

MINERVA

COMMERCE CENTER



New Construction Class A Industrial Park Delivering Summer 2026

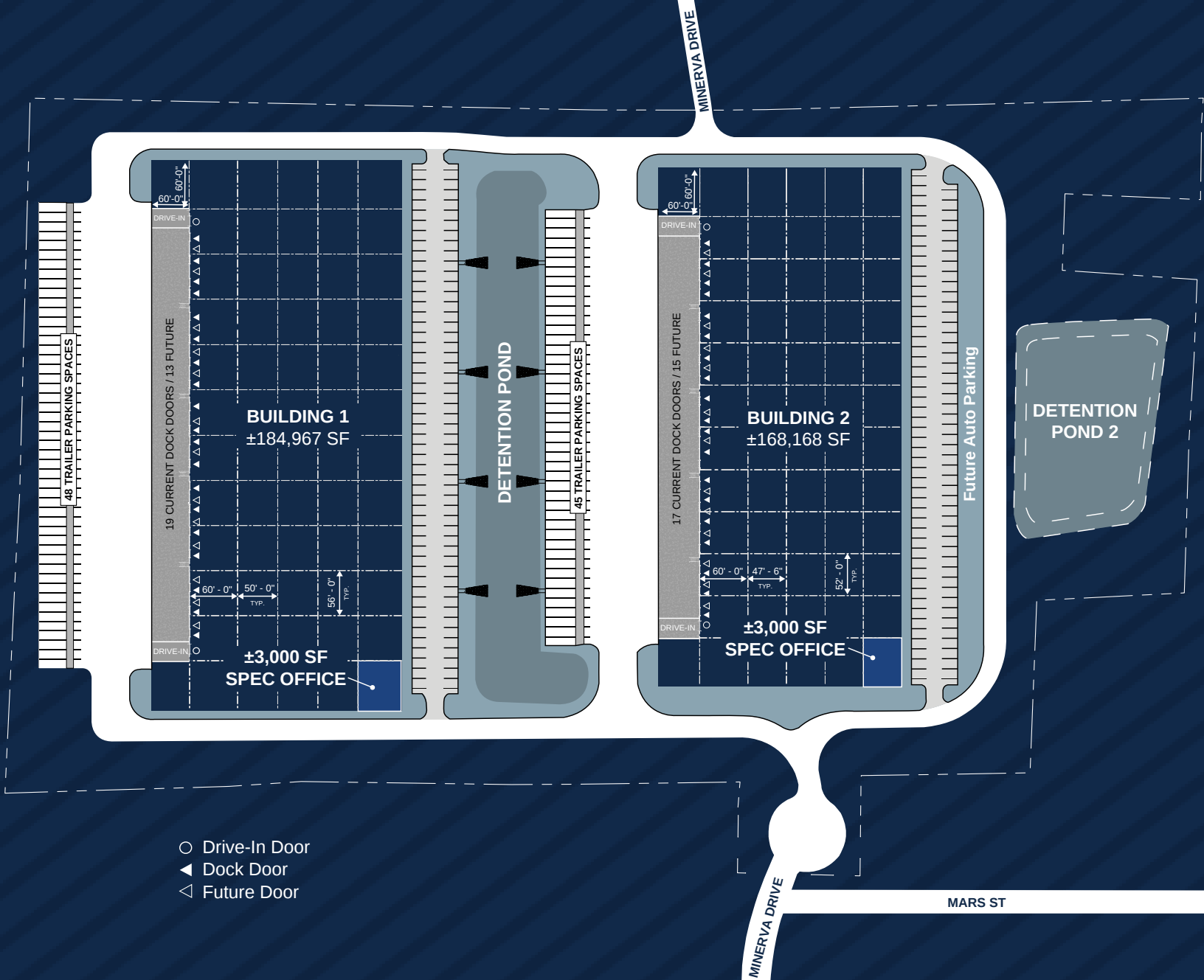
Building 1: ±184,967 SF | Building 2: ±168,168 SF



FOR LEASE

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

SITE PLAN

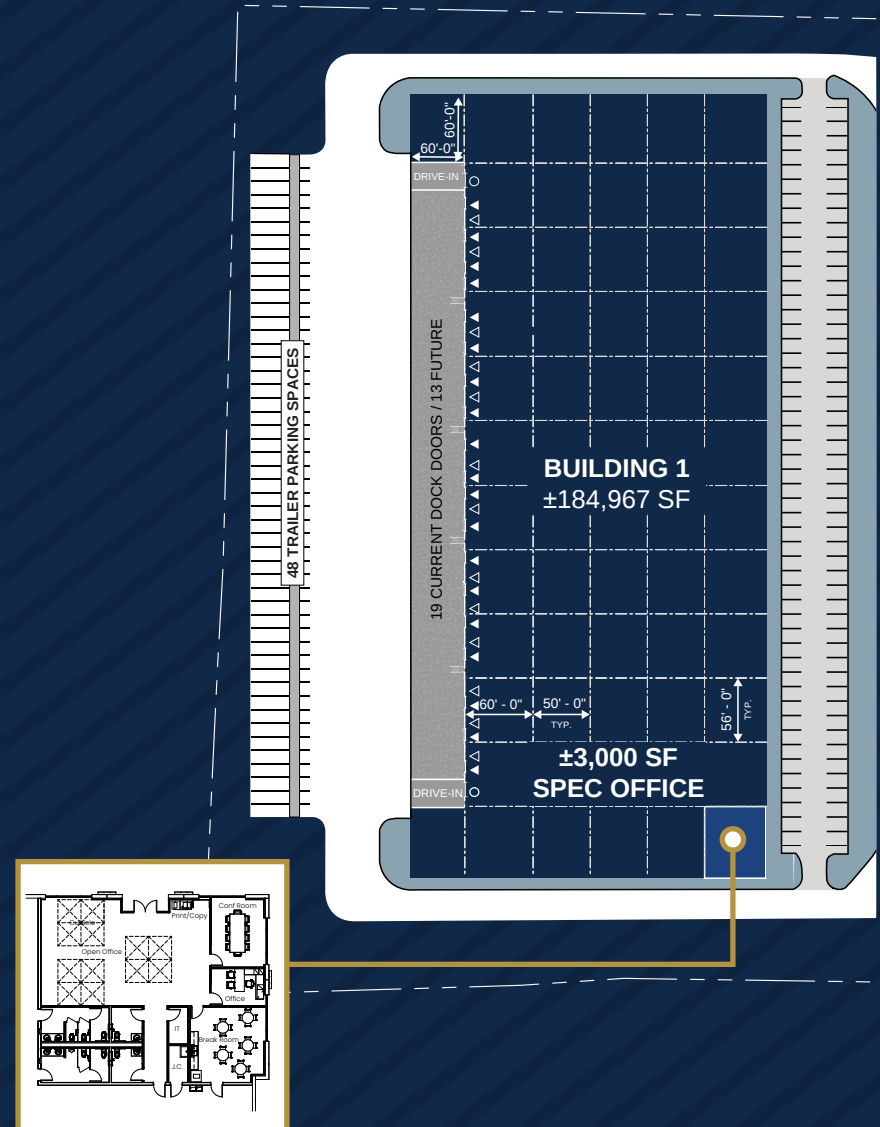


BUILDING 1 SPECIFICATIONS

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1701 Mars Street, La Vergne, TN 37086

Total Building SF:	±184,967 SF
Available SF:	±184,967 SF (Divisible to ±29,000 SF)
Office SF:	±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) 13 Future Knockouts Available
Drive-In Doors:	2
Car Parking Spaces:	143 (plus 140 future)
Truck Court Depth:	135' plus 55' trailer stalls
Loading Configuration:	Rear-Loading
Trailer Parking Spaces:	48
Zoning:	I-1 (Industrial)
Year Built:	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

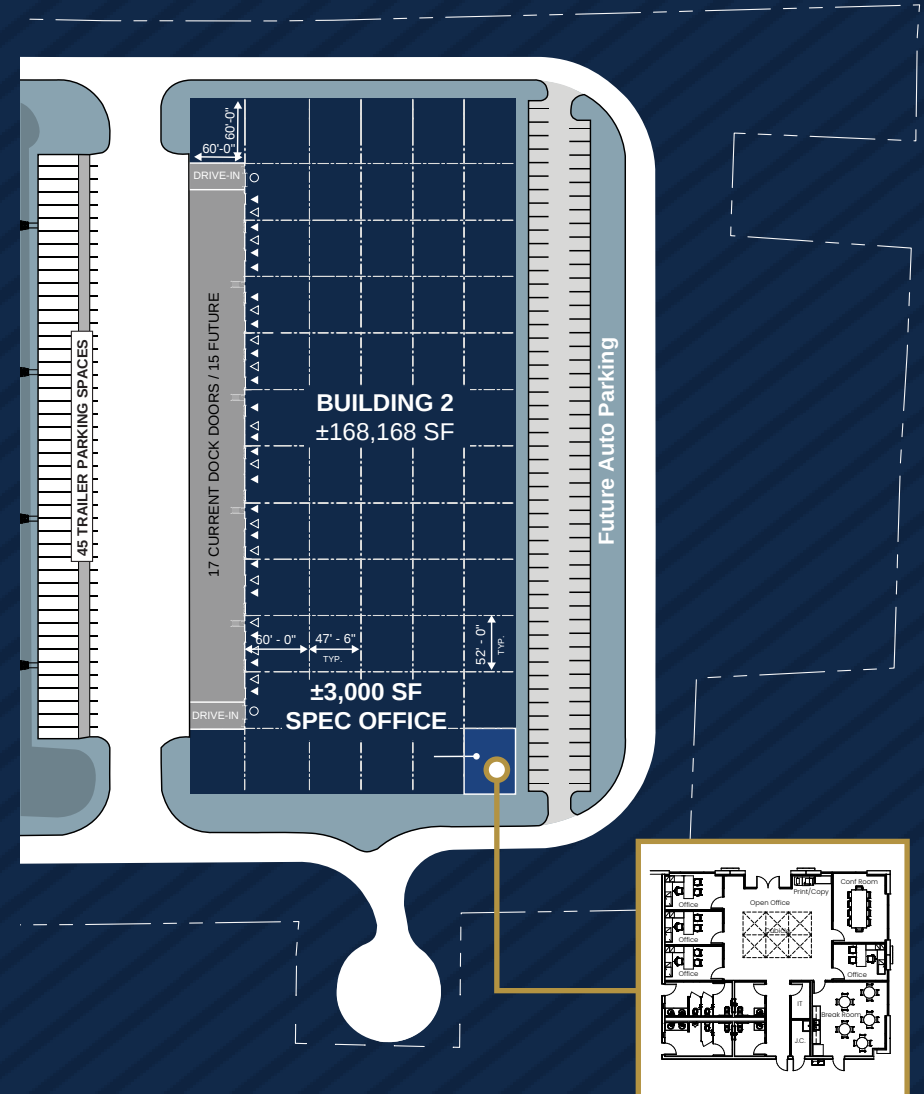


BUILDING 2 SPECIFICATIONS

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1701 Mars Street, La Vergne, TN 37086

Total Building SF:	±168,168 SF
Available SF:	±168,168 SF (Divisible to ±26,000 SF)
Office SF:	±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'L x 250'D
Dock-High Doors:	17 Current (9 with Levelers, 8 without Levelers) 15 Future Knockouts Available
Drive-In Doors:	2
Car Parking Spaces:	135
Truck Court Depth:	135' plus 55' trailer stalls
Loading Configuration:	Rear-Loading
Trailer Parking Spaces:	45
Zoning:	I-1 (Industrial)
Year Built:	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



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

MURFREESBORO ROAD



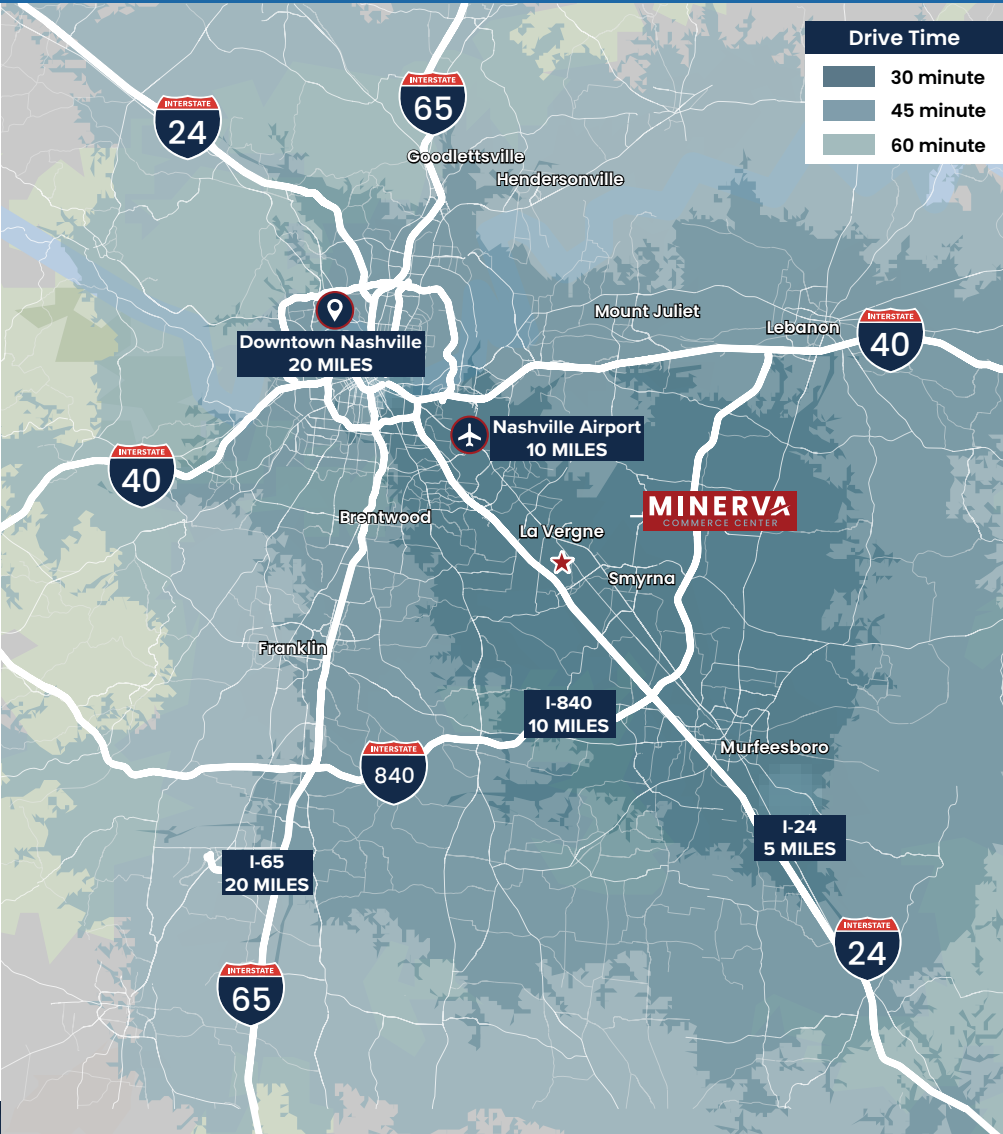
AERIALS



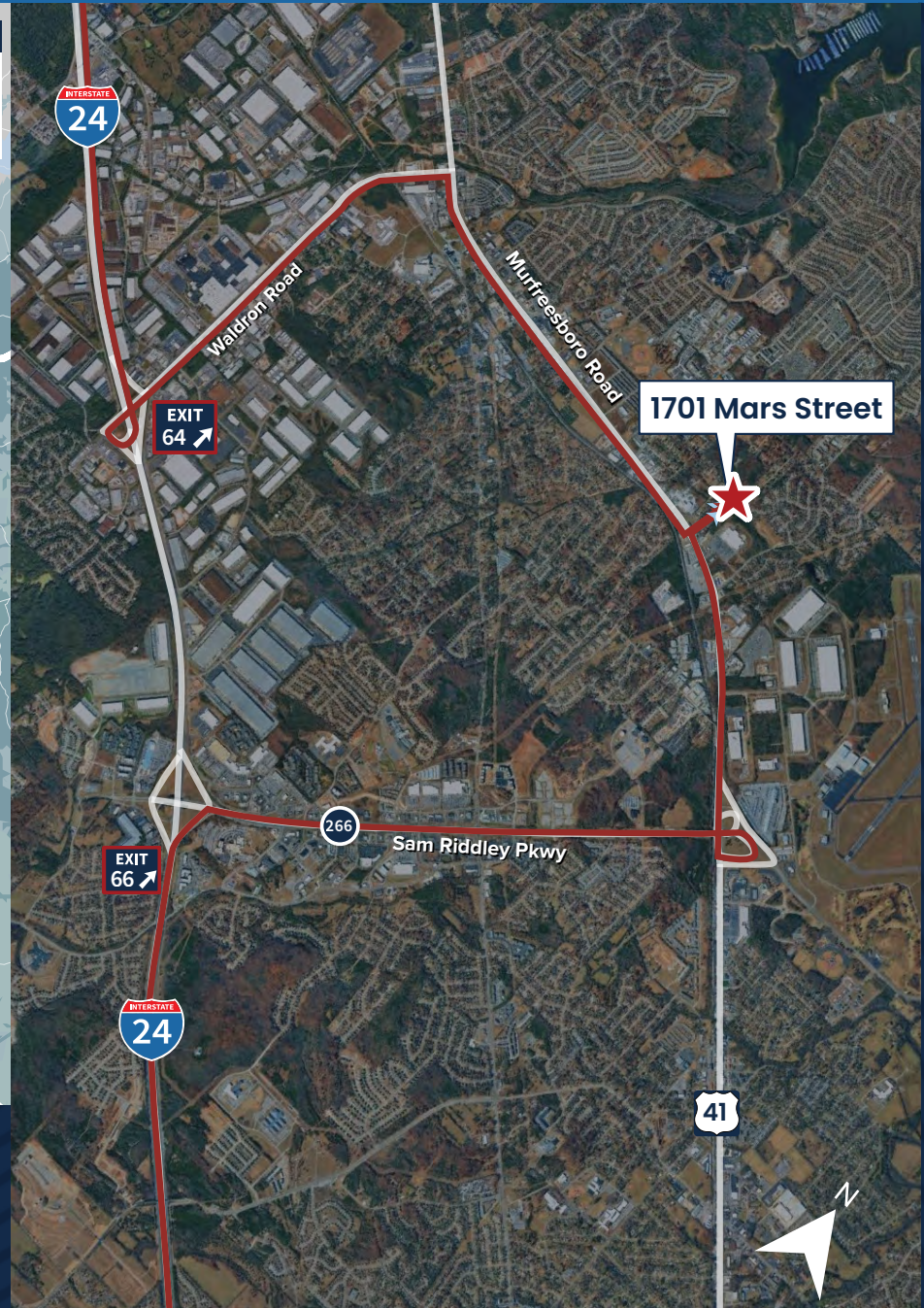
ACCESS

MINERVA

COMMERCE CENTER



Nearby Retail Amenities



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

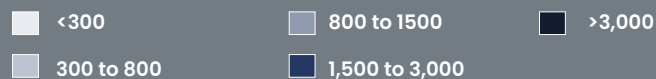
Best City for Real Estate
Investment for 3rd Consecutive Year
(PWC & ULI, 2024)

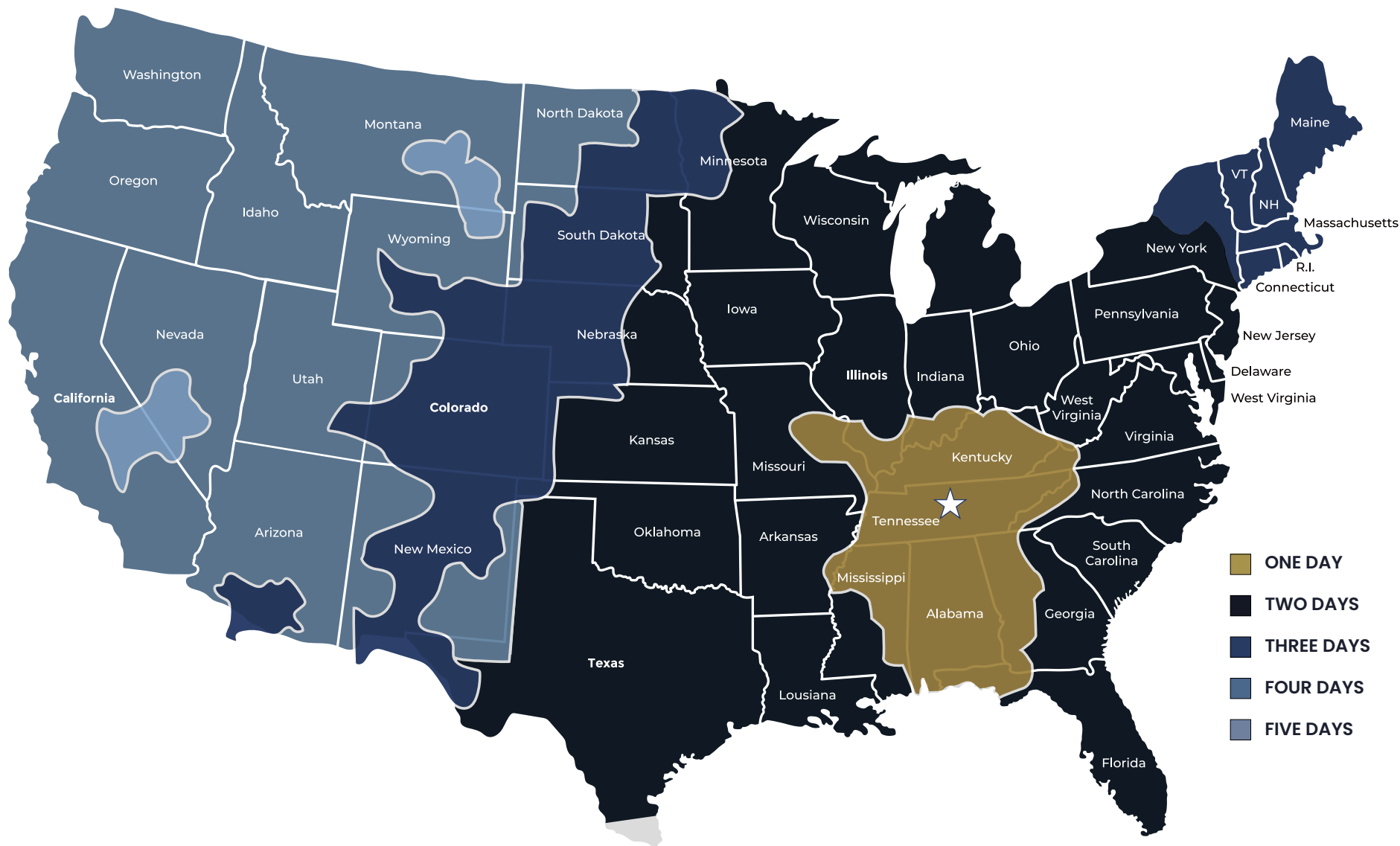
2.2 MILLION

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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