



# HIGHWAY 109 BUSINESS PARK

**FOR LEASE**

BUILDING 1: 56,625 SF Remaining  
BUILDING 2: 108,500 SF Demisable  
BUILDING 3: 40,500 SF Remaining

**NEW CLASS-A INDUSTRIAL**





# SITE PLAN



## PROPERTY OVERVIEW

### BUILDING 1:

100 Business Park Drive, Lebanon, TN 37090  
56,625 SF (226'-6" W x 250' D)

OFFICE: 2,654 SF

CAR PARKS: 44 spaces

TRAILER PARKS: 6 spaces

LOADING: 5 (9' x 10') dock doors  
4 with dock packages including levelers,  
seals and lights

4 knock-out panels for additional doors

DRIVE-IN DOORS: 1 (12' W x 14' H)

POWER: 1000 Amps

### BUILDING 2:

120 Business Park Drive, Lebanon, TN 37090  
108,500 SF (434' W x 250' D)  
Demisable to 42,000 SF

OFFICE: BTS

CAR PARKS: 82 spaces

TRAILER PARKS: 12 spaces

LOADING: 13 (9' x 10') dock doors  
6 with dock packages including levelers,  
seals and lights

10 knock-out panels for additional doors

DRIVE-IN DOORS: 1 (12' W x 14' H)

POWER: 1200 Amps

### BUILDING 3:

150 Business Park Drive, Lebanon, TN 37090  
40,500 SF (162' W x 250' D)

OFFICE: BTS

CAR PARKS: 32 spaces

TRAILER PARKS: Available at unused

dock positions

LOADING: 3 (9' x 10') dock doors

2 knock out panels for additional doors

DRIVE-IN DOORS: 1 (12' W x 14' H)

POWER: 400 Amps

### OVERALL:

BUILDING FLOOR SLAB: 6" thick concrete slab

CONSTRUCTION TYPE: Concrete tilt-wall

COLUMN BAY SPACING: 47'6" Deep x 56' Wide  
typical with 60' deep loading bays

CLEAR HEIGHT: 32' starting at one column line  
past the first speed bay

ROOF: 60 mil TPO; 20-year warranty

CURRENT ZONING: IP - Planned Business,  
Industrial Park

WAREHOUSE HEATING: Gas-fired unit heaters

FIRE PROTECTION: ESFR sprinkler systems



INTERSTATE  
**40** 3.2 MILES

HWY  
**109**



Controlled entrance to the park via a traffic light onto Highway 109

BUILDING 1  
**56,625 SF**  
AVAILABLE

BUILDING 2  
**108,500 SF**  
AVAILABLE



BUILDING 3  
**40,500 SF**  
AVAILABLE



**HIGHWAY109**  
BUSINESS PARK

# AERIAL ONE



# SITE OVERVIEW

## NEARBY USERS

 <b>BUILDERS FIRSTSOURCE</b> 134,000 SF	 <b>CEVA</b> 708,500 SF 527,000 SF 500,000 SF 480,000 SF 395,000 SF
 <b>KENWAL STEEL</b> 118,000 SF 91,000 SF	 <b>KHS AMERICA</b> 100,000 SF
 <b>AMERICAN WONDER PORCELAIN</b> 1.2 MILLION SF 261,000 SF	 <b>UNDER ARMOUR</b> 1.1 MILLION SF
 <b>CTDI</b> 403,500 SF	 <b>MEDLINE</b> 247,000 SF
 <b>FEDEX GROUND</b> 308,000 SF	 <b>AMAZON</b> 3.6 MILLION SF 650,000 SF
 <b>HOLLISTER</b> 243,000 SF	

## NEARBY AMENITIES

 <b>COMMUTER RAIL STATION</b>	 <b>SHELL/TWICE DAILY /McDONALD'S</b>
 <b>DOLLAR GENERAL</b>	 <b>MAPCO</b>
 <b>HEAVENLY BITES BAKERY</b>	 <b>WENDY'S</b>
 <b>SHELL</b>	 <b>SLEEP INN</b>
 <b>SPEEDWAY</b>	
 <b>WAFFLE HOUSE</b>	 <b>THORNTONS</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**

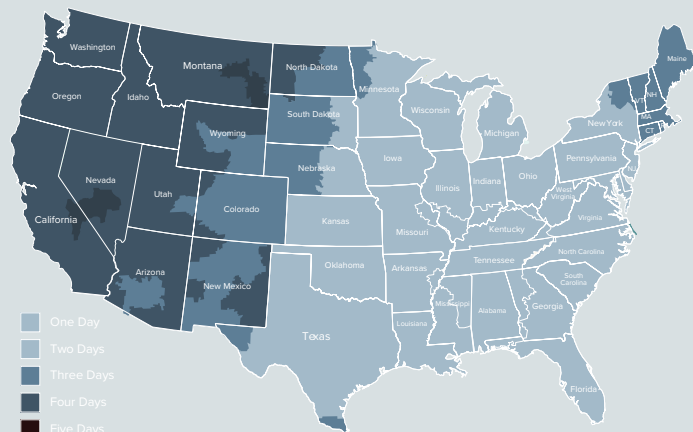
fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)



**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 connects I-40, I-840, and I-65.

## DISTANCE

Interstate 40	3.2 Miles
Interstate 840	7 Miles
Lebanon	9 Miles
Mt. Juliet	9 Miles
Gallatin	10 Miles
Nashville Int. Airport	20 Miles
Nashville	27 Miles
I-65	30 Miles





**BUILDING 3**  
**40,500 SF**

**BUILDING 2**  
**108,500 SF**

**BUILDING 1**  
**56,625 SF**



**HWY**  
**109**



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