



COMPLETED Q1 | 2023

# HIGHWAY 109 BUSINESS PARK

FOR LEASE

BUILDING 1: 169,250 SF  
BUILDING 2: 175,000 SF  
BUILDING 3: 165,000 SF

NEW CLASS-A INDUSTRIAL

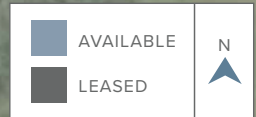




# SITE PLAN



(18) FUTURE TRAILER  
PARKING SPACES  
OR (70) FUTURE AUTO  
PARKING SPACES



HWY  
109

DETENTION

Spec Office  
2,654 SF

56,625 SF  
AVAILABLE

1

LEASED

(132) PARKING SPACES

(31) DOCKS (2) DRIVE-IN

(39) TRAILER STORAGE

108,500 SF  
AVAILABLE

2

LEASED

Spec Office  
3,405 SF

(32) DOCKS (2) DRIVE-IN

(133) PARKING SPACES

(133) PARKING SPACES

165,000 SF  
AVAILABLE

3

(29) DOCKS (2) DRIVE-IN

DETENTION

## PROPERTY OVERVIEW

CURRENT ZONING	IP - Planned Business, Industrial Park	BUILDING FLOOR SLAB	6" thick concrete slab
BUILDING AREA	Building 1 : 169,250 SF	CONSTRUCTION TYPE	Concrete tilt-wall
	Building 2 : 175,000 SF	COLUMN BAY SPACING	47'6" Deep x 56' Wide typical with 60' deep loading bays
	Building 3 : 165,000 SF	CLEAR HEIGHT	32' starting at one column line past the first speed bay
BUILDING DIMENSIONS	Building 1 : 677' L X 250' D	ROOF	60 mil TPO; 20-year warranty
	Building 2 : 700' L X 250' D	DOCK DOORS	Building 1: 17 Dock Doors / Plus 16 Future (10 Dock Packages)
	Building 3 : 660' L X 250' D		Building 2: 18 Dock Doors / Plus 17 Future (10 Dock Packages)
DOCK CONFIGURATION	Rear-Load, 127'-130' truck court		Building 3: 17 Dock Doors / Plus 14 Future
AUTOMOBILE PARKING	Building 1 : 132 spaces	DRIVE-IN RAMP DOORS	2 per building (12' wide x 14' high)
	Building 2 : 133 spaces	WAREHOUSE HEATING	Gas-fired unit heaters
	Building 3 : 133 spaces	FIRE PROTECTION	ESFR sprinkler systems
TRAILER PARKING	39 shared trailer parking between	ELECTRICAL	Each building has one 1,600-amp, 480-volt service (expandable)
	Buildings 1 & 2 (plus 17 future, plus 99 along dock aprons)	OFFICE	Building 1: 2,654 SF
SUSTAINABILITY	Seeking sustainability certification		Building 2: 3,415 SF
			Building 3: Build-to-Suit





BUILDING 1  
169,250 SF

BUILDING 2  
175,000 SF

BUILDING 3  
165,000 SF

BUSINESS PARK DRIVE



# AERIAL ONE



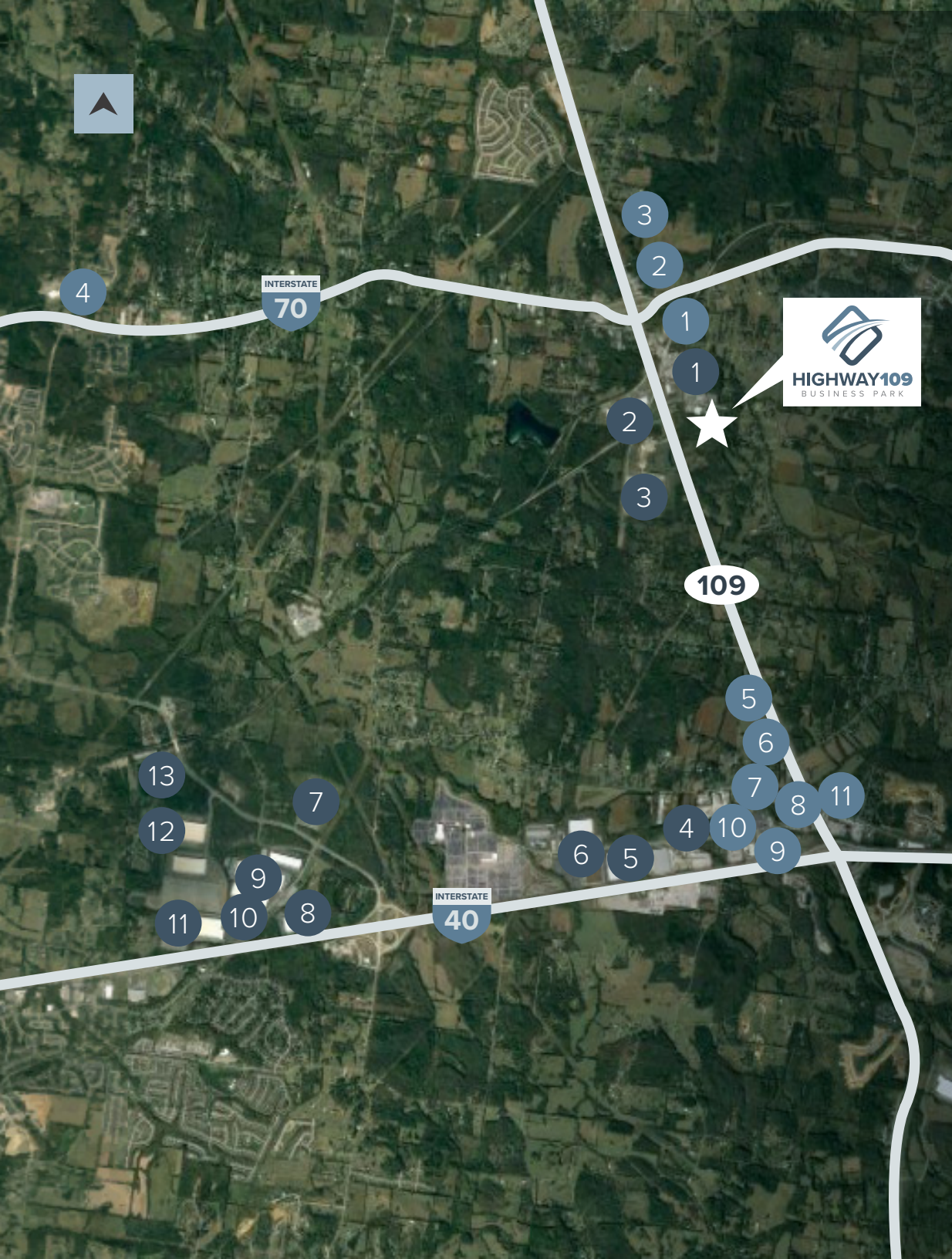
# SITE OVERVIEW

## NEARBY USERS

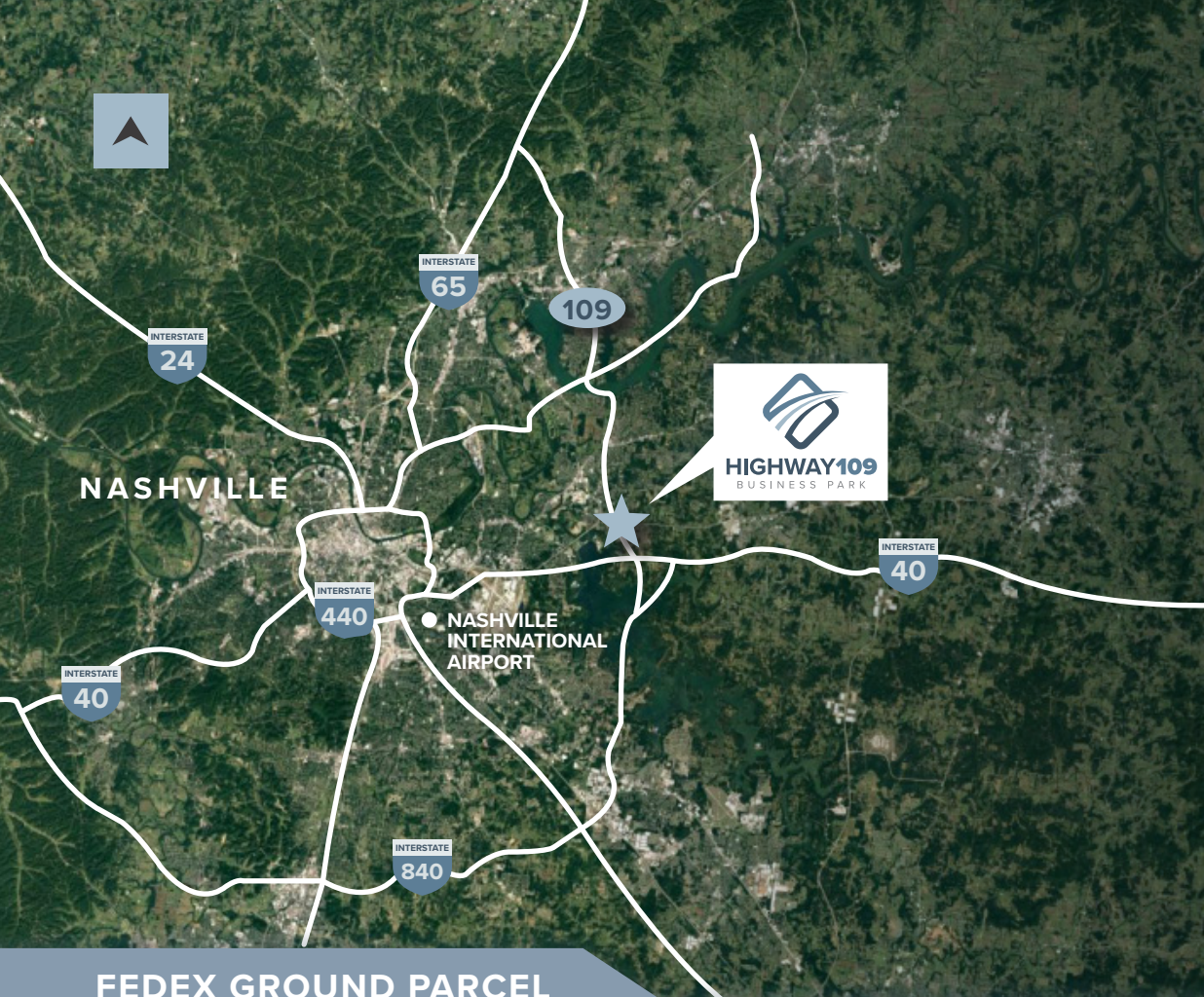
- |   |  |    |   |
|---|--|----|---|
| 1 | <b>BUILDERS FIRSTSOURCE</b><br>134,000 SF                        | 6  | <b>FEDEX GROUND</b><br>308,000 SF                                   |
| 2 | <b>KENWAL STEEL</b><br>118,000 SF<br>91,000 SF                   | 7  | <b>HOLLISTER</b><br>243,000 SF                                      |
| 3 | <b>AMERICAN WONDER PORCELAIN</b><br>1.2 MILLION SF<br>261,000 SF | 8  | <b>CEVA</b><br>461,000 SF<br>688,000 SF<br>464,000 SF<br>509,000 SF |
| 4 | <b>CTDI</b><br>389,000 SF  | 9  | <b>KHS AMERICA</b><br>100,000 SF                                    |
| 5 | <b>CEVA</b><br>395,000 SF  | 10 | <b>UNDER ARMOUR</b><br>1.1 MILLION SF                               |
|   |  | 11 | <b>MEDLINE</b><br>247,000 SF  |
|   |  | 12 | <b>AMAZON</b><br>3.6 MILLION SF                                     |

## NEARBY AMENITIES

- |   |                              |    |                                      |
|---|------------------------------|----|--------------------------------------|
| 1 | <b>COMMUTER RAIL STATION</b> | 7  | <b>SHELL/TWICE DAILY /McDONALD'S</b> |
| 2 | <b>DOLLAR GENERAL</b>        | 8  | <b>MAPCO</b>                         |
| 3 | <b>HEAVENLY BITES BAKERY</b> | 9  | <b>WENDY'S</b>                       |
| 4 | <b>SHELL</b>                 | 10 | <b>SLEEP INN</b>                     |
| 5 | <b>SPEEDWAY</b>              | 11 | <b>THORNTONS</b>                     |
| 6 | <b>WAFFLE HOUSE</b>          |    |                                      |







## NASHVILLE LOGISTICS BY THE NUMBERS



**50%**  
of the US population lives within 650 miles (1-day  
trucking distance)



**12 MILLION PEOPLE**  
live within a 2.5 hour drive of Nashville



**1 OF ONLY 6**  
US cities with 3 major interstates converging: I-24,  
I-65, I-40

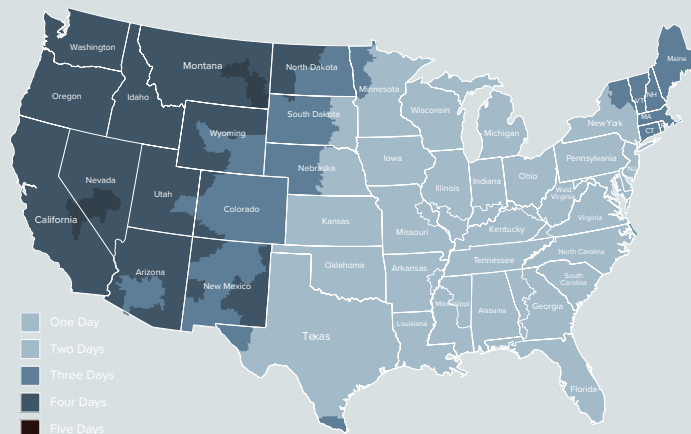


**NASHVILLE MSA IS THE #8**  
fastest growing major MSA in the USA (1.9 Million  
residents; 86 new residents per day)



**WILSON COUNTY IS THE #1**  
fastest growing in Tennessee (145,000 residents;  
11 new residents per day)

## FEDEX GROUND PARCEL DELIVERY MAP



## REACH

From Nashville, 72%  
of the US population  
is reached with FedEx's  
One-and Two-Day  
Ground Delivery

## ACCESS

Direct access and  
visibility to State  
Highway 109 (27,000  
cars per day). Highway  
109 was recently expanded  
to five lanes, and it con-  
nects I-40, I-840, and I-65.  
Highway 109

## DISTANCE

Interstate 40	0 Miles
Downtown Lebanon	2.9 Miles
Downtown Mt. Juliet	6 Miles
Interstate 840	6 Miles
Downtown Gallatin	7 Miles
Nashville Int. Airport	10 Miles
Downtown Nashville	19 Miles
I-65/Portland	24 Miles
	32 Miles





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