

GRASSMERE STATION

BUILT FOR YOU. POSITIONED FOR GROWTH.

Directly off I-65



SITE PLAN

Purpose-built for performance.

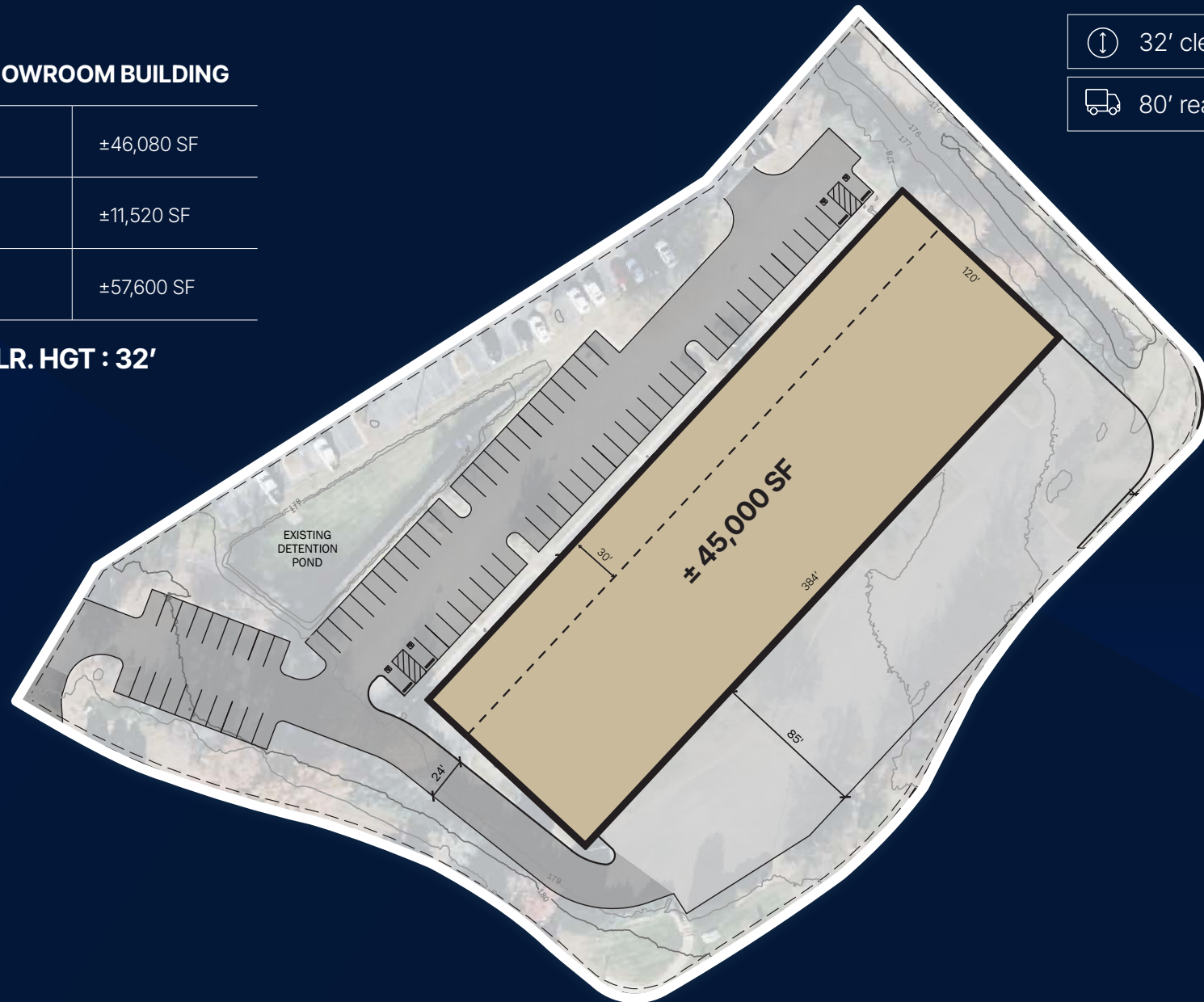
FLEX/SHOWROOM BUILDING

Footprint	±46,080 SF
Mezzanine	±11,520 SF
Total GFA	±57,600 SF

CLR. HGT : 32'

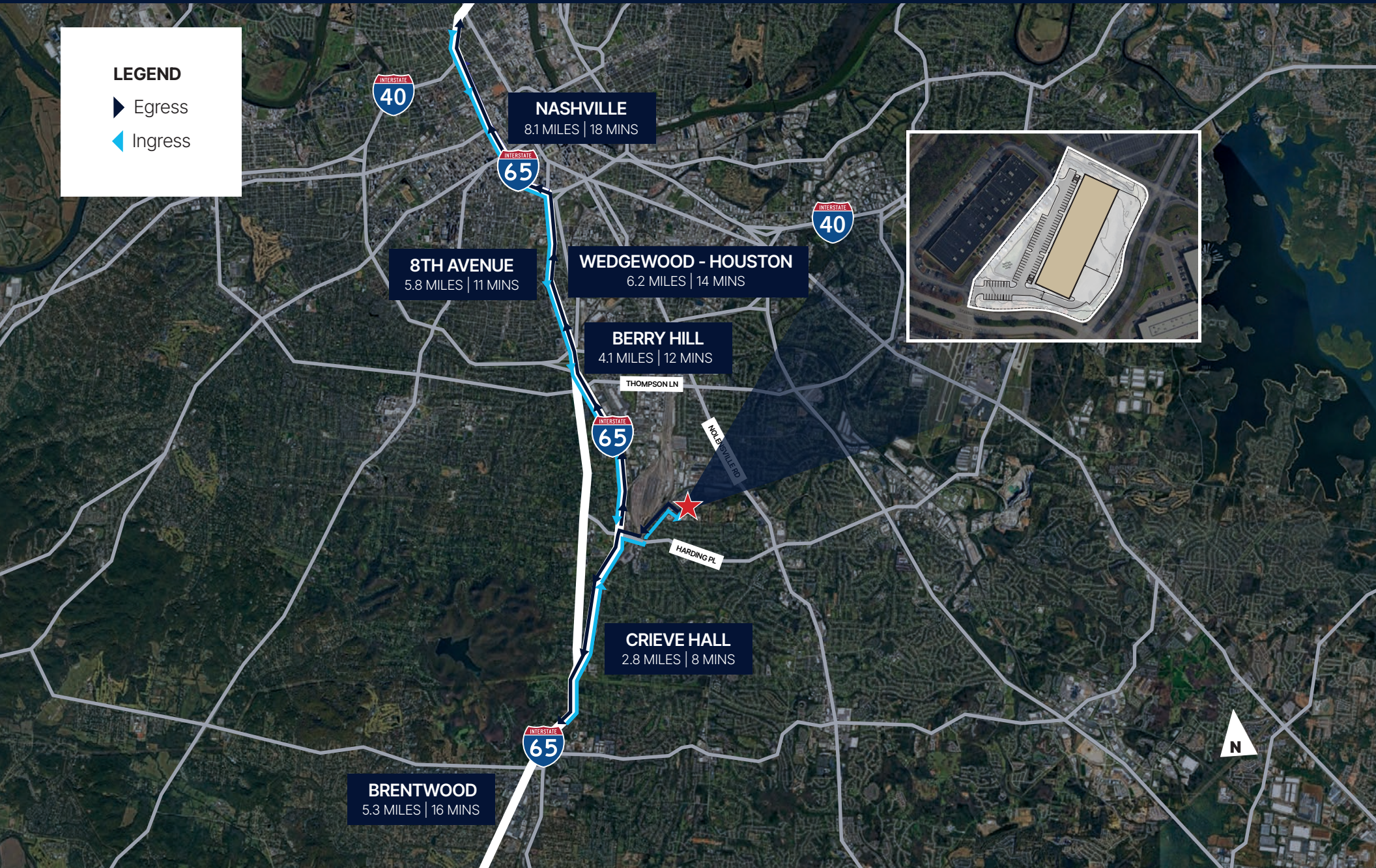
① 32' clear tilt wall design

🚚 80' rear truck court



UNBEATABLE ACCESS

I-65 access. Infinite reach.



IN GREAT COMPANY

LEGEND

- ▶ Egress
- ◀ Ingress

 **arianasciences**

 **HOFFMAN & HOFFMAN, INC.**



**GREATER
NASHVILLE
REALTORS®**
SINCE 1891

Trousdale Dr

 **VIRTUOSO
SURGICAL**

Trousdale Dr

**GRASSMERE
STATION**

 **USGS**
science for a changing world

 **CYBERGRAPHICS**
Perfecting packaging prepress. Protecting brands.

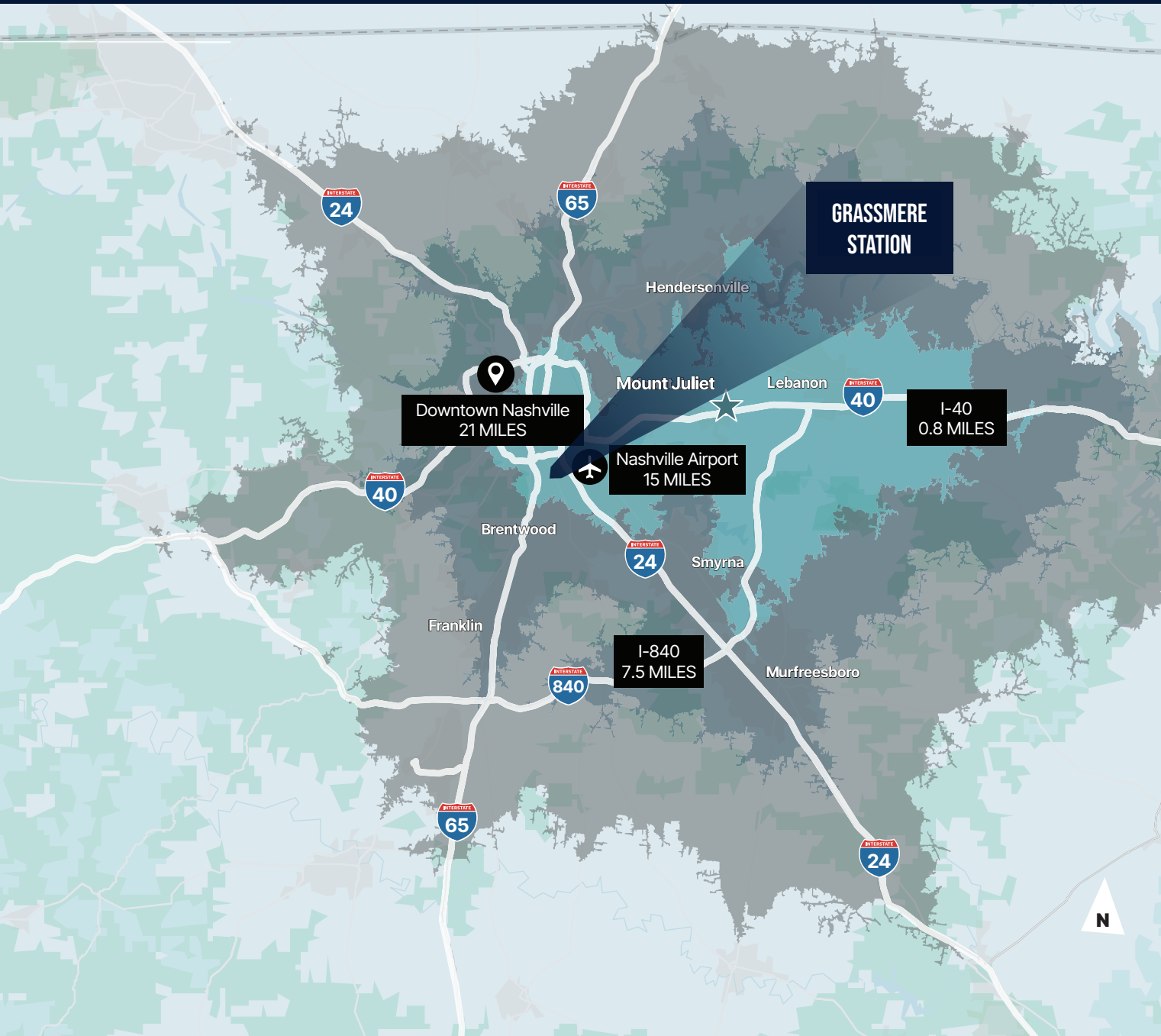
N

 **Hirebotics**  **option care health**



Turner

DOWNTOWN NASHVILLE



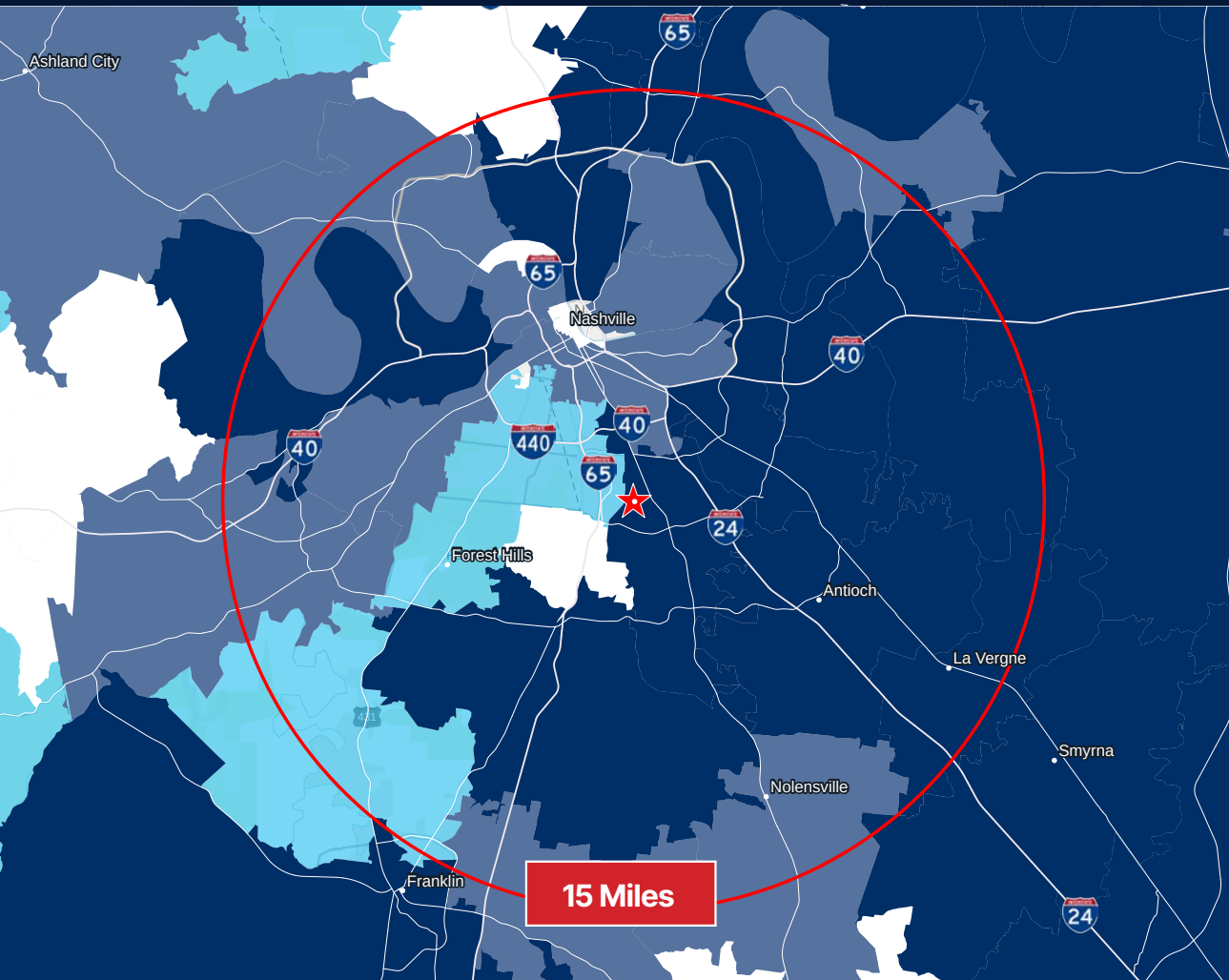
NEARBY RETAIL AMENITIES

- Walmart Super Center
- CVS
- Home Depot
- Staples
- Chipotle
- Waffle House
- Cracker Barrel
- Surefire Coffee
- Popeyes
- Ihop
- Crieve Hall Bagels

DRIVE TIME

- 30 minutes
- 45 minutes
- 60 minutes

DEMOGRAPHICS



TRANSPORTATION/WAREHOUSE EMPLOYMENT



Davidson County

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010. The region experiences low unemployment, consistent migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

Nashville County labor market

1st

Fastest Growth Rate in TN
UTK

10%

Job Growth Rate
FRED Economic Data

Top 6%

US County Growth Rate
TN State Data Center

1st

Incoming Investment - TN
The Tennessean

11%

5-Year Population Growth
Lightcast

#6

Across Real Estate Markets
Wallethub

Large Labor Force

1,203,300+ U.S. Bureau of Labor

High Education Attainment

52% Associate Degree or Higher

Active Talent Pool

73% Prime Age Labor Participation rate



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