

# FOR SUBLEASE

INTERCHANGE CITY DISTRIBUTION CENTER - 1



## SUBLEASE | 1217 HEIL QUAKER BLVD LA VERGNE, TN 37086

### PROPERTY HIGHLIGHTS:

- 41,850 SF warehouse sublease
- Available 12/1/2021 through 9/30/22
- Longer term likely available
- Racking in place, can be made available (see flyer diagram)
- 7 dock doors with levelers
- Just off the I-24 and Waldron Road exit in LaVergne
- Can be combined with adjacent 48,507 SF for a total of 90,357 SF'



The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



**CHRIS CONWELL**  
chris.conwell@freg.com

**615.239.5116**

**eCODE 280**



SUBLEASE | 1217 HEIL QUAKER BLVD | LA VERGNE, TN 37086

PROPERTY **PHOTOS**



RACKING CAN BE MADE AVAILABLE



RACKING CAN BE MADE AVAILABLE



SUBLEASE | 1217 HEIL QUAKER BLVD | LA VERGNE, TN 37086

# PROPERTY INFORMATION

## SPACE

Building Size:	207,000 SF
Sublease Available:	41,850 SF
Office SF:	2,344 SF
Max Contiguous:	90,357 SF

## SITE

Land Size:	13.50 Acres
Parking Ratio:	0.74
Parcel Number:	R0006800
Zoning:	I-2, Industrial

## PRICING

Sublease Rate:	\$6.10 SF/yr
Sublease Type::	NNN
Sublease Term:	12/1/21 through 9/30/22

## BUILDING & LOCATION

Property Type:	Industrial/Warehouse
Property Sub-Type:	Warehouse
County:	Rutherford
Cross Streets:	Waldron Rd & I-24
Year Built:	1987
Lighting:	Fluorescent
Sprinklers:	Yes
Clear Height:	24'
Electrical:	800a/480v 3p Heavy
# Docks:	7



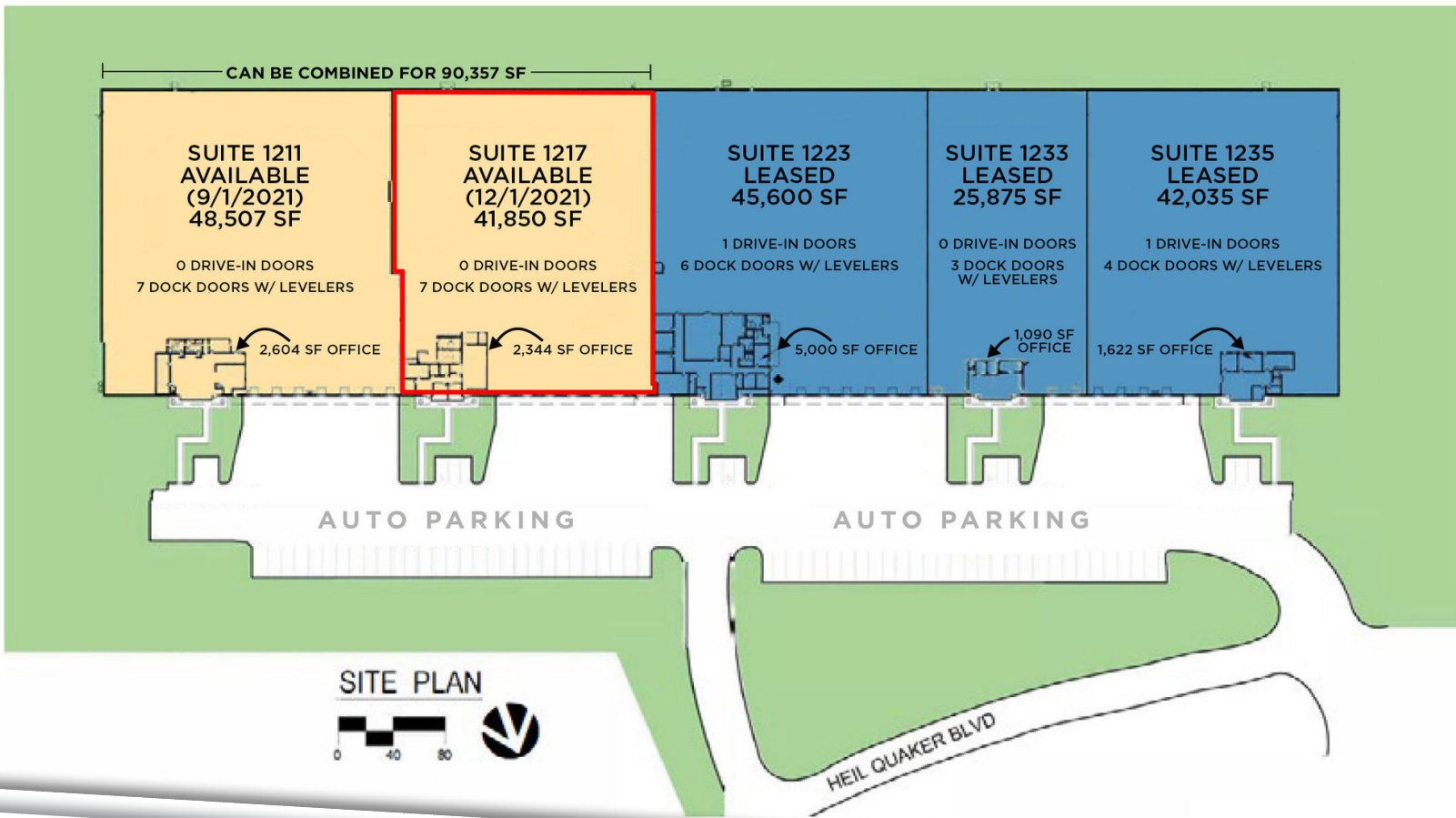
FOR MORE INFORMATION PLEASE CONTACT:



**CHRIS CONWELL**  
[chris.conwell@freg.com](mailto:chris.conwell@freg.com)

SUBLEASE | 1217 HEIL QUAKER BLVD | LA VERGNE, TN 37086

PROPERTY **SITE PLAN**



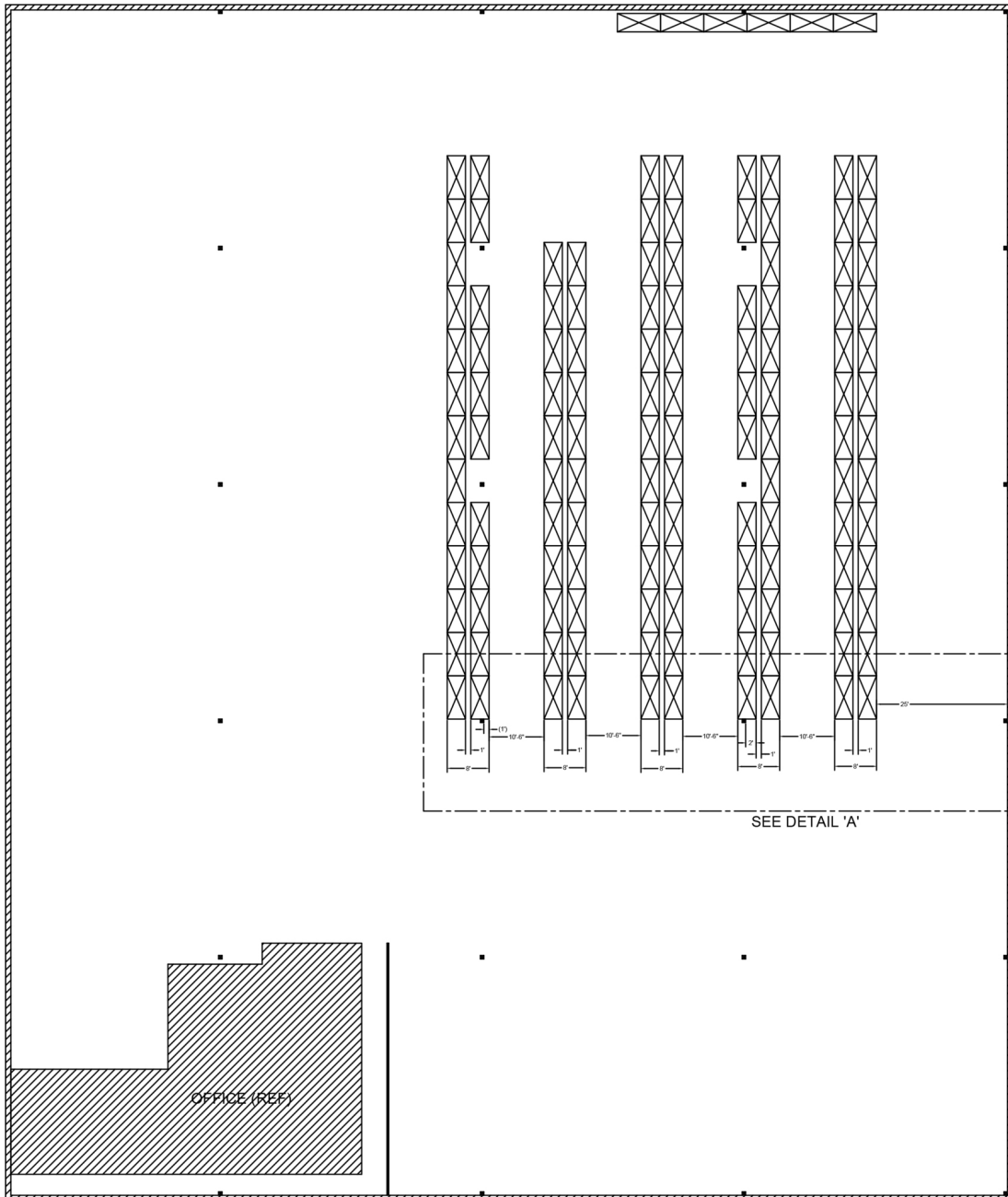
FOR MORE INFORMATION **PLEASE CONTACT:**



**CHRIS CONWELL**  
chris.conwell@freg.com

SUBLEASE | 1217 HEIL QUAKER BLVD | LA VERGNE, TN 37086

# PROPERTY FLOOR PLAN



RACKING CAN BE MADE AVAILABLE