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AVAILABLE FOR SALE / LEASE Investment Offering

The Blonder Group, LLC (Franklin, TN)
has been retained by
Louisiana Pacific Corporation
(NYSE: LPX) to market its
67,000 sf R&D facility located in
Franklin, TN (Williamson County)

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**308 Mallory Station Road, Franklin, TN 37067
Williamson County**

THE INVESTMENT OFFERING

Superior Location: 308 Mallory Station Road, Franklin, Tennessee 37067
Located immediately off I-65 in Cool Springs

Total Land Area: 6.84 acres

Excess Land: 105,000 SF (2.41 AC).

Modern Facility: Fully climate controlled office/lab (wet/dry)/warehouse facility containing 67,445 SF of gross building area including \pm 17,550 SF (26%) of finished two-level office area, 7% of lab area and 45,051 SF (67%) of warehouse area.

Zoned LI: Light Industrial (Commercial Office / Lab / Warehouse / Distribution / Research & Development Facility)

Construction: Metal panel over steel frame support with some concrete block and brick veneer on office area



Headquartered in Nashville, Tennessee, LP is a leading manufacturer and distributor of building products. Founded in 1973, today they operate 26 manufacturing facilities in the U.S., Canada, Chile and Brazil. LP strives to deliver innovative, high-quality building products to retail, wholesale, home building and industrial customers. LP thrives on their reputation for ethics and teamwork — both internally and with our customers.

LP's research into more efficient ways to use renewable resources to lead to better, stronger and more reliable products. It also reduced their environmental impact.

Main Level Office Area:	9,665 SF	14%
Main Level Lab Area:	4,844 SF	7%
Main Level Warehouse Area:	45,051 SF	67%
<u>Upper Level Office Area</u>	<u>7,885 SF</u>	<u>12%</u>
Gross Building Area:	67,445 SF	100%

Constructed in 1997

Location: Franklin, Brentwood and Williamson County have become one of the fastest growing area within the state of Tennessee. Franklin is conveniently located 18 miles south of the Nashville Central Business District. The area is centrally located within the state and is easily accessible to all points of Tennessee as well as other major cities within the southeast.

Transportation: Access is provided to the Williamson County area by IH-65, U.S. Highways 31, 31A, 41, 41A, 431, and State Routes 96 and 100. IH-65 is a major north/south interstate highway system connecting in Nashville to Montgomery, Alabama to the south and Louisville, Kentucky to the north. IH-40 and IH-24 are also accessible in Nashville. IH-24 provides connecting routes to Atlanta to the southeast and St. Louis to the northwest and IH-40 is a major connecting route to Knoxville to the east and Memphis to the west. IH-840 is also open in the area, providing convenient access between the Franklin area and Interstate 40 east of Nashville.

TO VIEW ALL OUR AVAILABLE PROPERTIES, VISIT: WWW.BLONDERGROUP.COM

Disclaimer:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for demonstration only and do not represent the current or future performance of the property. The value of this transaction depends upon tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction.



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