MINERVA
COMMERCE CENTER

JLL | BRENNAN INVESTMENT GROUP

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

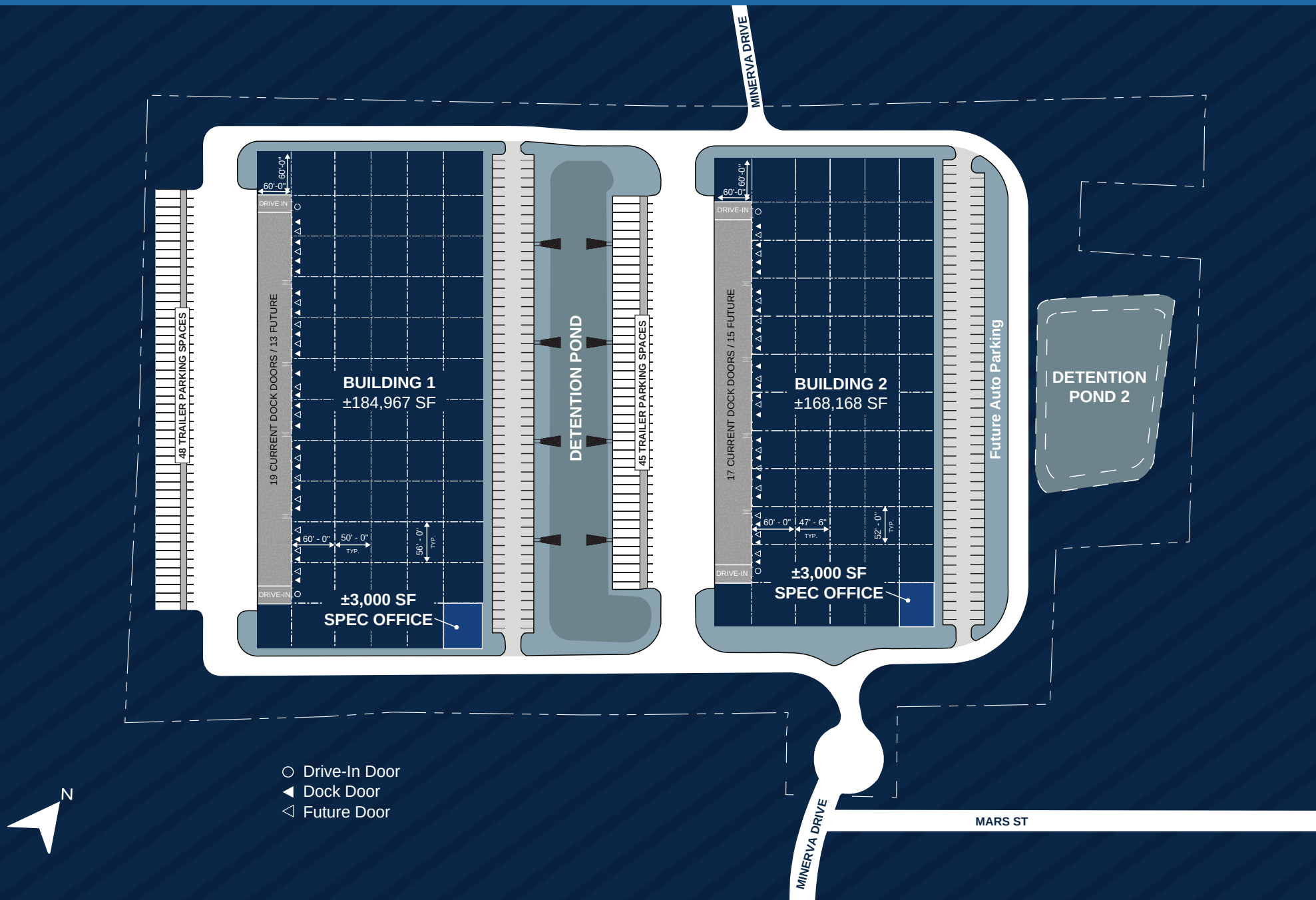


FOR LEASE OR SALE

320 - 330 Minerva Dr, La Vergne, TN (Nashville MSA)

SITE PLAN

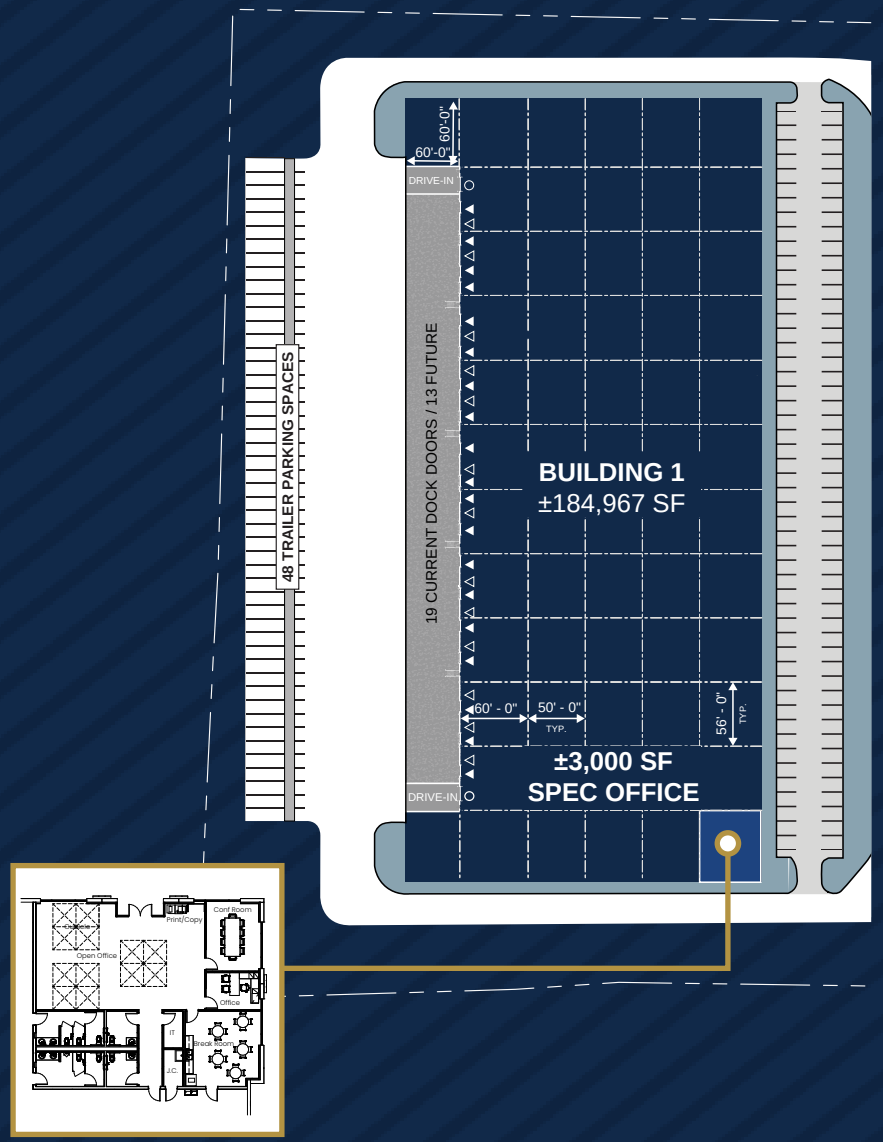
MINERVA
COMMERCE CENTER



BUILDING 1 SPECIFICATIONS

MINERVA COMMERCE CENTER

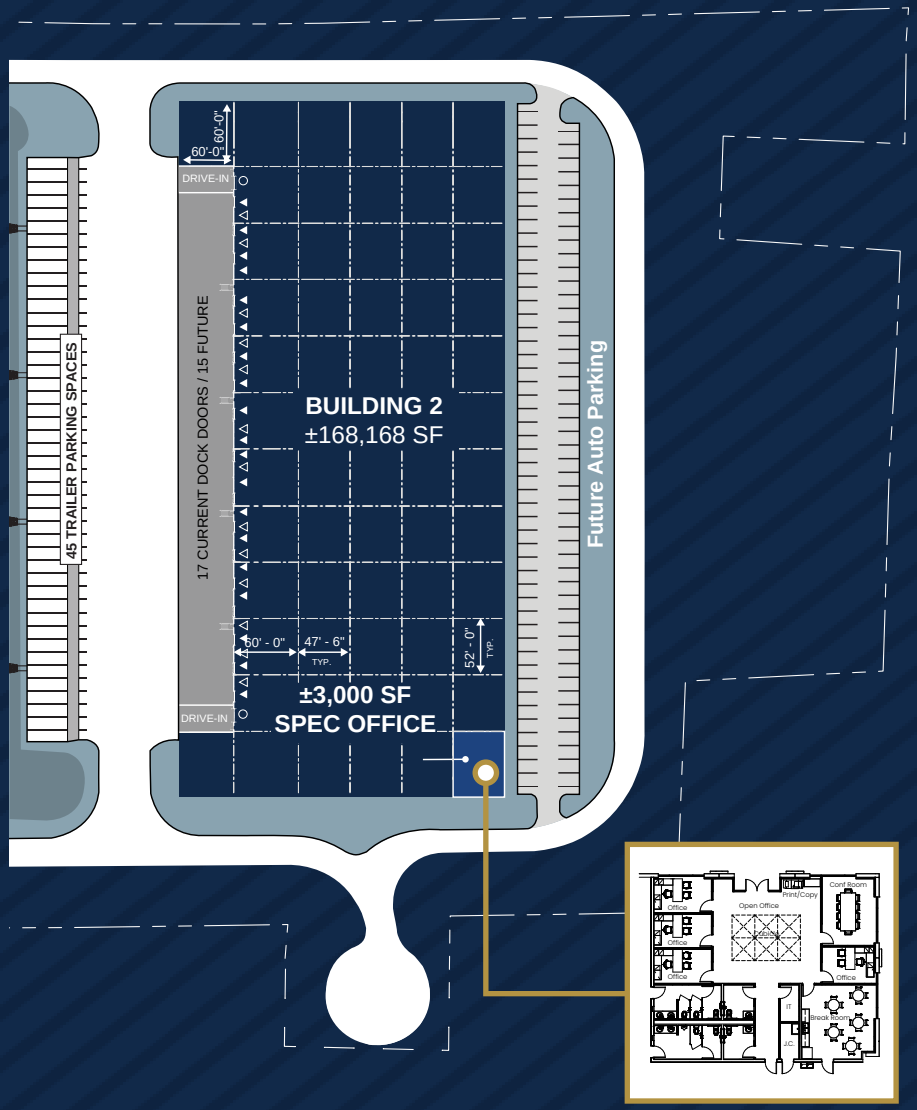
330 Minerva Dr, La Vergne, TN 37086	
Total Building SF:	±184,967 SF
Available SF:	±184,967 SF (Divisible to ±29,000 SF)
Office SF:	±3,000 SF Spec Office (Expandable as TI)
Clear Height:	32'
Column Spacing:	56' wide x 50' deep (60' deep speed bays)
Building Dimensions:	680'L x 260'D
Dock-High Doors:	19 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

MINERVA COMMERCE CENTER

320 Minerva Dr, 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'Lx 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



BUILDING PHOTOS



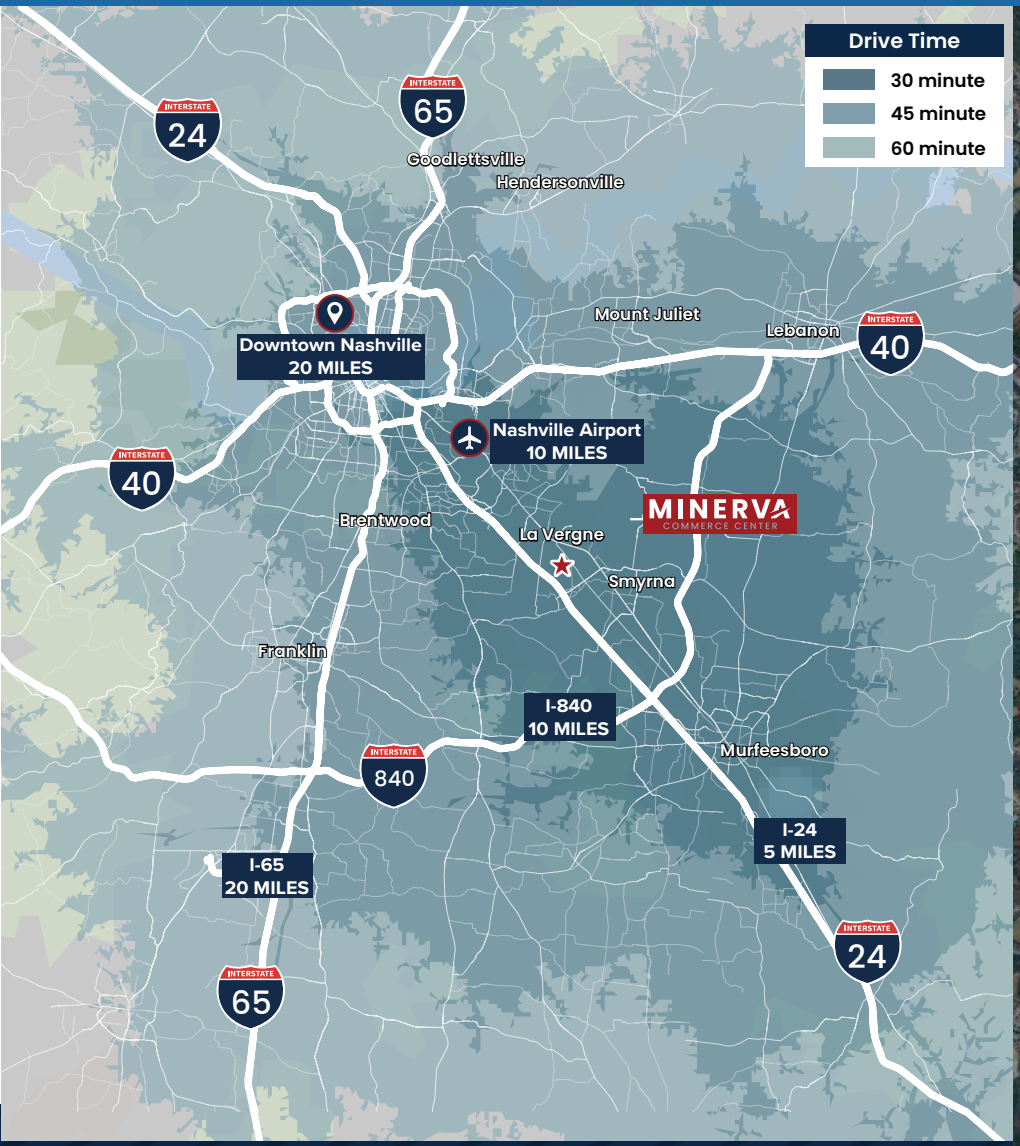


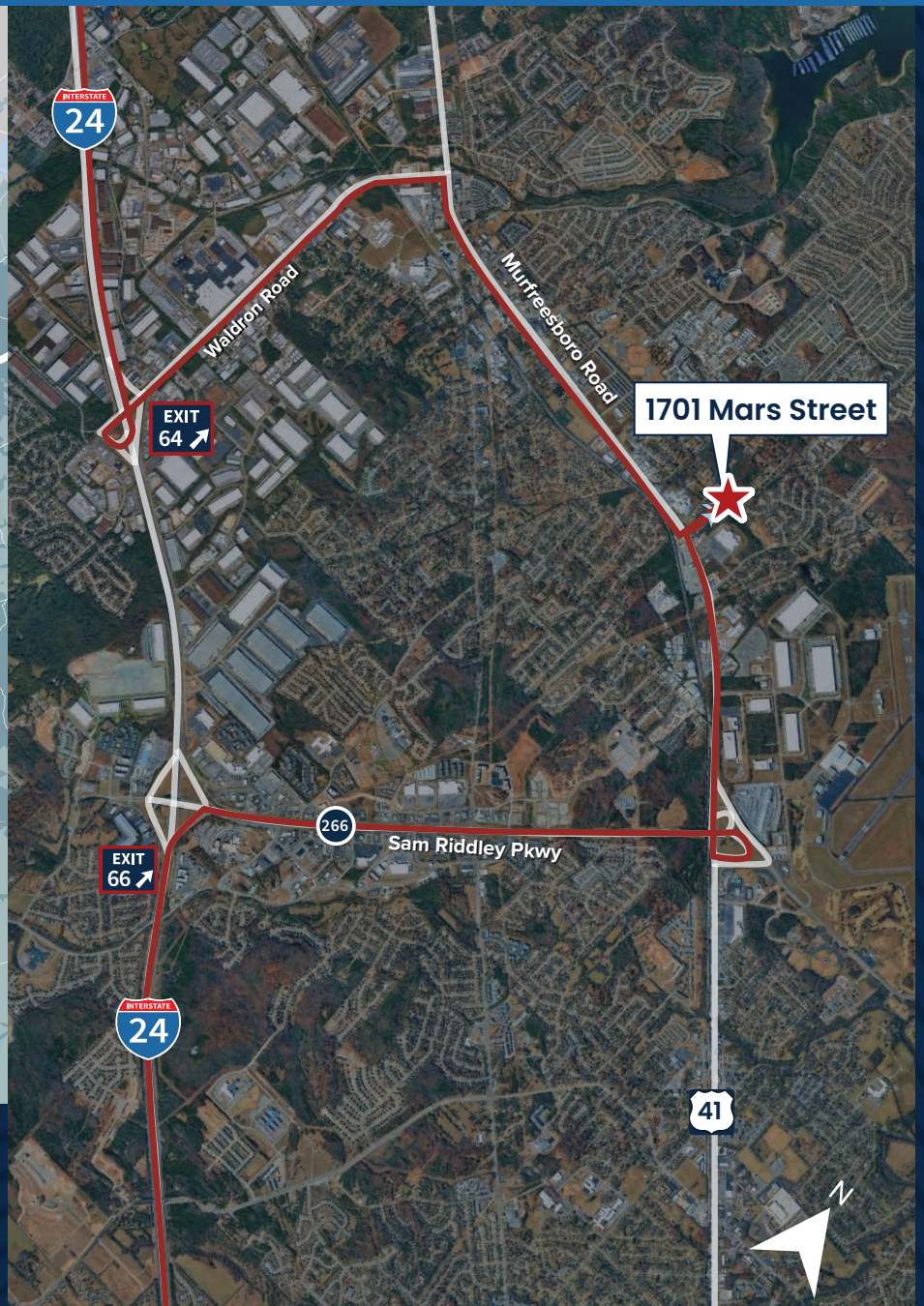




ACCESS

MINERVA COMMERCE CENTER





Nearby Retail Amenities

Publix · WHATABURGER · SONIC · Wendy's · ZAXBY'S

DEMOGRAPHICS

MINERVA
COMMERCE CENTER

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)

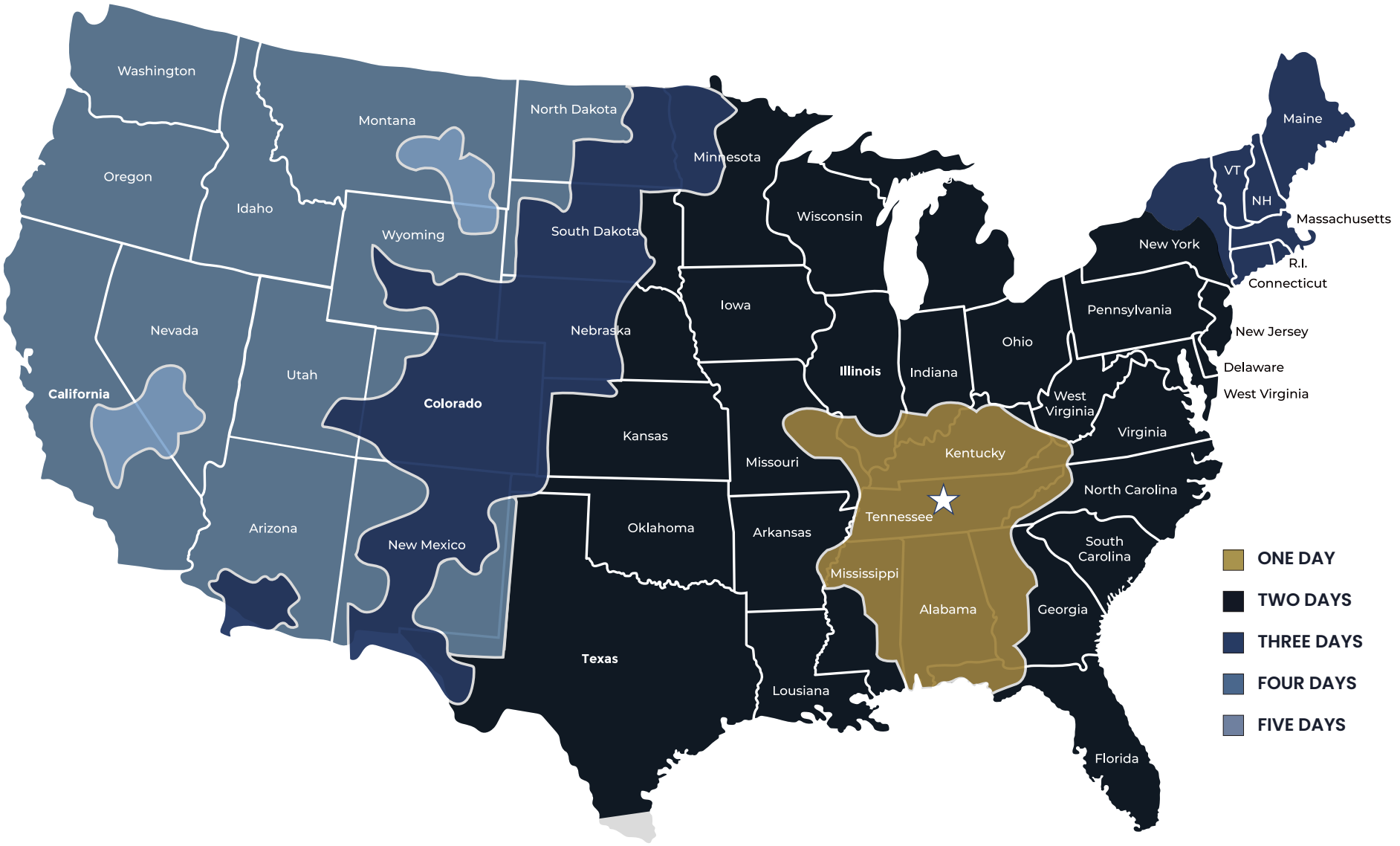
7.8%
Pop growth projected from 2024 to 2029

#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





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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