



HIGHWAY 109 BUSINESS PARK

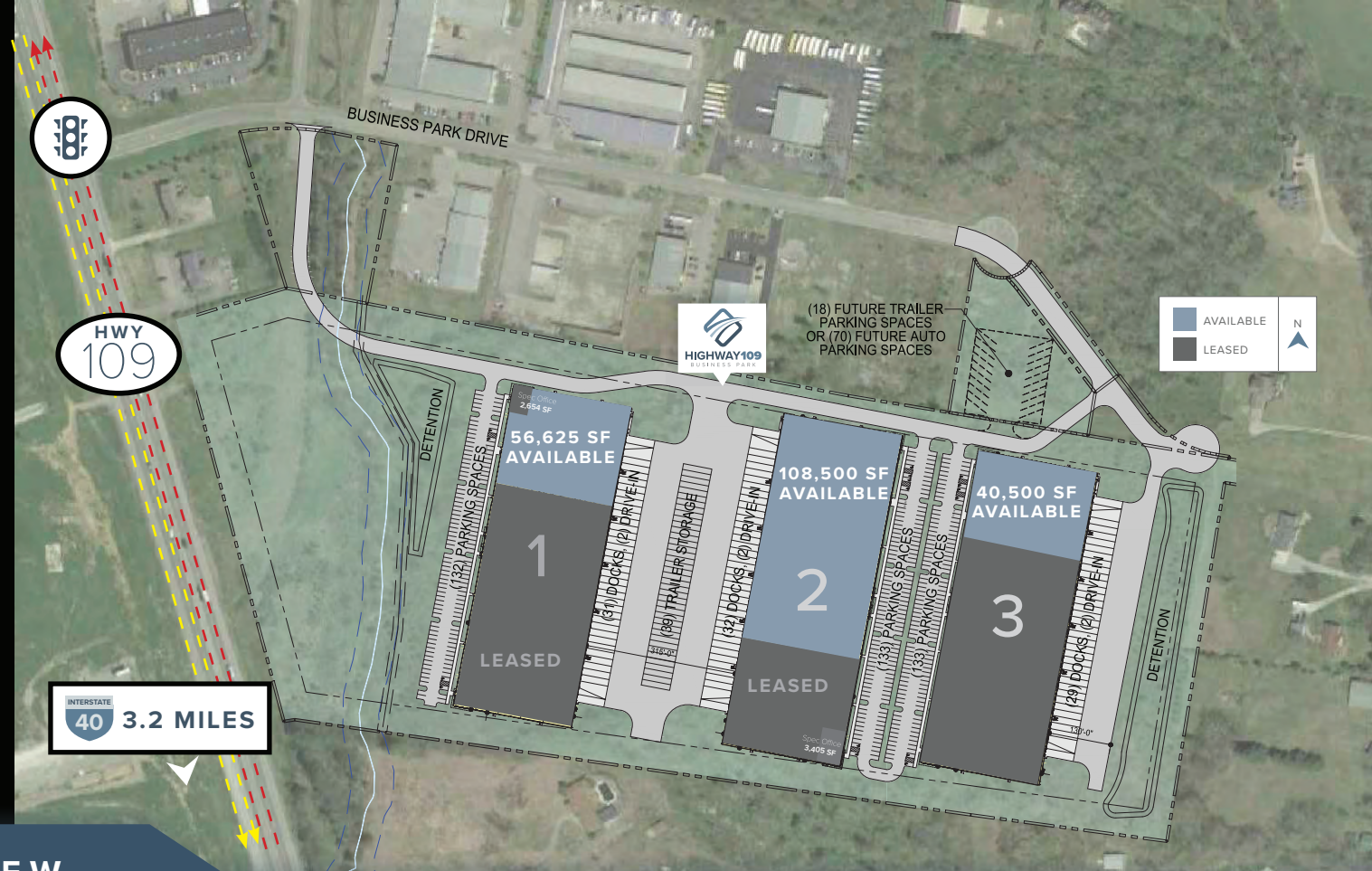
FOR LEASE

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

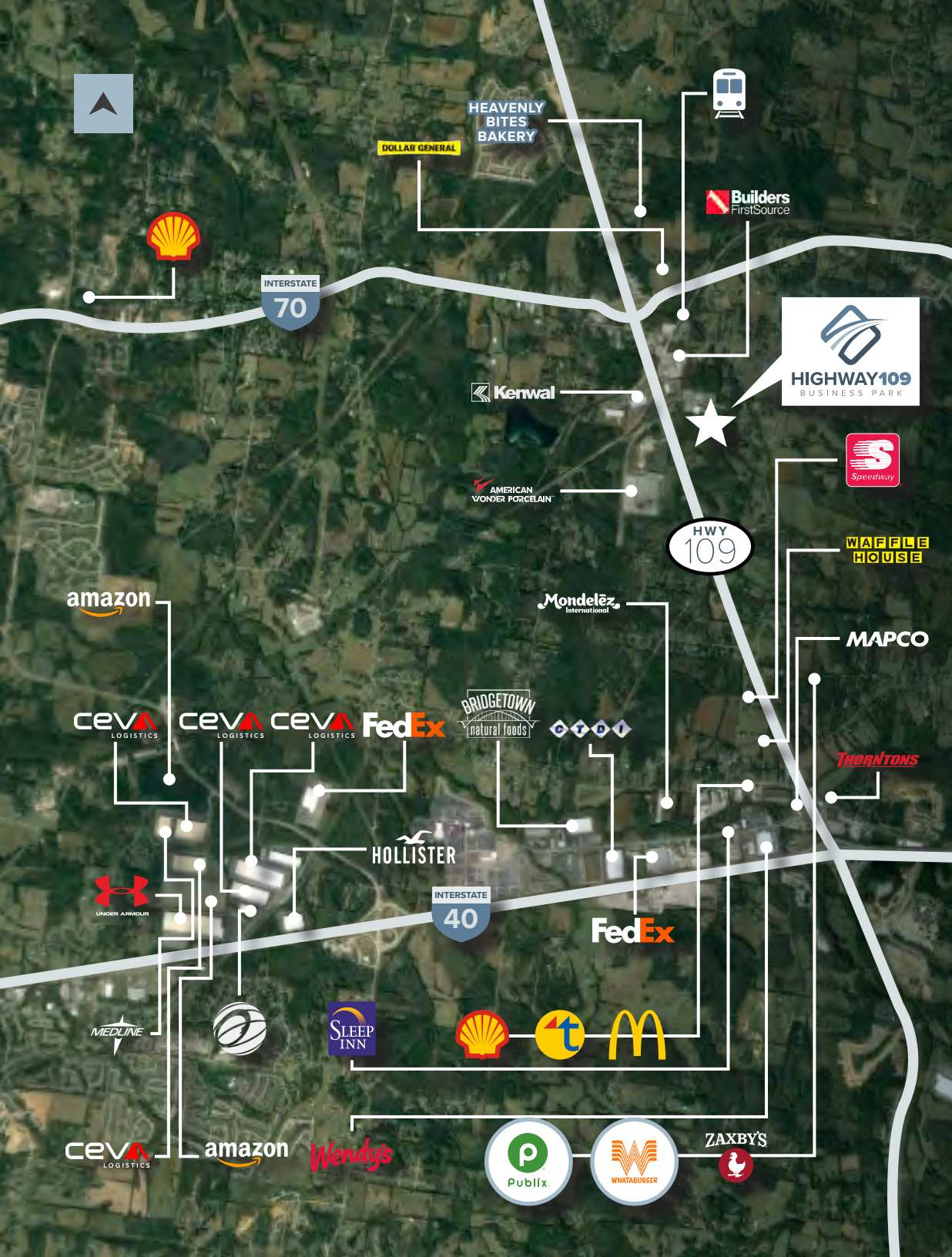
SITE OVERVIEW

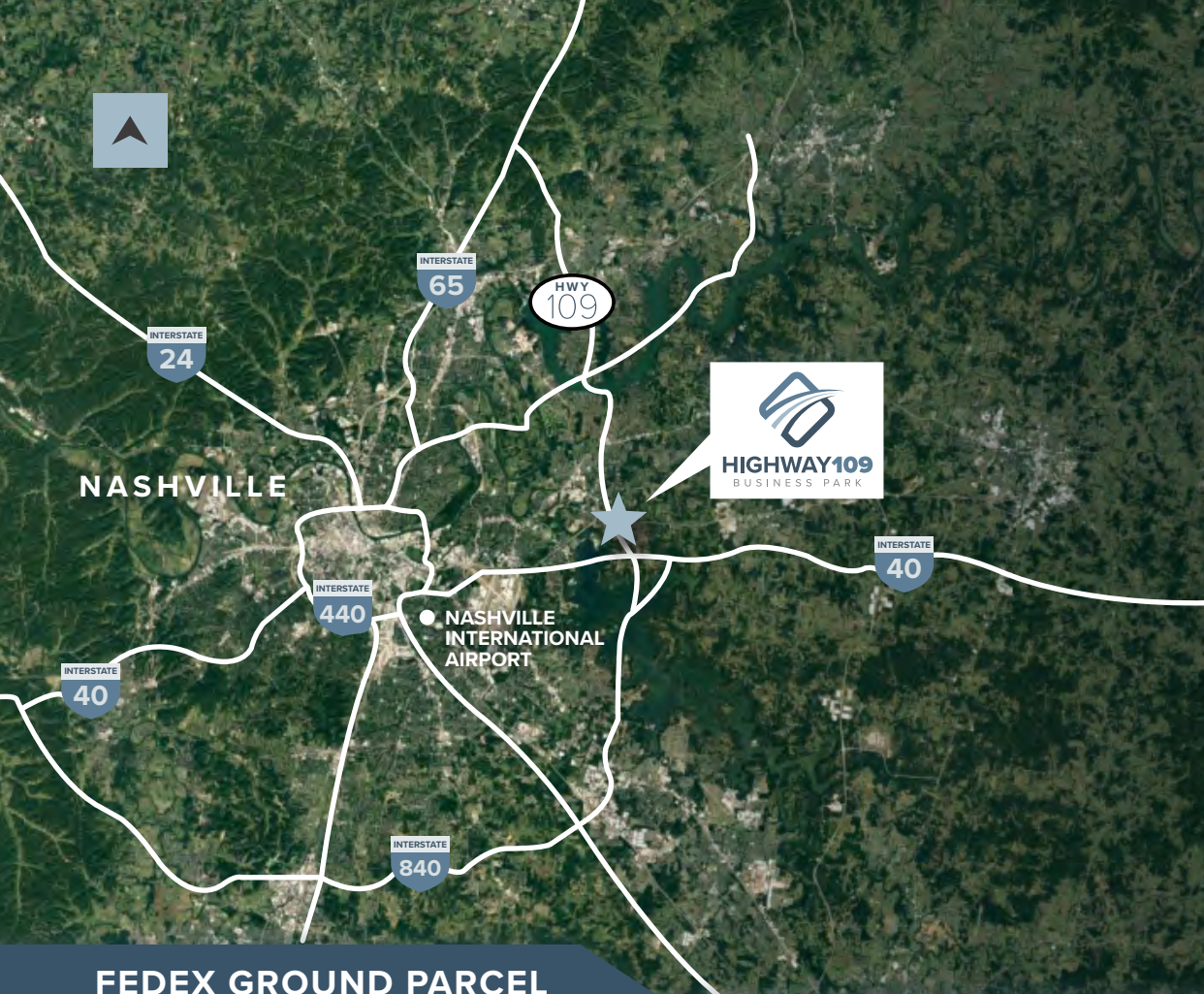
NEARBY USERS

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

NEARBY AMENITIES

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





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

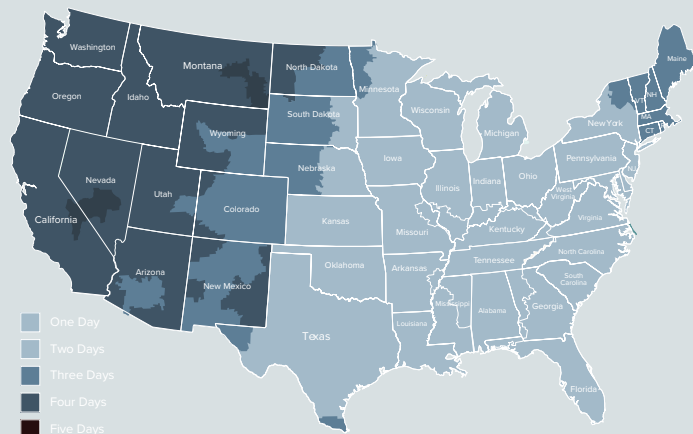


NASHVILLE MSA IS THE #8
fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)



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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