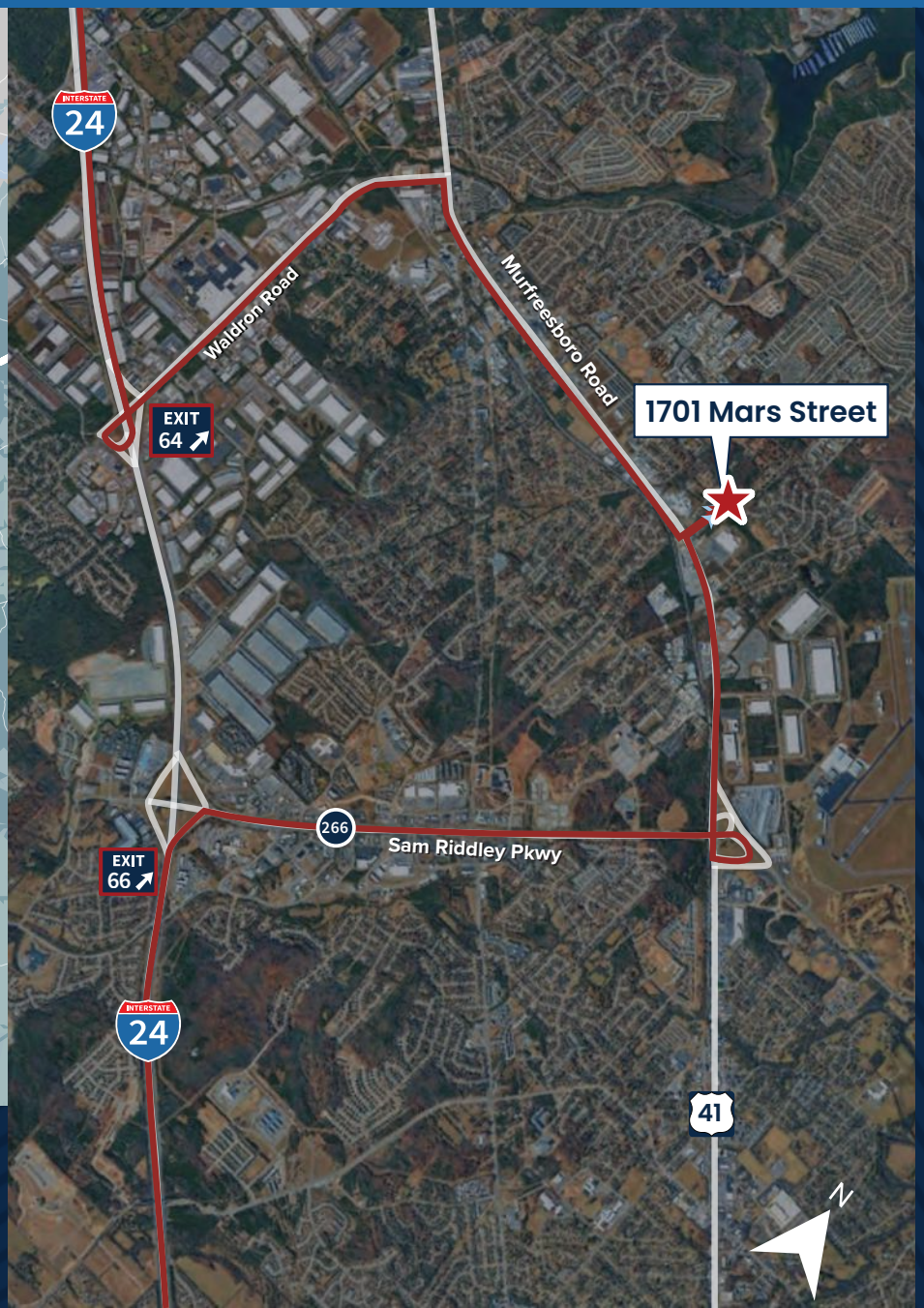
Project includes $4.5 Million offsite road improvements to Minerva Drive and Murfreesboro Road

# AERIALS

# ACCESS

MINERVA
COMMERCE CENTER




## Nearby Retail Amenities

Publix
WHATABURGER
SONIC
Wendy's
ZAXBY'S

# DEMOGRAPHICS

MINERVA
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**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

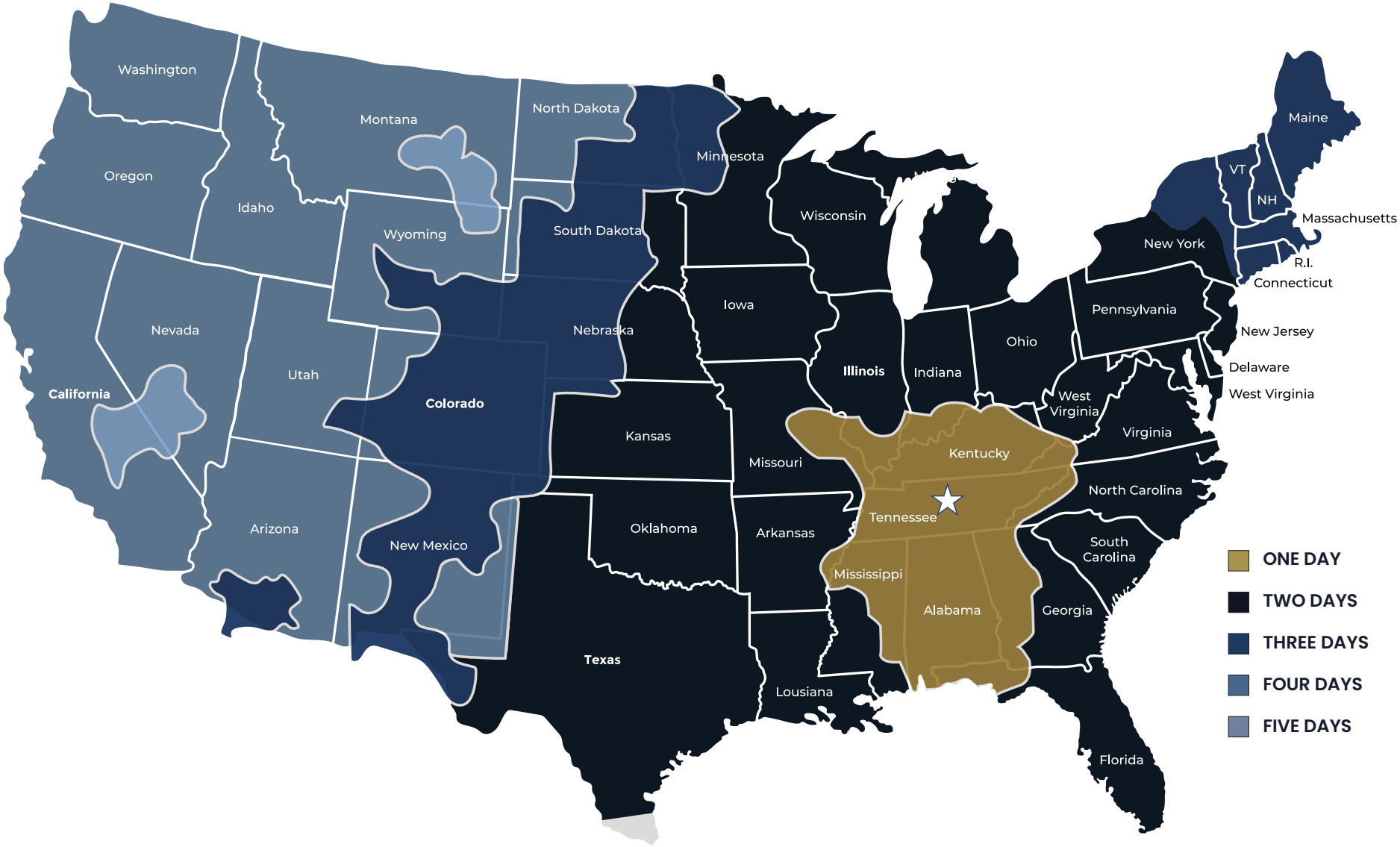
**#1**
Best U.S. City for Job Opportunities (Business Insider, 2023)

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

**2.2 MILLION**
Total Pop

**TRANSPORTATION/WAREHOUSE EMPLOYMENT**

- <300
- 300 to 800
- 800 to 1500
- 1,500 to 3,000
- >3,000




# FEDEX DRIVE TIME

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

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

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

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

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

**Three major interstates** converge in Nashville

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