

# HARDING

COMMERCE CENTER



CBRE



**AVAILABLE FOR LEASE**  
Two Building Industrial Park  
Near Nashville Airport

5006 HARDING PLACE  
NASHVILLE, TN 37211

# SITE PLAN

**AVAILABLE  
7/1/2026  
SUITE 5046**

TENANT SPACE #5046  
Approx. 53,738 SF  
Demisable to 15,120 SF

**FLEXIBLE DEMISING  
OPTIONS**

**AVAILABLE  
10/1/2026  
SUITE 5050**

TENANT SPACE #5050  
Approx. 60,448 SF  
Demisable to 17,310 SF

**FLEXIBLE DEMISING  
OPTIONS**

**AVAILABLE  
SUITE 5014**

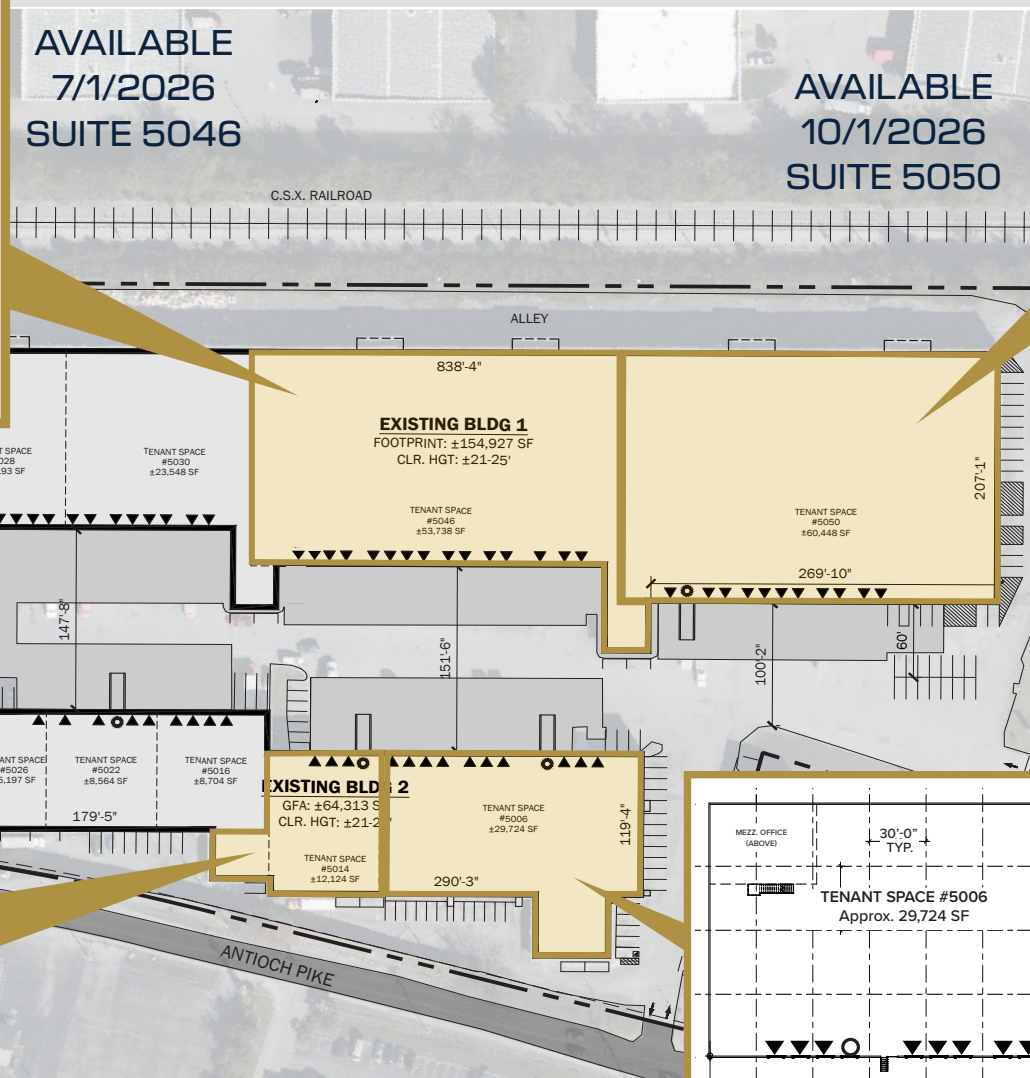
TENANT SPACE #5014  
Approx. 12,124 SF

**AVAILABLE  
SUITE 5014**

**AVAILABLE  
7/1/2026  
SUITE 5006**

TENANT SPACE #5006  
Approx. 29,724 SF

**FULL HVAC**



- ▼ Dock Position
- Drive-in Door

# BUILDING SPECIFICATIONS

<b>Address:</b>	5006 Harding Place, Nashville, TN 37211
<b>Acres:</b>	9.11
<b>Zoning:</b>	IWD - Industrial/Warehousing/Distribution
<b>Year Built/Renovations:</b>	1974/2024
<b>Wall Construction:</b>	CMU & Metal
<b>Loading Type:</b>	Front-Load
<b>Sprinkler</b>	Wet Sprinkler System
<b>Roof Type:</b>	60 Mil TPO with 20-Year Warranty (Installed 2024)



## AVAILABLE SUITES

Address:	5046 HARDING PLACE, NASHVILLE, TN 37211	5050 HARDING PLACE, NASHVILLE, TN 37211	5014 HARDING PLACE, NASHVILLE, TN 37211	5006 HARDING PLACE, NASHVILLE, TN 37211
<b>Available Square Feet:</b>	53,738 SF Demisable to 15,120 SF	60,448 SF Demisable to 17,310 SF	12,124 SF	29,724 SF
<b>Office Square Feet:</b>	2,043 SF	6,572 SF Existing Spec Office 1,787 SF Planned Spec Office	1,854 SF	5,201 SF
<b>Clear Heights:</b>	22'-23'	22'-23'	22'-23'	22'-23'
<b>Loading:</b>	15 Dock-High Doors	11 Dock-High Doors 1 Ramped Drive-In Door	3 Dock-High Doors 1 Ramped Drive-In Door	10 Dock-High Doors 1 Ramped Drive-In Door
<b>Warehouse Lighting:</b>	Full-Warehouse LED	Full-Warehouse LED	Full-Warehouse LED	Full-Warehouse LED
<b>Warehouse Cooling:</b>	None	None	None	Full HVAC
<b>Warehouse Heating:</b>	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters
<b>Warehouse Power:</b>	225 Amps (Expandable)	225 Amps (Expandable)	225 Amps (Expandable)	225 Amps (Expandable)

# AERIAL

## PARK UPGRADES (COMPLETED 2024)



**NEW UPGRADED  
ELECTRICAL PANELS  
(COMPLETE)**

**NEW 60 MIL TPO ROOF  
WITH 20-YEAR WARRANTY  
(COMPLETE)**

**NEW SECURITY  
FENCING  
(COMPLETE)**

**NEW CONCRETE  
TRUCK COURT PADS  
(COMPLETE)**

**NEW ASPHALT IN  
ALL DRIVE AREAS  
(COMPLETE)**

**NEW MONUMENT  
SIGNAGE  
(COMPLETE)**

**NEW CURBS  
& BOLLARDS  
(COMPLETE)**

**NEW EXTERIOR  
LED LIGHTING  
(COMPLETE)**

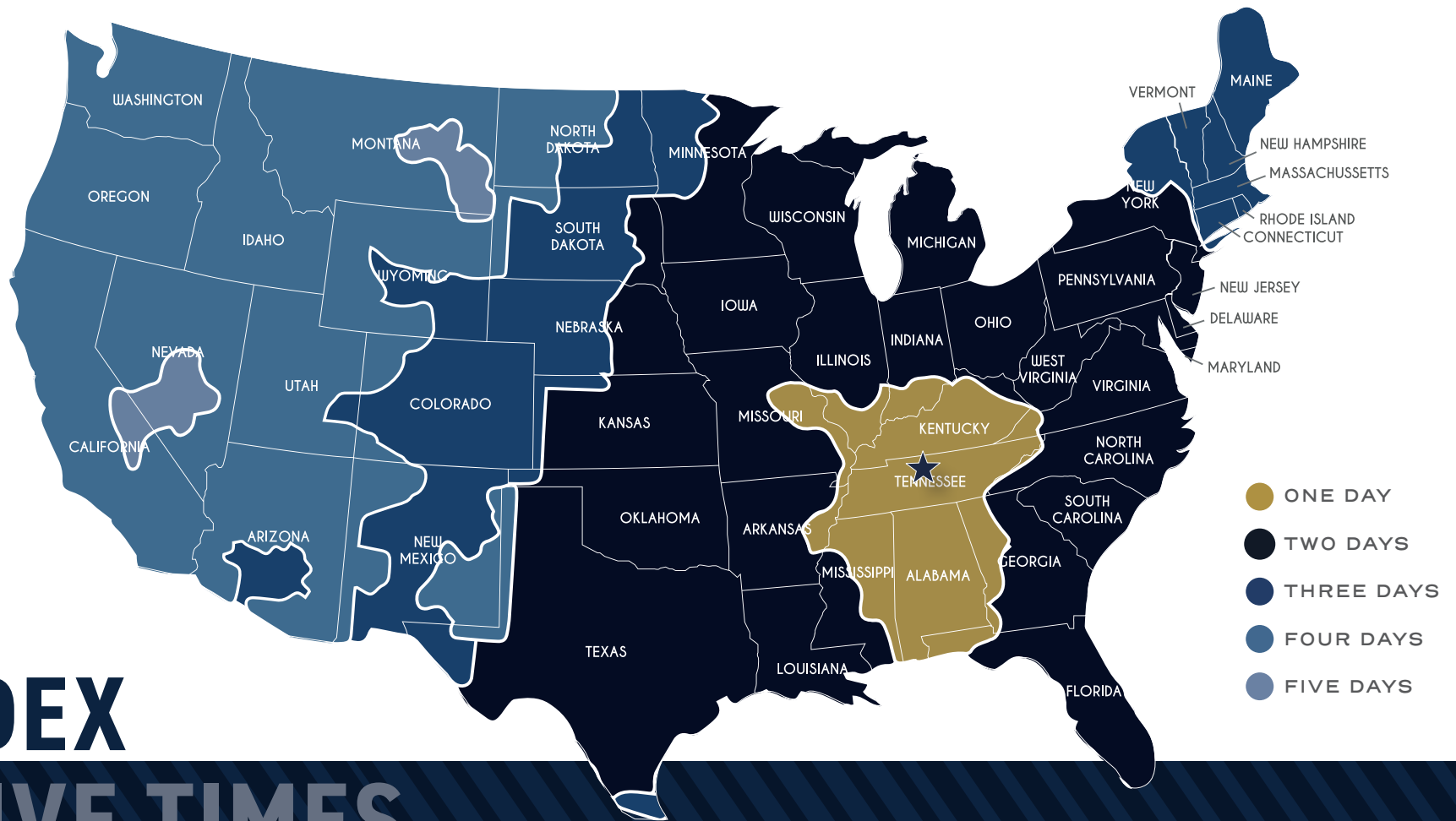
**NEW EXTERIOR PAINT  
(COMPLETE)**

# INTERIOR PHOTOS



# ACCESS & NEARBY AMENITIES





# FEDEX DRIVE TIMES



Nashville 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

# 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 NEXT 15 YEARS

**+2.1M**

TOTAL POP.

**+\$80k**

2025 AVERAGE HOUSEHOLD INCOME

**21.0%**

POP. GROWTH OVER LAST 10 YEARS



## HEAT MAP

- 100 OR FEWER
- 251 TO 500
- 1,001 OR MORE
- 101 TO 250
- 501 TO 1,000



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