HARDING
COMMERCE CENTER

BRENNAN INVESTMENT GROUP

CBRE



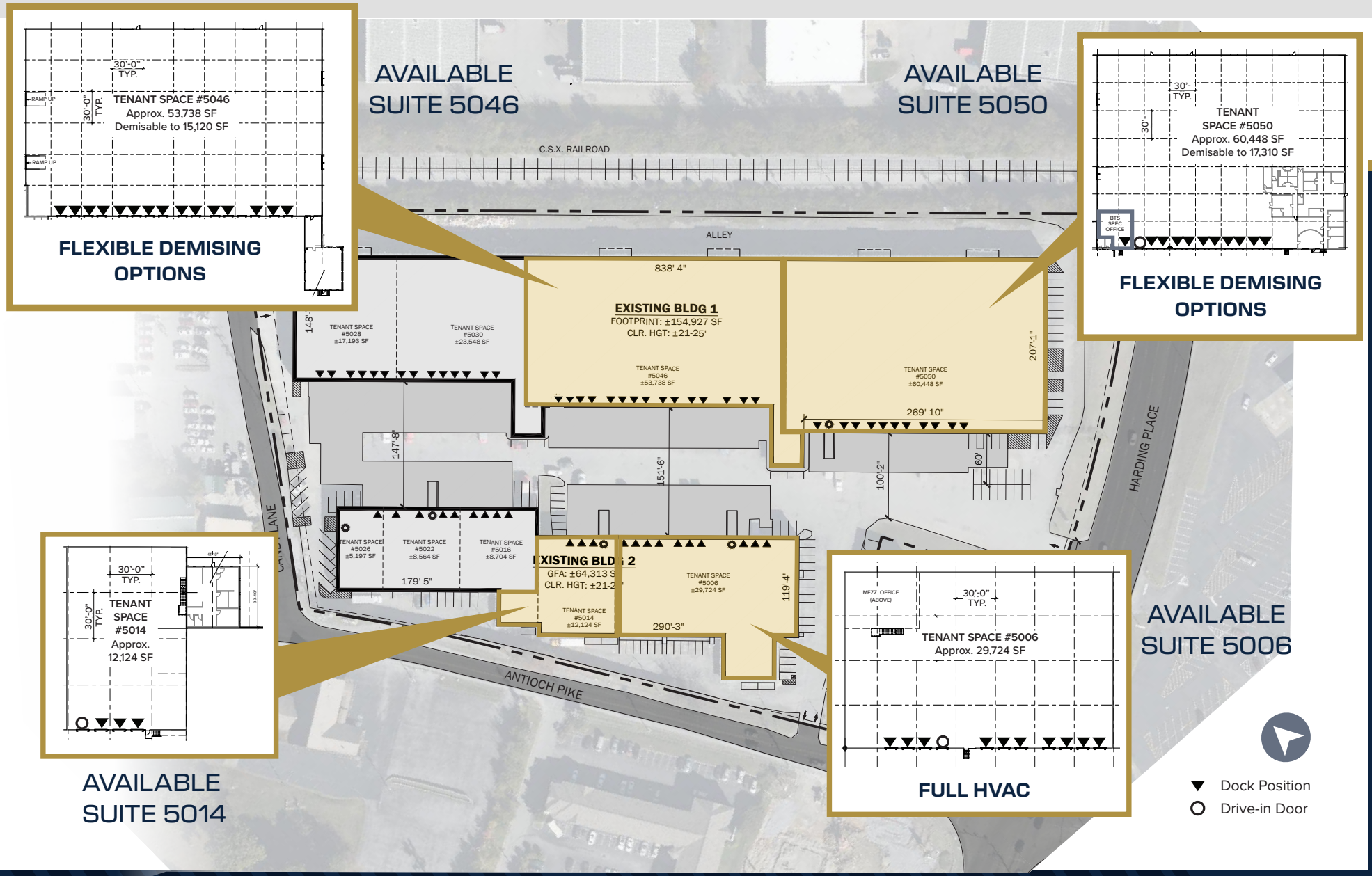
AVAILABLE FOR LEASE

Two Building Industrial Park
Near Nashville Airport

5006 HARDING PLACE
NASHVILLE, TN 37211

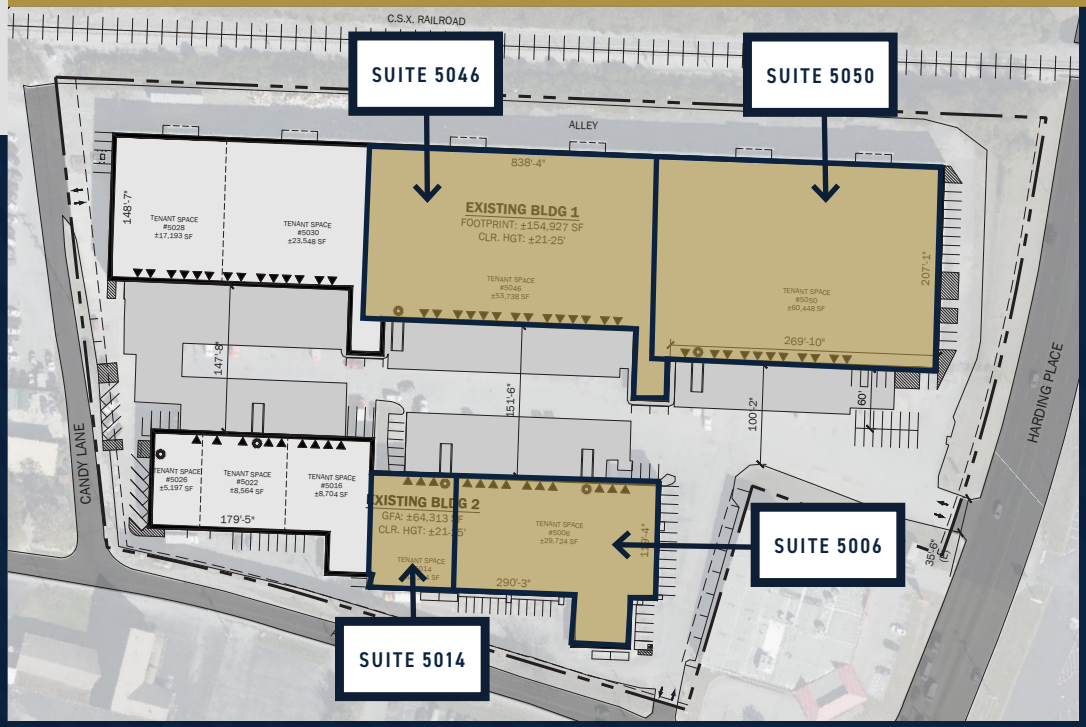
SITE PLAN

HARDING
COMMERCE CENTER



BUILDING SPECIFICATIONS

Address:	5006 Harding Place, Nashville, TN 37211
Acres:	9.11
Zoning:	IWD - Industrial/Warehousing/Distribution
Year Built/Renovations:	1974/2024
Wall Construction:	CMU & Metal
Loading Type:	Front-Load
Sprinkler	Wet Sprinkler System
Roof Type:	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**
Available Square Feet:	53,738 SF Demisable to 15,120 SF	60,448 SF Demisable to 17,310 SF	12,124 SF	29,724 SF
Office Square Feet:	2,043 SF	6,572 SF Existing Spec Office 1,787 SF Planned Spec Office	1,854 SF	5,201 SF
Clear Heights:	22'-23'	22'-23'	22'-23'	22'-23'
Loading:	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
Warehouse Lighting:	Full-Warehouse LED	Full-Warehouse LED	Full-Warehouse LED	Full-Warehouse LED
Warehouse Cooling:	Full HVAC	None	None	Full HVAC
Warehouse Heating:	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters
Warehouse Power:	900 Amps	900 Amps	450 Amps	450 Amps

AERIAL

PARK UPGRADES
(COMPLETED 2024)

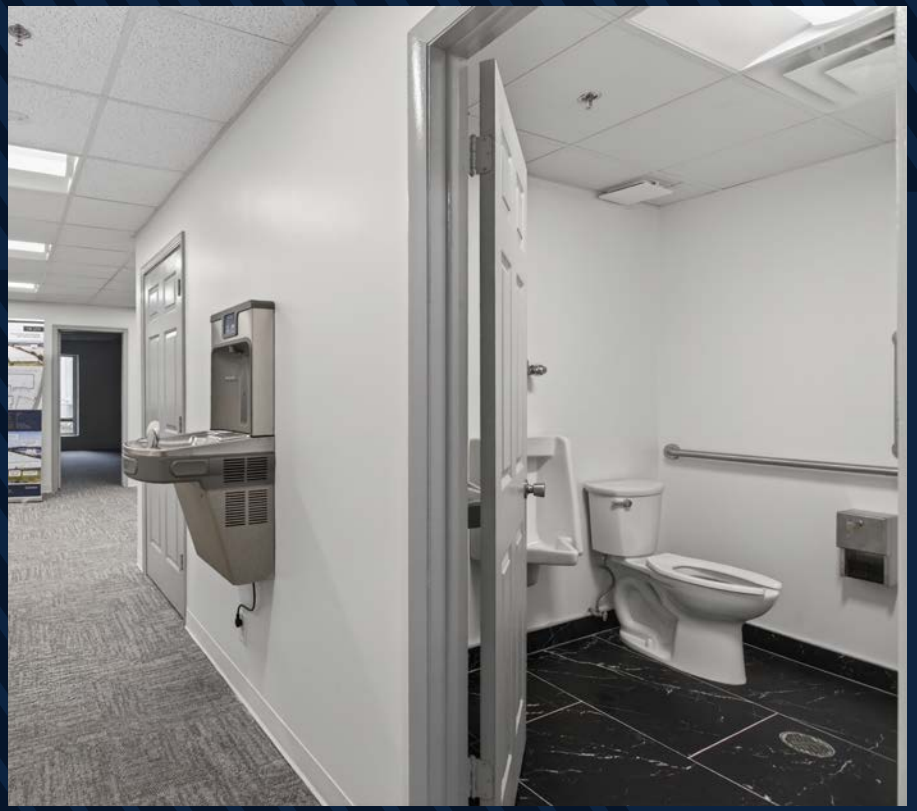


INTERIOR PHOTOS



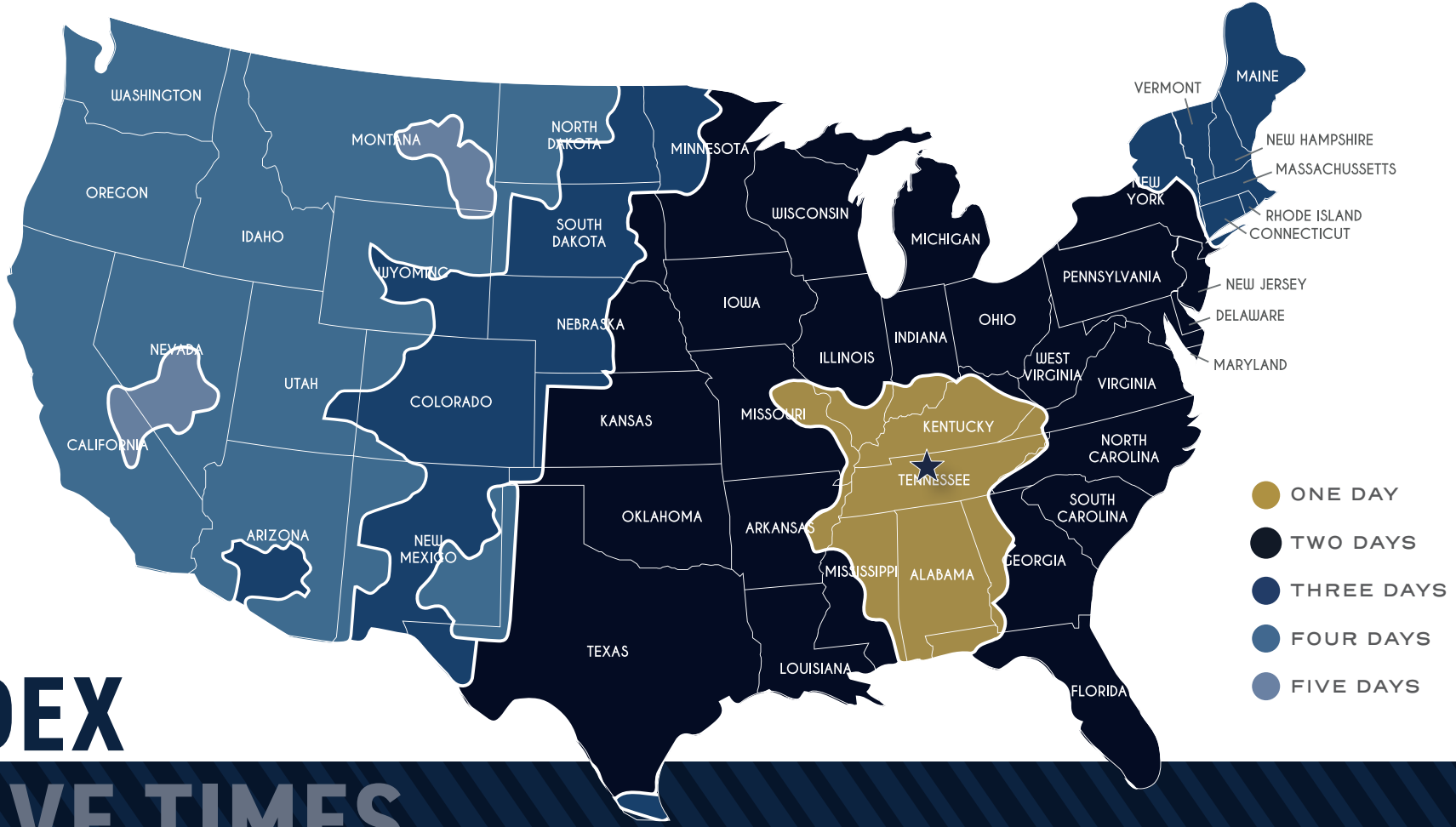






ACCESS & NEARBY AMENITIES





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

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MEDIAN AGE

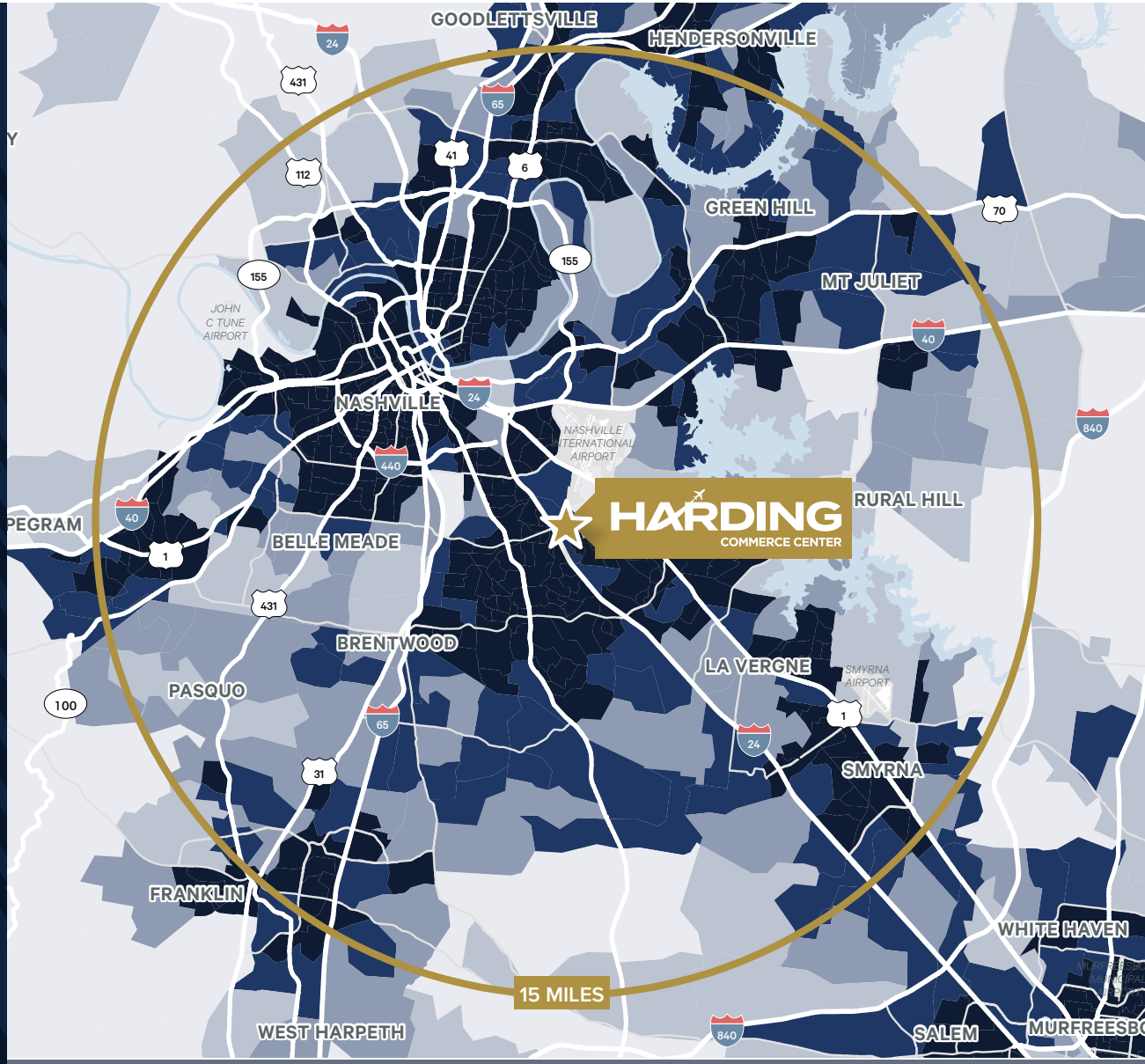
+1.1M
TOTAL LABOR FORCE

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



CONTACT US:

JACK ARMSTRONG
Senior Vice President
(O) +1 615 493 9257
(C) +1 561 339 9071
jack.armstrong@cbre.com

DAVIS GOODMAN
Senior Associate
(O) +1 615 493 9255
(C) +1 407 361 7474
davis.goodman@cbre.com

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