



43,001 SF - FOR SUBLEASE
PARK 24 INDUSTRIAL PARK

262 Mason Rd. | La Vergne, TN

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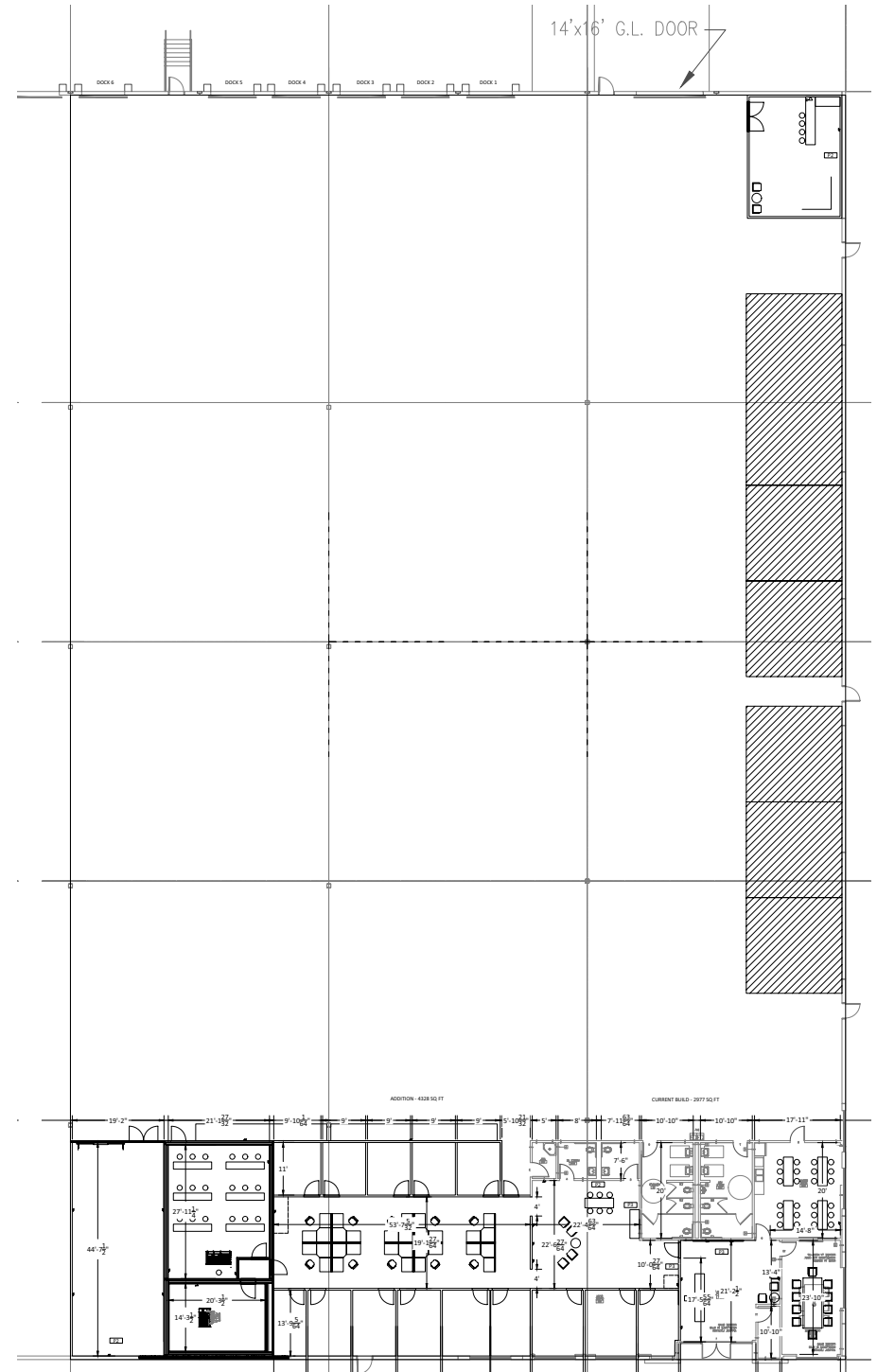


FLOOR PLAN & FEATURES

State-of-the-art Class A Industrial Park with direct access to Waldron Road.

End-cap space with abundant parking.

Total Available SF	43,001
Office SF	7,305
Total Building SF	186,030
Year Built	2019
Clear Height	32'
Column Spacing	54' x 50' (65' speed bay)
Floor	7' Non-Reinforced (4,000 PSI)
Sprinkler System	ESFR
Dock Door	6
Drive-In Door	1 Oversized (14' x 16')
Additional Trailer Parking Available	
Sublease Expiration	October 2027





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AREA DEMOGRAPHICS



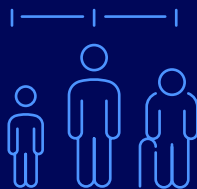
2024 Population

3-Mile	44,671
5-Miles	124,010
10-Miles	361,630



2024 Households

3-Mile	15,795
5-Miles	44,547
10-Miles	131,542



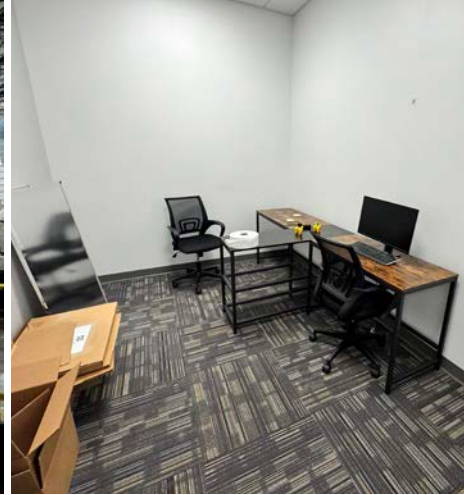
2024 Median Age

3-Mile	33.3
5-Miles	33.3
10-Miles	34.5



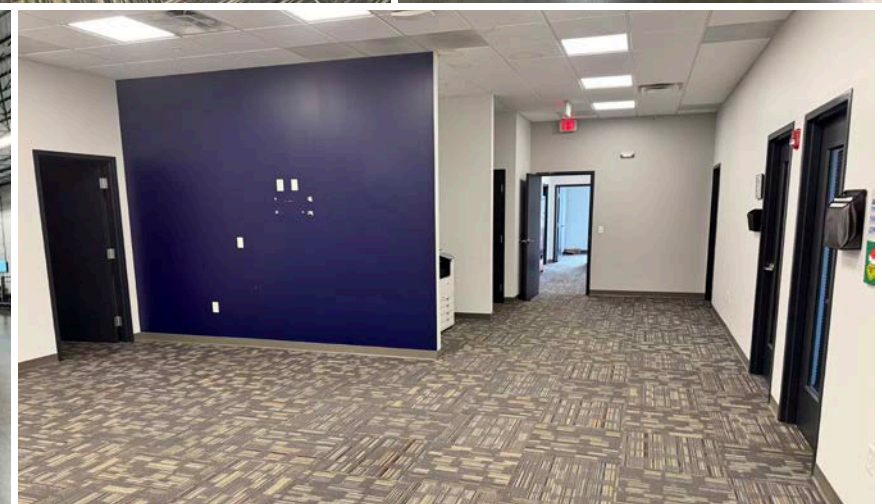
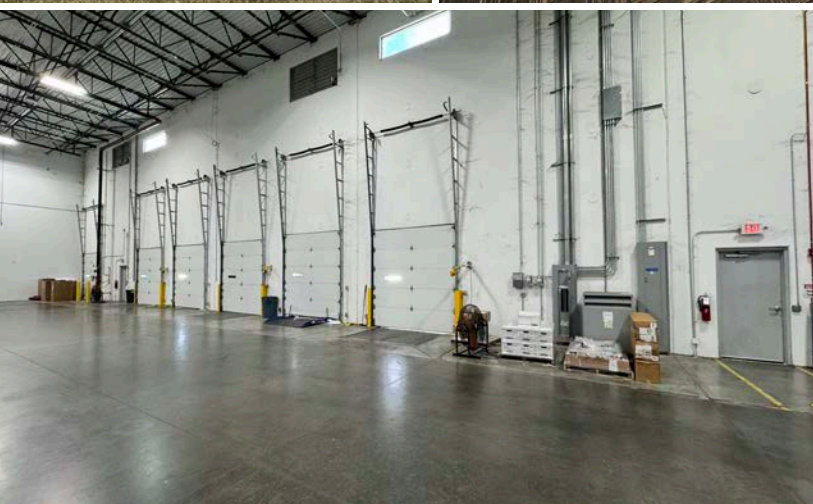
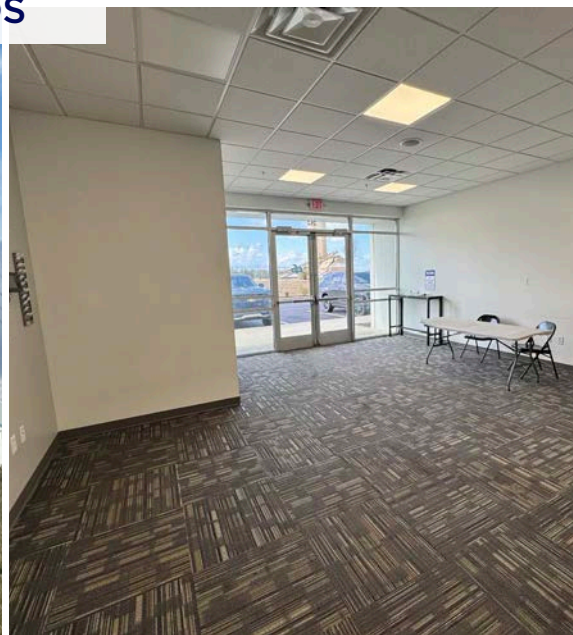
2024 Avg. HH. Income

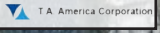
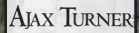
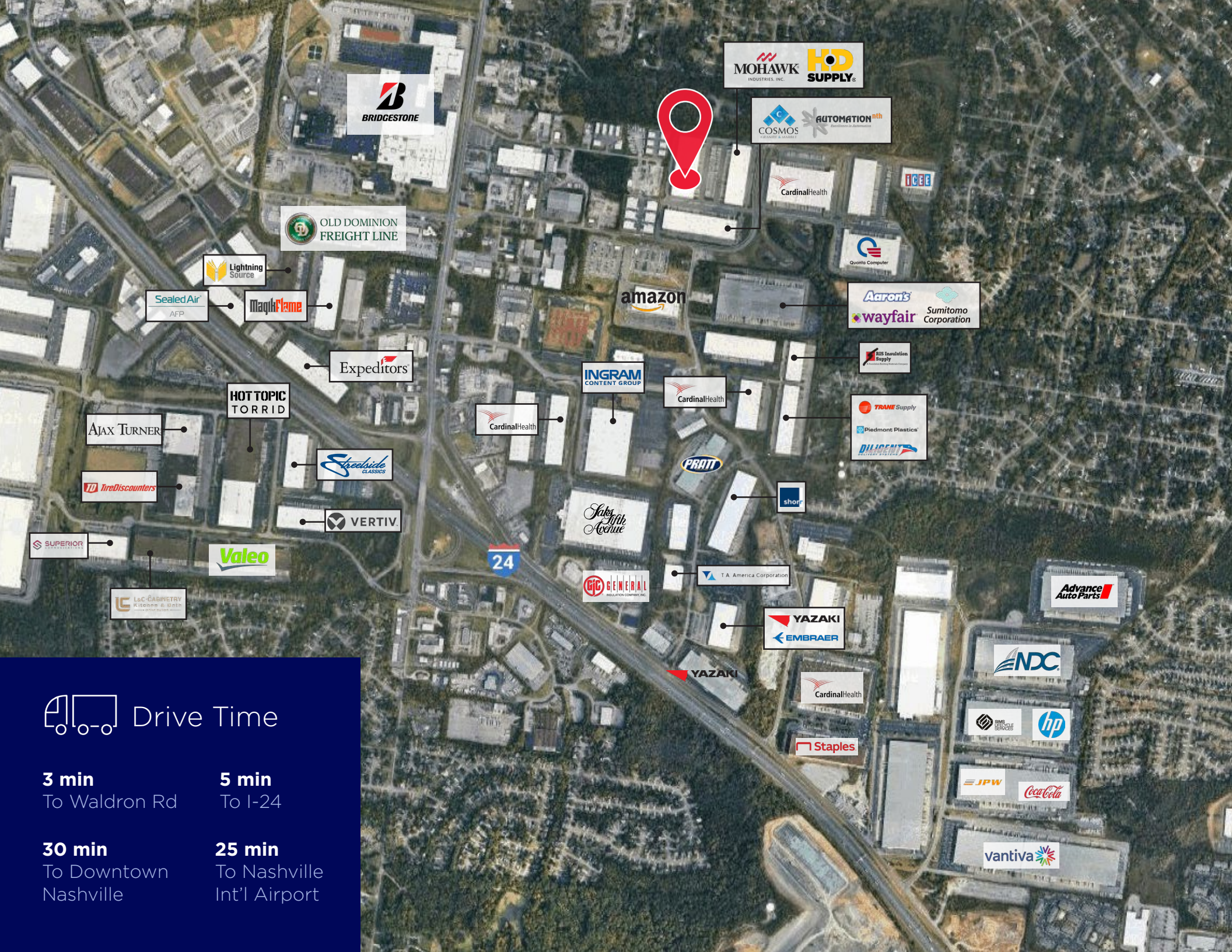
3-Mile	\$100,892
5-Miles	\$102,037
10-Miles	\$116,461



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PROPERTY PHOTOS





Drive Time

3 min
To Waldron Rd

5 min
To I-24

30 min
To Downtown
Nashville

25 min
To Nashville
Int'l Airport



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