

1296-1300 HEIL QUAKER BLVD

La Vergne, TN 37086

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Jay Reeves, SIOR

First Vice President

(615) 476-3982

Jay.Reeves@matthews.com

License No. 357879 (TN)

Matthew Powell

Senior Associate

(615) 763-8298

matthew.powell@matthews.com

License No. 372958 (TN)

Hutt Cooke

Broker of Record

Broker License No. 1429211 (TN)

Firm No. 263667 (TN)

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PROPERTY OVERVIEW

1296-1300 Heil Quaker Blvd

City La Vergne

State TN

Zip 37086

Building Area ±10,072 SF

Warehouse Space ±8,552 SF

Office Space ±1,520 SF

Lot Size ±3.60 AC

Coverage 6.42%

Dock Doors 29

Drive In Doors 1



INVESTMENT HIGHLIGHTS

1296–1300 Heil Quaker Blvd presents a rare opportunity to acquire a logistics terminal *in the heart of La Vergne's highly sought-after industrial corridor*. The property consists of **±10,072 SF total (±1,520 SF office / ±8,552 SF warehouse)** situated on a **±3.60-acre site**, creating a uniquely low building coverage ratio and long-term operational flexibility. As *City Electric Supply is leasing part of the premises through 08/31/2028*, the asset provides in-place income while preserving future repositioning and value-add potential. The property features an exceptional loading configuration of **29 dock positions and 1 ramped drive-in**. Combined with its strategic infill location within one of Middle Tennessee's most active industrial submarkets, the offering delivers a compelling combination excess land utility and long-term optionality.

Property Highlights

- **Rare Logistics Terminal with Excess Trailer Parking / Outdoor Storage Capability** — ±10,072 SF situated on ±3.60 acres creates a hard-to-find low coverage ratio with flexibility for future yard utilization.
- **Highly Functional Distribution Configuration** — Featuring 29 dock positions plus 1 ramped drive-in.
- **Immediate Income with Long-Term Optionality** — Existing lease through 8/31/2028 with City Electric Supply occupying part of the property, while the remaining space offers leasing or owner-user potential.
- **Quality Industrial Fundamentals in a Supply-Constrained Submarket** — Located within the established La Vergne industrial corridor, one of Middle Tennessee's most active logistics and distribution markets.
- **Exceptional Dock-to-Building Ratio Creates Future Operational Flexibility** — Dense loading configuration supports last-mile, contractor supply, service distribution, and specialized logistics uses.
- **Strategic Infill Location with Regional Connectivity** — Positioned for efficient access to the broader Nashville MSA labor pool, interstates, and industrial user base.
- **Low Building Coverage Supports Long-Term Optionality** — Significant land component relative to building size creates value through operational flexibility, storage potential, or future repositioning opportunities.





New Construction

Timber Trails Townhomes
±169 Homes

New Development

Cornerstone Business Park
Construction has broken ground on a massive 152-acre, 1.8 million-square-foot industrial business park located at 5481 W Jefferson Pike. The park is being developed in two phases, with the first phase of buildings expected to be delivered in the first quarter of 2027.



New Development

Co-OP Business Park
± 80-acre, six-building Class A industrial and warehouse development in La Vergne, Tennessee 2027.



INTERSTATE 24
±157,710 VPD



41
±32,300 VPD



Subject Property



Smyrna/Rutherford County Airport



Grand Oak at Town Park
±300 Units



Google Earth

1296 - 1300 Heil Quaker Blvd
La Vergne, TN 37086

\$3,950,000

List Price

±3.60

Acres

±10,072 SF

Building Area

29

Docks

1

Drive-Ins



LA VERGNE, TN

Located ±17 Miles Away From Downtown Nashville

Market Demographics



42,124

Total Population

14,693

Total Households

\$116,616

Average HH Income

35.0

Median Age

Local Market Overview

La Vergne, Tennessee has emerged as a strategic industrial and logistics hub within the Nashville metropolitan area, supported by sustained population growth and expanding workforce availability. The city's increasing population, now exceeding 41,000 residents, continues to drive labor force participation, which is critical for distribution, warehousing, and light manufacturing operations. Median household incomes have grown alongside regional economic expansion, reinforcing the area's attractiveness for both employers and workforce housing.

The city's location along Interstate 24 provides direct connectivity to Nashville and regional supply chain networks, making it especially attractive for industrial outdoor storage (IOS) users and last-mile distribution operators. Ample land availability, flexible zoning in select corridors, and proximity to major logistics nodes support continued demand for trailer storage, fleet parking, and contractor yards. Additionally, the presence of nearby industrial parks and access to rail and airport infrastructure enhances La Vergne's role as a distribution and storage extension of the Nashville core. These factors collectively support sustained absorption of both traditional industrial product and IOS space.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,036	46,783	159,450
Current Year Estimate	1,825	42,124	148,817
2020 Census	1,351	34,403	128,798
Growth Current Year-Five-Year	11.55%	11.06%	7.15%
Growth 2020-Current Year	35.09%	22.45%	15.54%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	701	16,496	57,041
Current Year Estimate	620	14,963	53,566
2020 Census	452	12,246	47,190
Growth Current Year-Five-Year	13.16%	10.25%	6.49%
Growth 2020-Current Year	37.22%	22.19%	13.51%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$112,634	\$116,616	\$116,912

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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