LOUISVILLE
HIGHWAY INDUSTRIAL

BRENNAN INVESTMENT GROUP

CBRE

Newly Delivered Class A Industrial Park

Building 1: 61,656 SF Available | Building 2: 33,578 SF Available

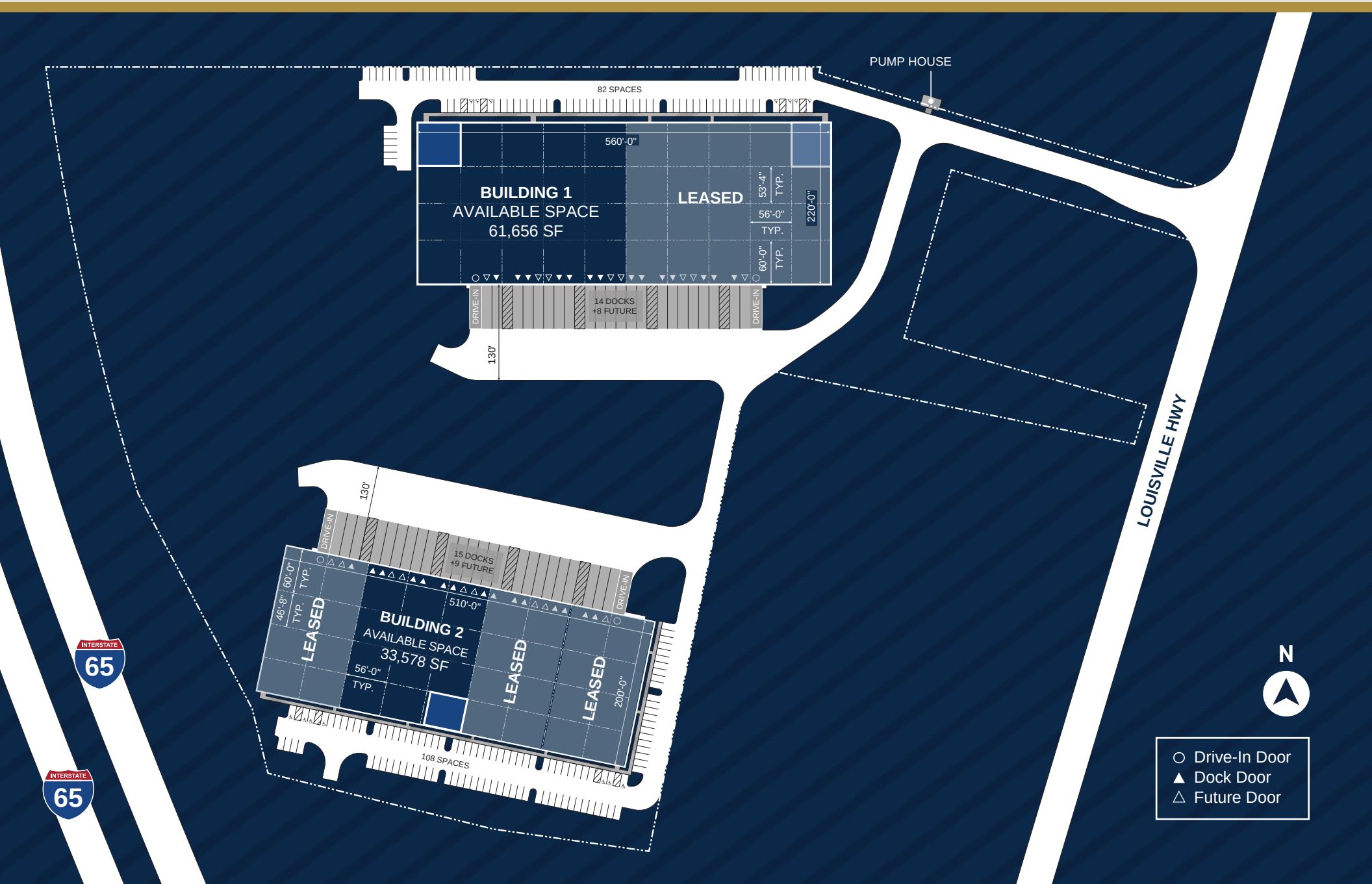


FOR LEASE

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

SITE PLAN

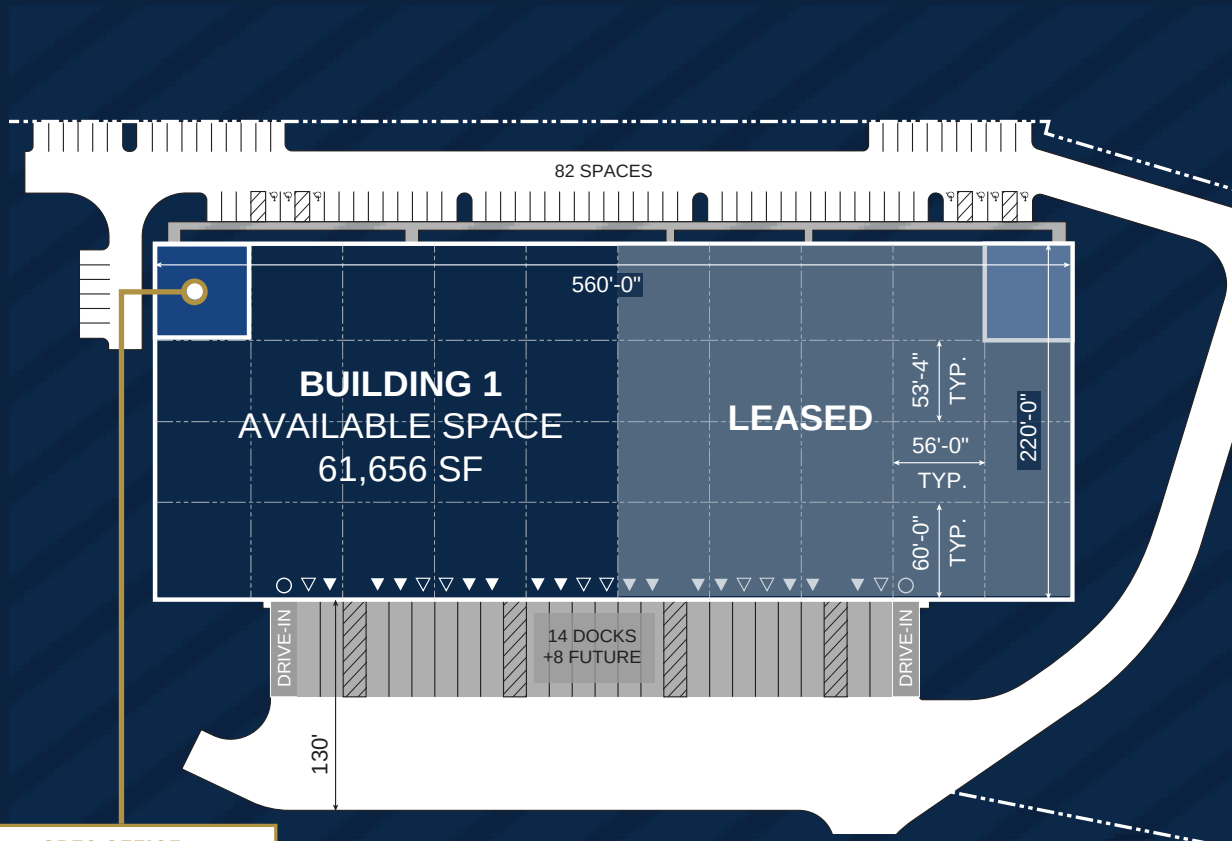
LOUISVILLE
HIGHWAY INDUSTRIAL



BUILDING 1 SPECIFICATIONS

LOUISVILLE HIGHWAY INDUSTRIAL

1022 LOUISVILLE HWY, GOODLETTSVILLE, TN 37072	
Building Square Footage:	123,312
Available SF:	61,656 SF (Divisible to ±24,652 SF)
Spec Office:	1,800 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

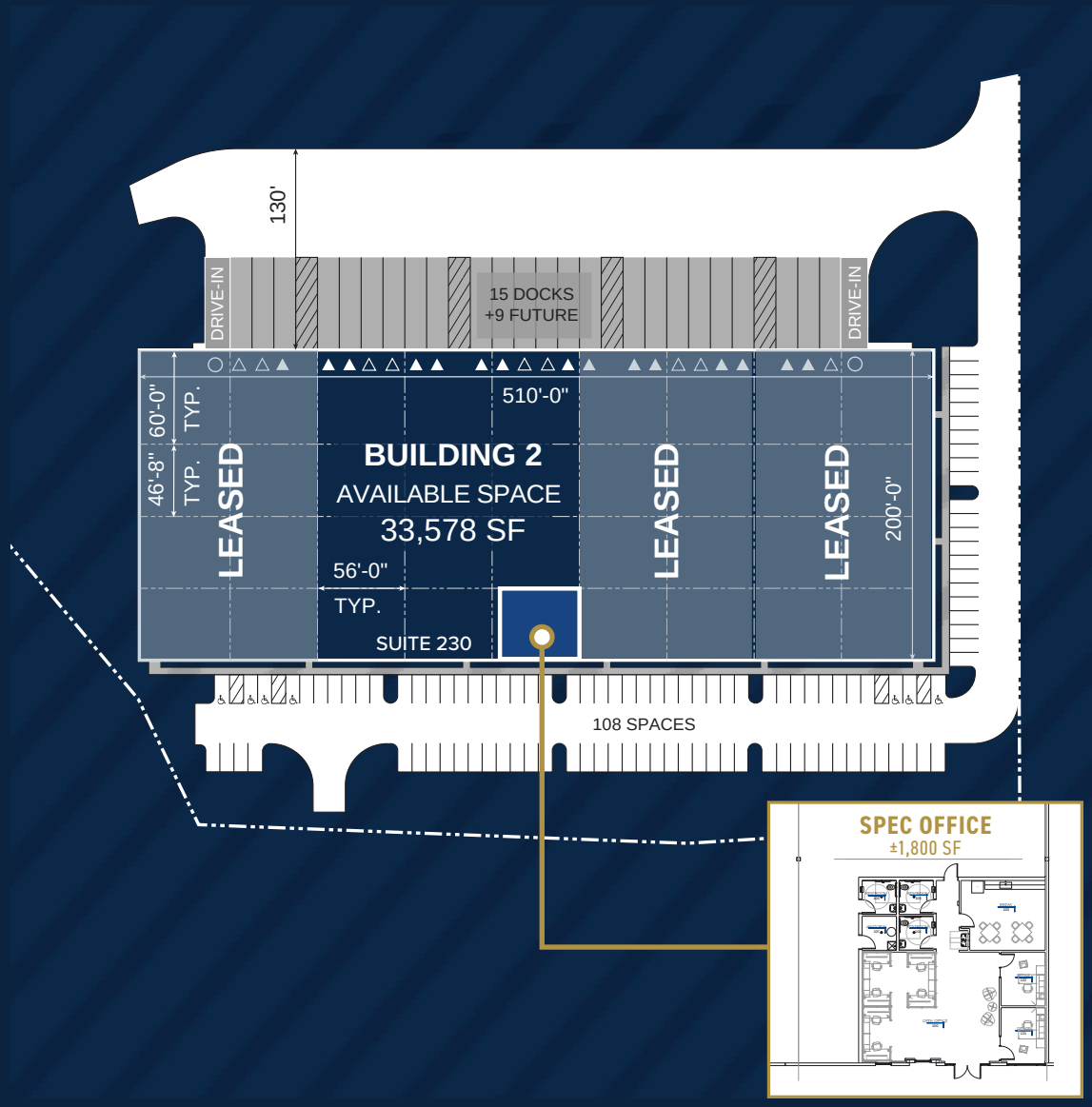




BUILDING 2 SPECIFICATIONS

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:	108 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



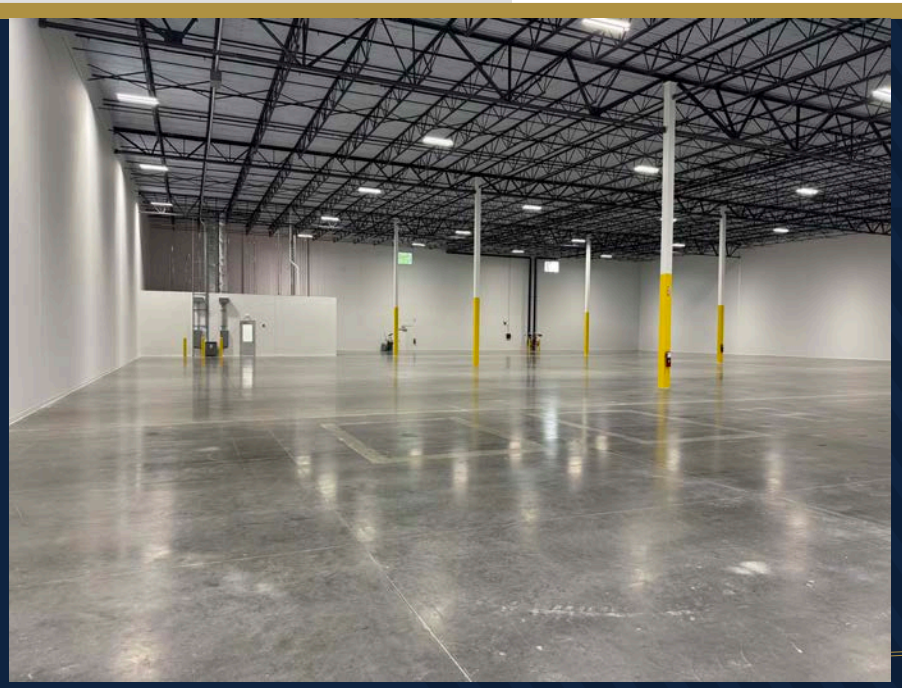
AERIAL OVERVIEW

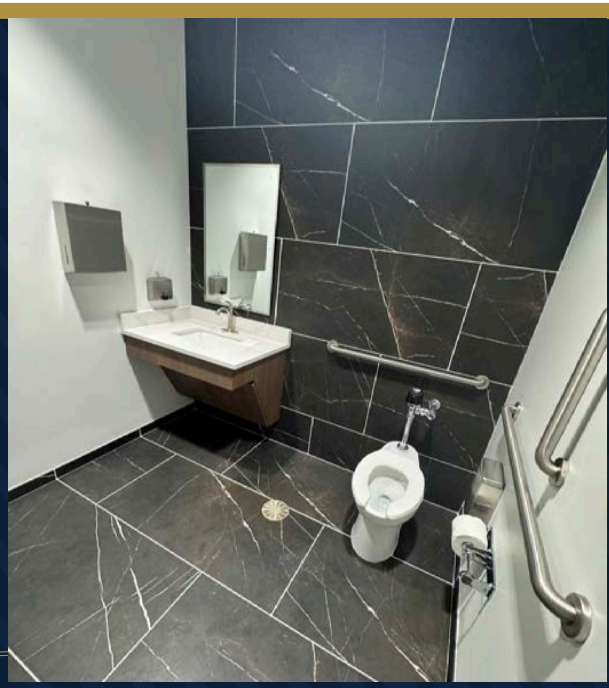
DIRECT AND EASY
ACCESS TO INTERSTATE-65



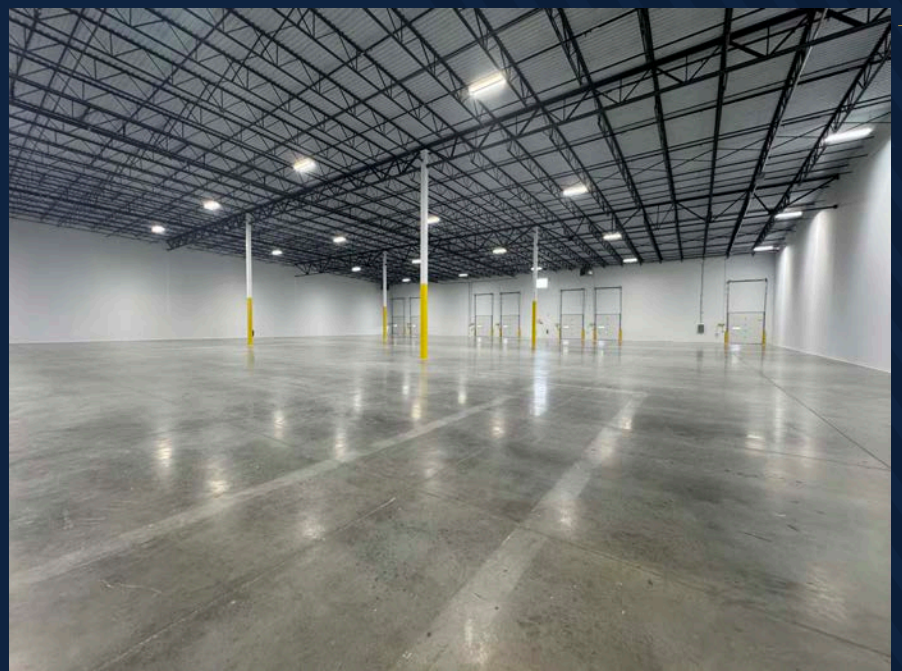
INTERIOR PHOTOS













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 fifteen years expecting to bring another +44k 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.

2026 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

37
MEDIAN AGE

+1.1M
TOTAL LABOR FORCE

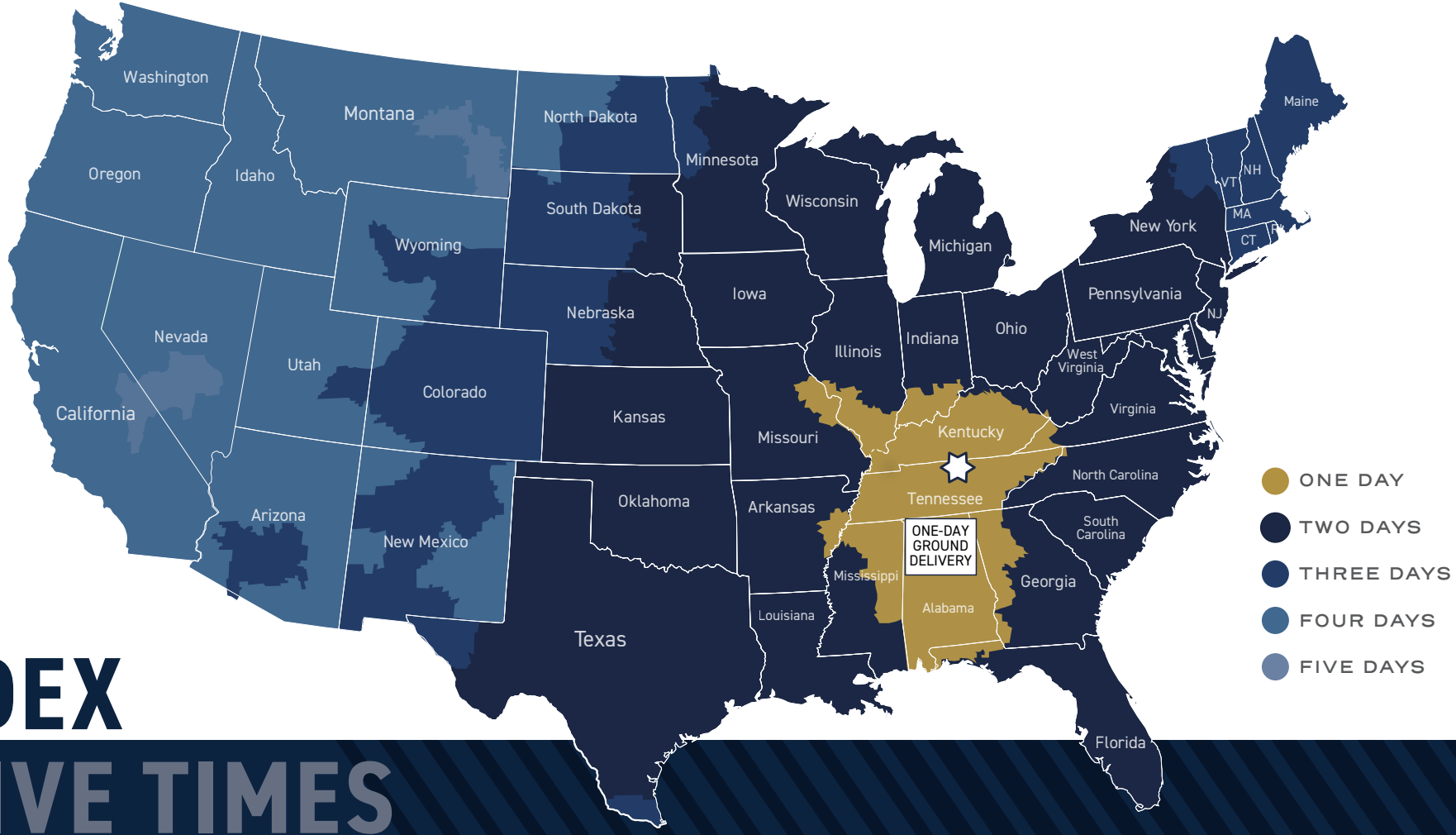
27.2%
POP. GROWTH OVER THE NEXT 15 YEARS

+2.1M
TOTAL POPULATION

+$80k
2025 AVERAGE HOUSEHOLD INCOME

21.0%
POP. GROWTH OVER LAST 10 YEARS





FEDEX DRIVE TIMES

Davidson County is located **within 650 miles of 50% of the US population**

50M People within a **300-mile** radius

75% of the US market is within a **2-hour flight**

12 million people live within a **3 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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BRENNAN INVESTMENT GROUP

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