

LOUISVILLE

HIGHWAY INDUSTRIAL

BRENNAN
INVESTMENT GROUP

CBRE

Newly Delivered Class A Industrial Park

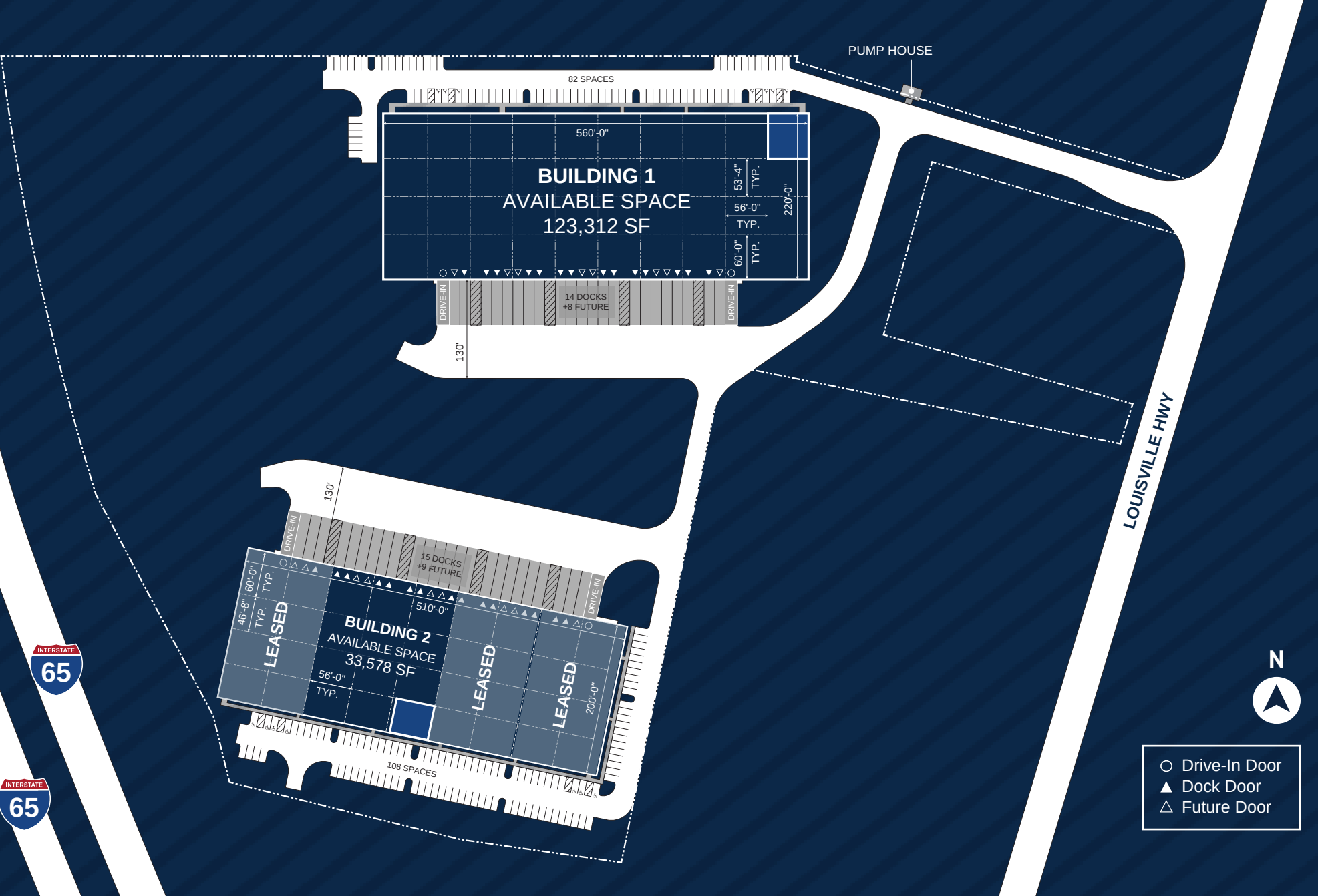
Building 1: 123,312 SF Available | Building 2: 33,578 SF Available



FOR LEASE

1022 & 1024 LOUISVILLE HIGHWAY
GOODLETTSVILLE, TN (NASHVILLE MSA)

SITE PLAN

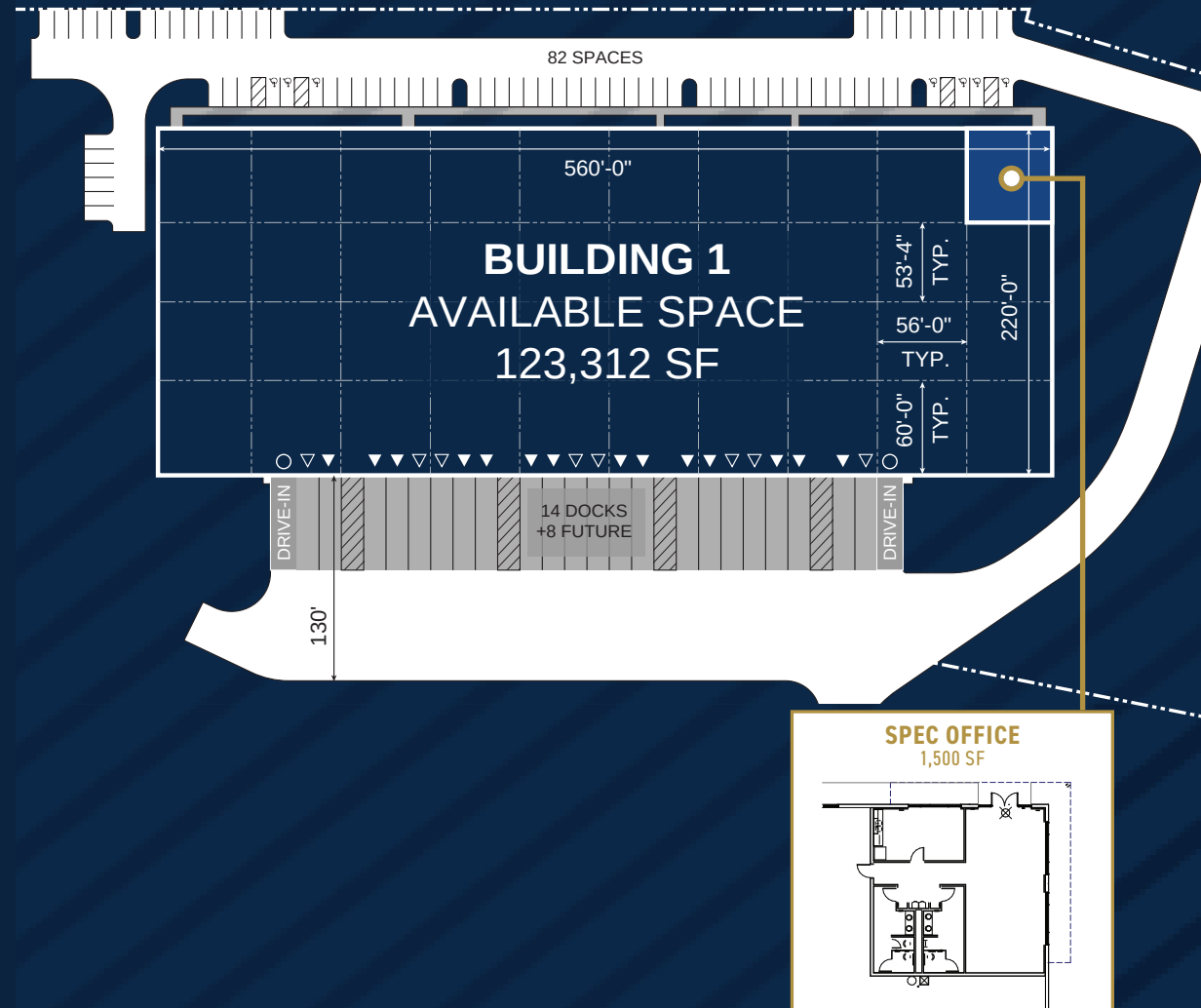


BUILDING 1 SPECIFICATIONS

LOUISVILLE
HIGHWAY INDUSTRIAL

1022 LOUISVILLE HWY, GOODLETTSVILLE, TN 37072

Building Square Footage:	123,312
Available SF:	123,312 SF (Divisible to ±30,000 SF)
Spec Office:	1,500 SF (Expandable as TI)
Clear Height:	30'
Column Bay Spacing:	56' Deep X 53'-4" Wide (60' Deep Loading Bays)
Building Dimensions:	560' L X 220' D
Dock-High Doors:	14 Current (All with 40,000# Levelers) 8 Future Knockouts Available
Drive-In Ramp Doors:	2 (12' Wide X 14' High)
Automobile Parking:	82 Parking Spaces
Dock Configuration:	Rear Load, 130' Deep Truck Court
Current Zoning:	IG - Industrial General
Year Built:	2024
Construction Type:	Concrete Tilt-wall
Fire Protection:	ESFR Sprinkler Systems
Electrical:	1,200-amp, 480-volt Service (Expandable)
Building Floor Slab:	6" Thick Concrete Slab
Roof:	45 mil TPO; 20-year Manufacturer Warranty
Warehouse Lighting:	Full-warehouse LED
Warehouse Heating:	Gas-fired Unit Heaters

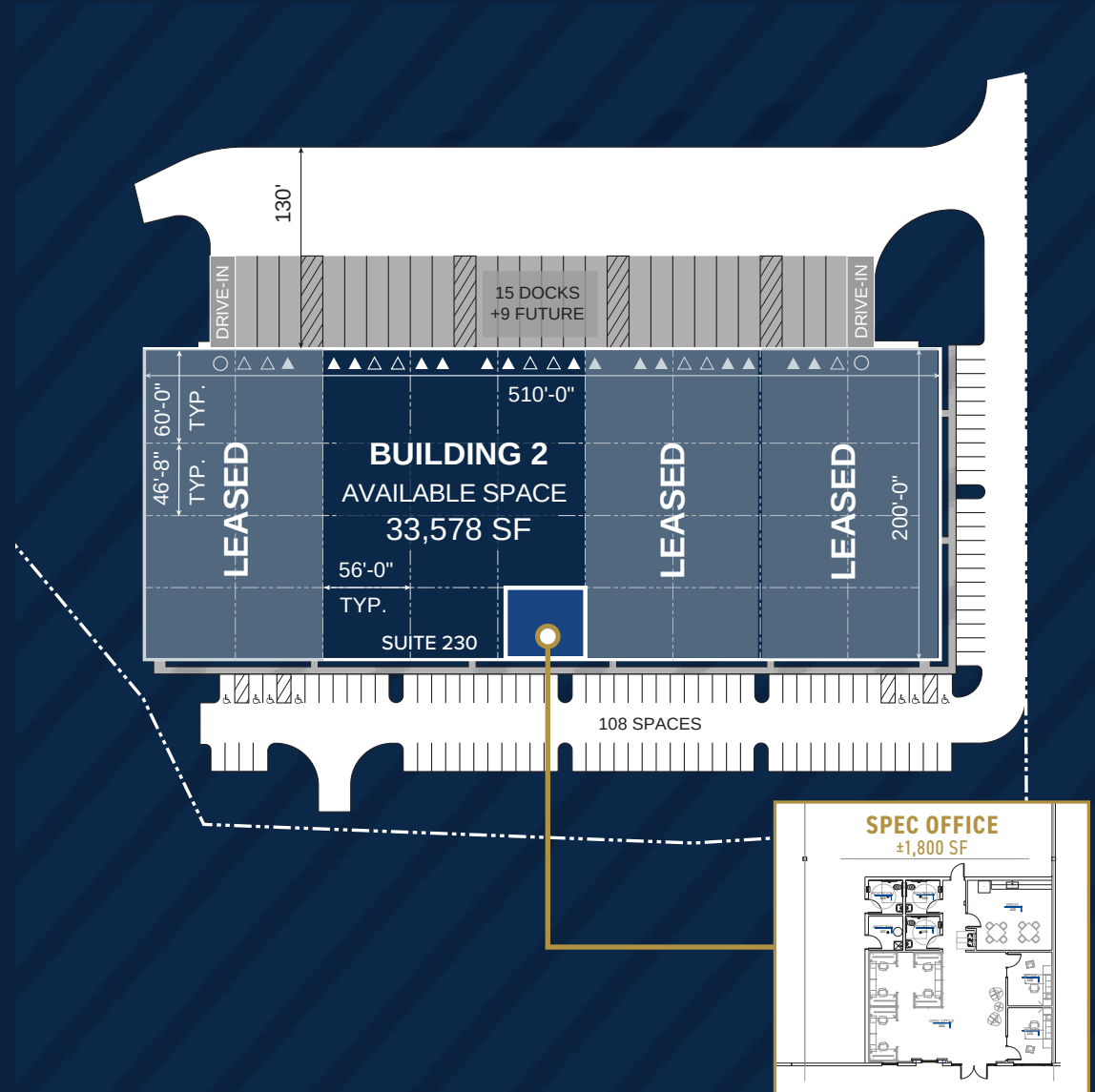


BUILDING 2 SPECIFICATIONS

LOUISVILLE
HIGHWAY INDUSTRIAL

1024 LOUISVILLE HWY, GOODLETTSVILLE, TN 37072

Building Square Footage:	102,083
Available SF:	33,578
Spec Office:	±1,800 SF (Under Construction)
Clear Height:	30'
Column Bay Spacing:	56' Deep X 53'-4" Wide (60' Deep Loading Bays)
Building Dimensions:	510' L X 200' D
Dock-High Doors:	15 Current (All with 40,000# Levelers) 9 Future Knockouts Available
Drive-In Ramp Doors:	2 (12' Wide X 14' High)
Automobile Parking:	78 Parking Spaces
Dock Configuration:	Rear Load, 130' Deep Truck Court
Current Zoning:	IG - Industrial General
Year Built:	2024
Construction Type:	Concrete Tilt-wall
Fire Protection:	ESFR Sprinkler Systems
Electrical:	1,200-amp, 480-volt Service (Expandable)
Building Floor Slab:	6" Thick Concrete Slab
Roof:	45 mil TPO; 20-year Manufacturer Warranty
Warehouse Lighting:	Full-warehouse LED
Warehouse Heating:	Gas-fired Unit Heaters

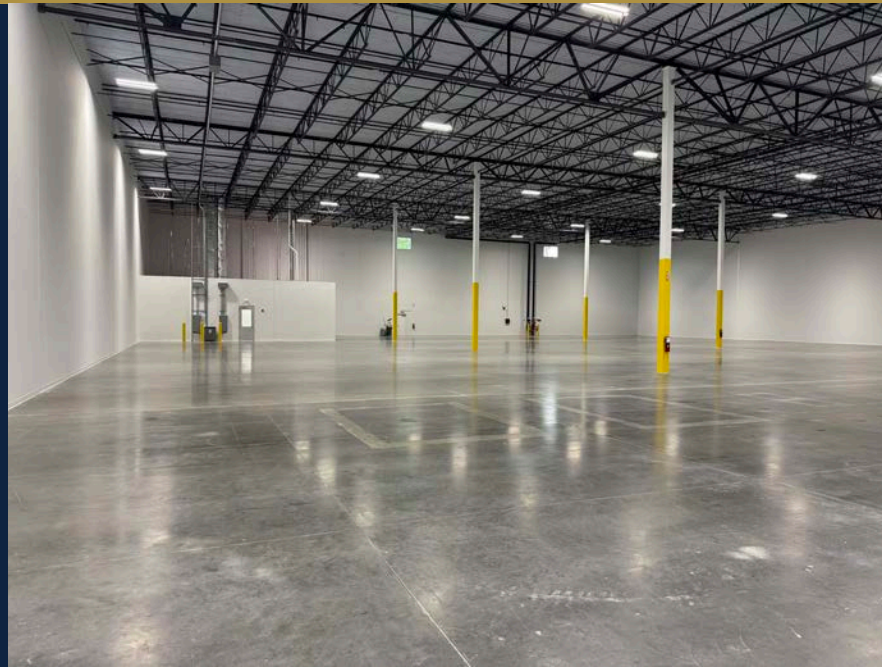


AERIAL OVERVIEW

DIRECT AND EASY
ACCESS TO INTERSTATE-65



INTERIOR PHOTOS



ACCESS & CORPORATE NEIGHBORS



DEMOGRAPHICS

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.

2023 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)

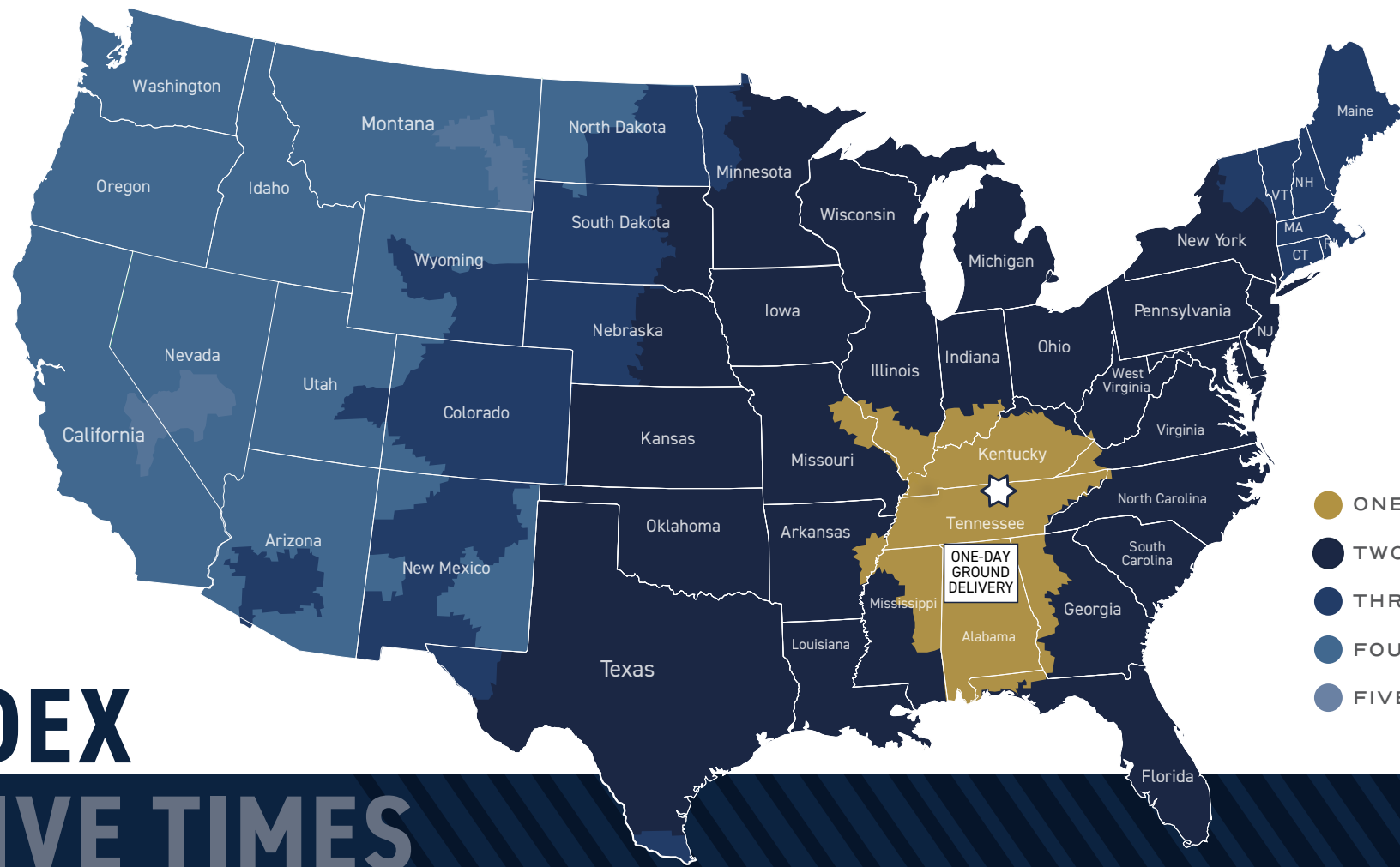
2.2 MILLION
TOTAL POP



LABOR DENSITY

TRANSPORTATION/WAREHOUSE WORKERS





FEDEX

DRIVE TIMES



Davidson County 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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**CBRE**

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