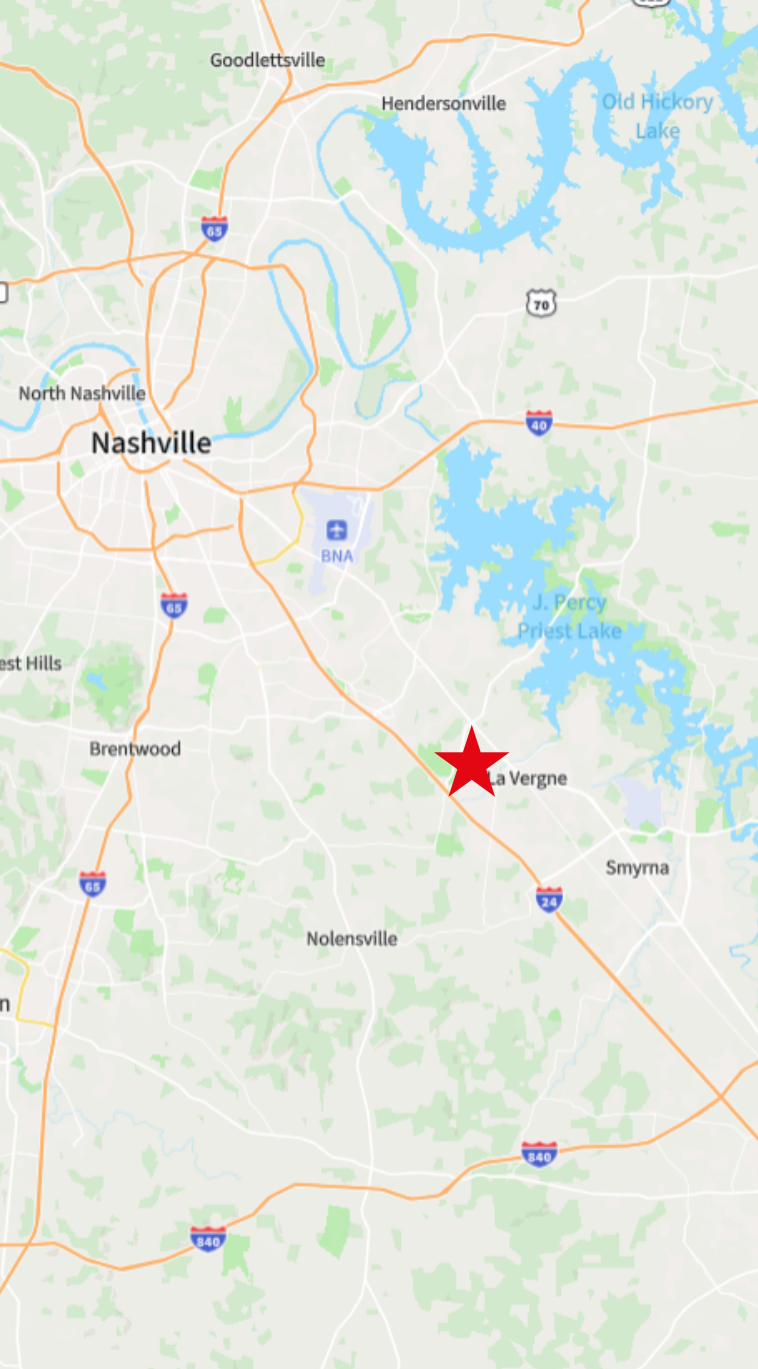




# For sublease

±131,200 SF Available in La Vergne

 **JLL** SEE A BRIGHTER WAY



# 1706 Heil Quaker Blvd, La Vergne, TN

|                  |                                              |
|------------------|----------------------------------------------|
| Address          | 1706 Heil Quaker Blvd                        |
| City, St         | La Verge, TN                                 |
| Year Built       | 1988                                         |
| Available SF     | ±131,200                                     |
| Office SF        | ±5,172                                       |
| Docks            | 12                                           |
| Drive-ins        | 1                                            |
| Clear Height     | 24'                                          |
| Column Spacing   | 40' x 40'                                    |
| Available        | January 1, 2027                              |
| Lease Expiration | October 31, 2033 (sublease term is flexible) |



518,400 SF  
Total Building



120' Truck court w 60'  
concrete apron



4,000 Amp, 480 volt,  
3-phase electrical service



ESFR  
Sprinkler System

## Drive times

- 2.0 miles to I-24
- 12.5 miles to Nashville International Airport (BNA)
- 15.1 miles to I-40
- 16.5 miles to Downtown Nashville

# Floorplan

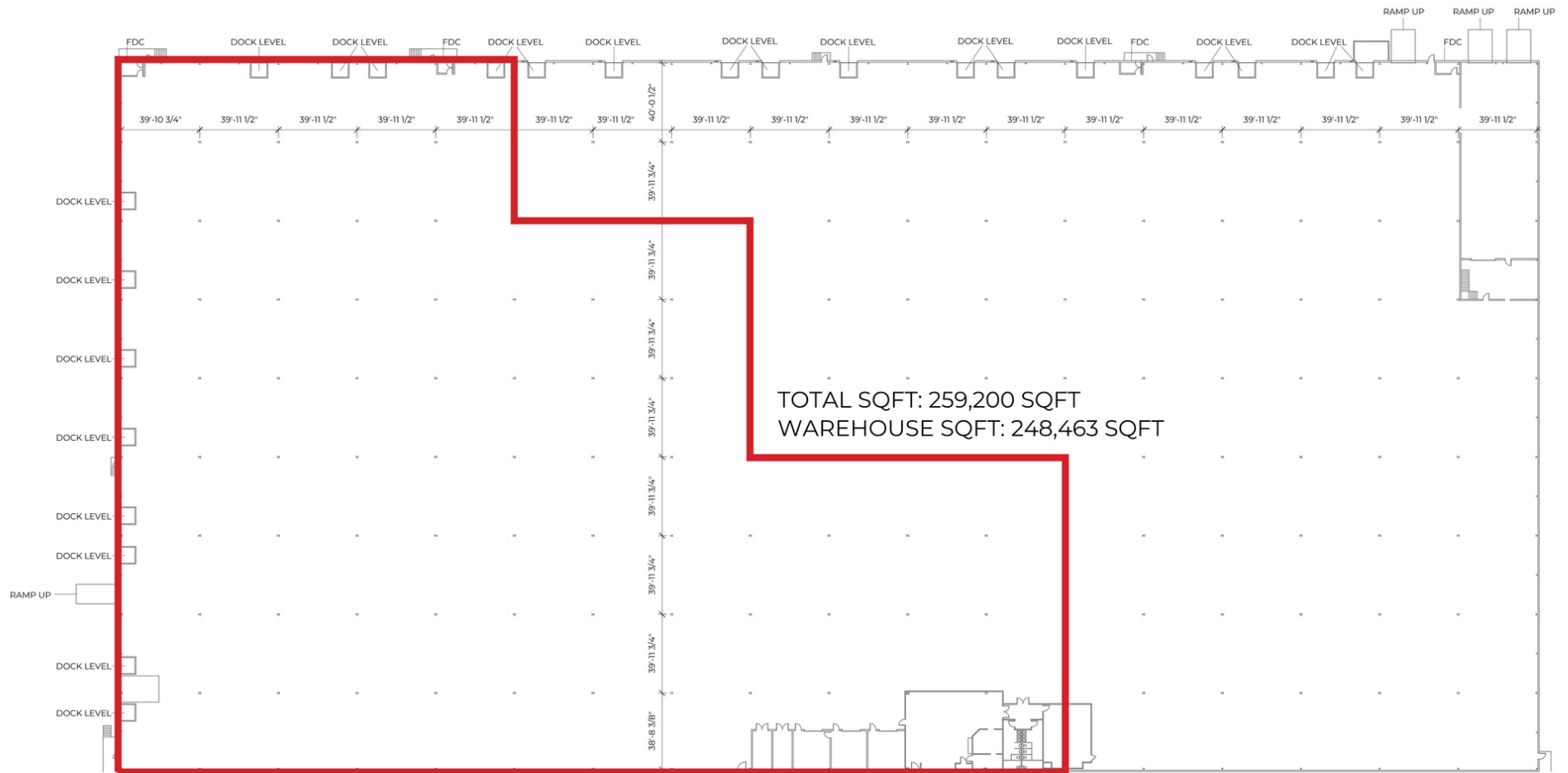
Total: ±131,200 SF

Office: ±5,172 SF

WH:  $\pm 126,028$  SF

## Dock Doors: 12

## Drive-in Doors: 1



\*To be demised with a chain link fence

**JLL****Lauren Mitchell**[Lauren.Mitchell@jll.com](mailto:Lauren.Mitchell@jll.com)

+1 (615) 497-7136

**Kelsey Johnson**[Kelsey.Johnson@jll.com](mailto:Kelsey.Johnson@jll.com)

+1 (509) 688-5559

**Carly Seaman**[Carly.seaman@jll.com](mailto:Carly.seaman@jll.com)

+1 (352) 812-1416