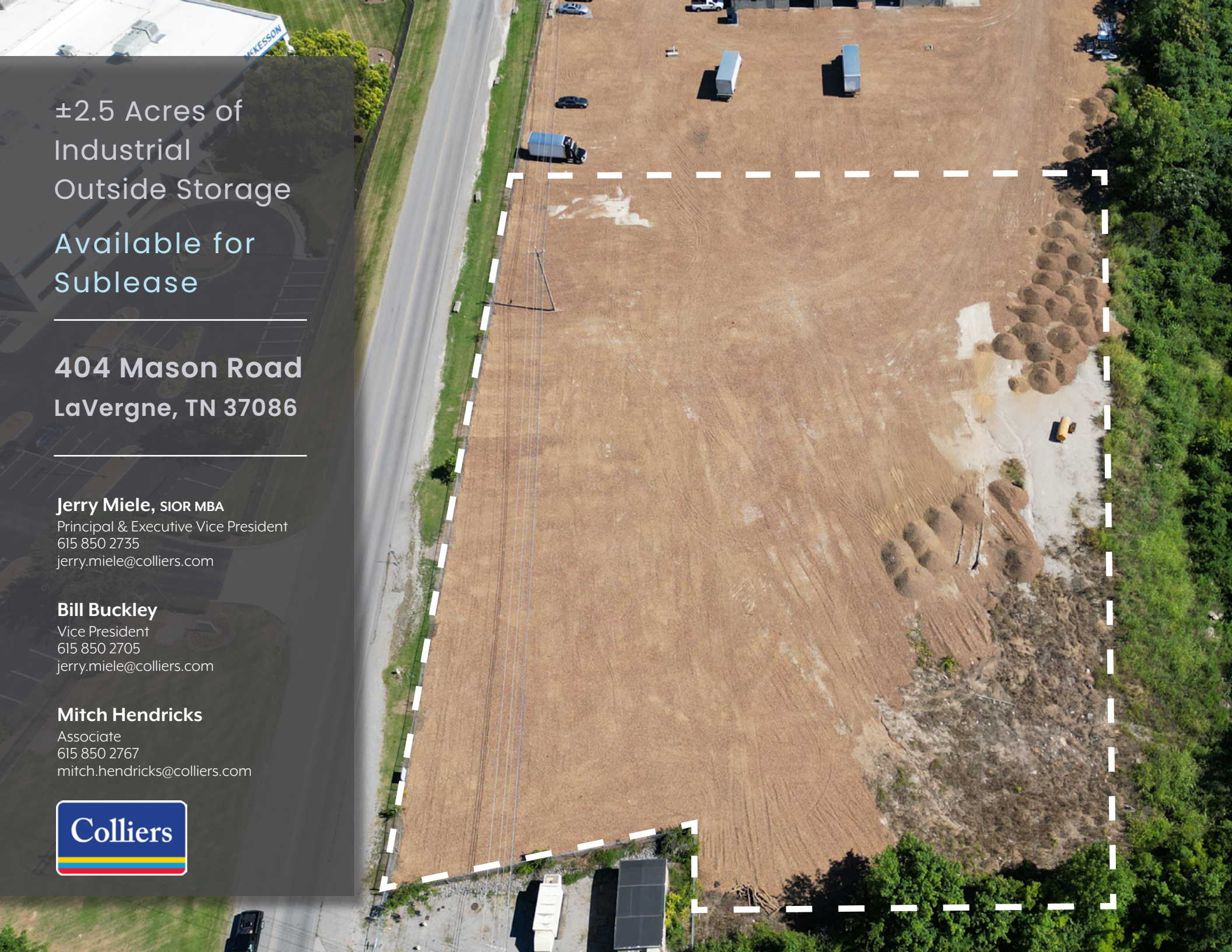




±2.5 Acres of
Industrial
Outside Storage
Available for
Sublease

404 Mason Road
LaVergne, TN 37086

Jerry Miele, SIOR MBA

Principal & Executive Vice President
615 850 2735
jerry.miele@colliers.com

Bill Buckley

Vice President
615 850 2705
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Mitch Hendricks

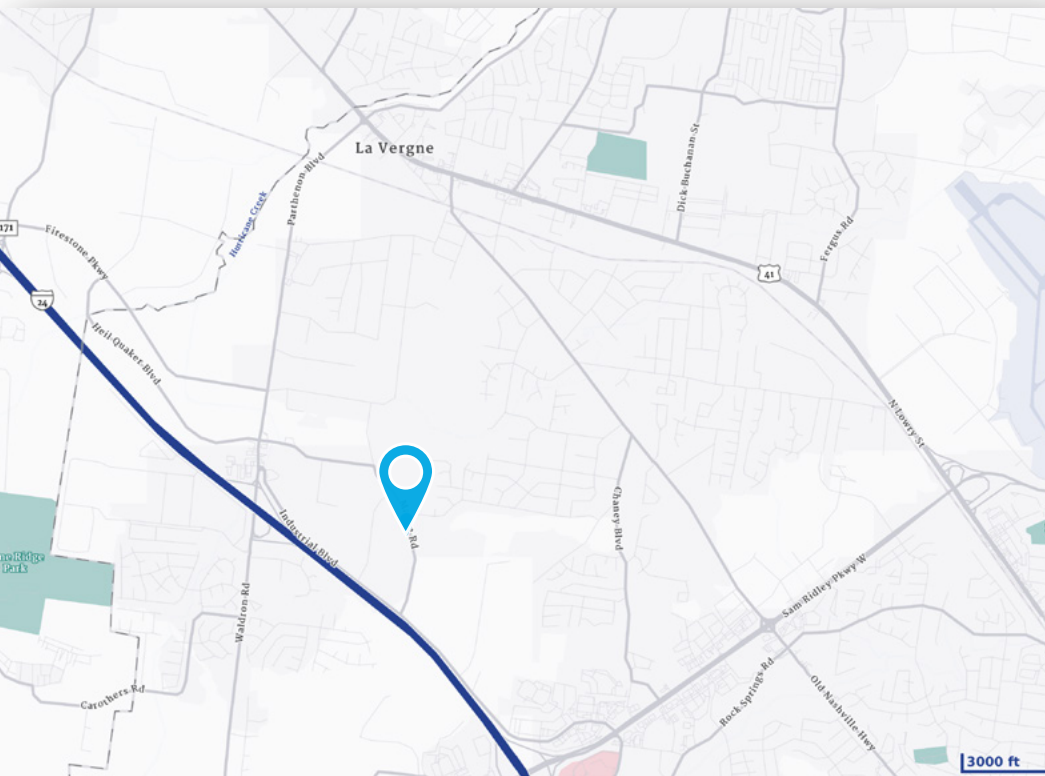
Associate
615 850 2767
mitch.hendricks@colliers.com



Site Overview

- 2.5 acres available for outside storage or truck/trailer parking
- Graded and graveled
- Fenced perimeter
- Private access
- No floodplain
- Flexible Term *lease expires 3/31/2034
- Immediate interstate access at Interstate 24 and Waldron Road

\$4,500 per AC per month



**404 Mason Road
LaVergne, TN 37086**





404 Mason Road LaVergne, TN 37086

20 Miles West
To Nashville



Yazaki North
America Corp.

Embraer Aircraft
Maintenance Services

Cardinal
Health

Shorr Packaging
Corp.

Mason Road



POPULATION

1 MILE	3,431
3 MILES	46,567
5 MILES	124,184



HOUSEHOLDS

1,148
16,606
43,834



AVG. HH INCOME

\$144,262
\$111,561
\$111,357

LaVergne serves as Nashville's premier industrial submarket. Named as the 6th Most Business-Friendly City in the state by Tennessee Center for Policy Research, you can easily see why it has consistently achieved the best in market absorption rates for industrial development. Many industries call LaVergne home including Amazon, Bridgestone, Coca-Cola, Hot Topic, MEIKO, Sims Recycling Solutions, ICEE, Thompson Caterpillar, Cardinal Health, and Ajax-Turner (a Budweiser distributor). Many large land sites have been developed recently by including Park 24 and Interchange Distribution Center.



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