

144 BAIN DR, LA VERGNE, TN 37086

SUBLEASE OPPORTUNITY



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

cresa :: ::



INTERACTIVE
BROCHURE



\$7.25 NNN + \$1.65 OPEX
SUBLEASE RATE



±46,832 RSF
GLA



±2,000 SF
OFFICE SPACE SF



IMMEDIATE
AVAILABILITY



10/31/2027
SUBLEASE EXPIRATION



4
DOCK DOORS



2
DRIVE-IN DOORS



400A/480V 3PH
POWER



SOUTHEAST
SUBMARKET



24'
CLEARANCE HEIGHT



YES
SPRINKLERED



BAIN DR



N

LEASED

AVAILABLE

LONGVIEW ST

DOCK DOOR
DOCK DOOR
DOCK DOOR

DOCK DOOR

DOCK DOOR

DOCK DOOR

DOCK DOOR

BRIDGESTONE FIRESTONE
DISTRIBUTION CENTER

THOMPSON
TRUCK CENTERS

THE HOME DEPOT
HOME DEPOT
DISTRIBUTION CENTER

CARDINAL HEALTH
WAREHOUSE

ICEE
ICEE
BEVERAGE DISTRIBUTOR



PAPERCHEF
MANUFACTURER

amazon

SUNBELT
RENTALS

Crate&Barrel
WAREHOUSE

BIMBO
WHOLESALE BAKERY

DISCOUNT TIRE
WAREHOUSE

SUBJECT PROPERTY

wayfair
WAREHOUSE

TRANE SUPPLY
HEATING EQUIPMENT SUPPLIER

aerio

PENSKE

Saks Fifth Avenue
DISTRIBUTION CENTER

Conn's
DISTRIBUTION CENTER



LOUISIANA KITCHEN
POPEYES
THORNTONS

DOLLAR GENERAL

United Rentals

Ditch Witch

CALIBER COLLISION

ARMSTRONG RELOCATION & COMPANIES

Coca-Cola
DISTRIBUTION CENTER

JMA GROUP
Electrical & Lighting Sales

TECHNICOLOR
WAREHOUSE

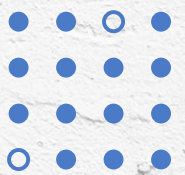
McMahon TRUCK CENTERS
Nashville

± 76,000 VPD

SAM RILEY PKWY
± 32,000 VPD

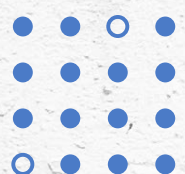
WALDRON RD ± 31,000 VPD





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EXCLUSIVELY LISTED BY:

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