

MASTER-PLANNED CLASS A INDUSTRIAL PARK BUILT IN 2022

STATE-OF-THE-ART DESIGN & CONSTRUCTION

SUPERIOR INTERSTATE ACCESS TO I-40 (EXIT 229)

527,100 SF CROSS-DOCK BUILDING (DIVISIBLE)

STRATEGIC LOGISTICS LOCATION

BEST-IN-CLASS INSTITUTIONAL OWNERSHIP

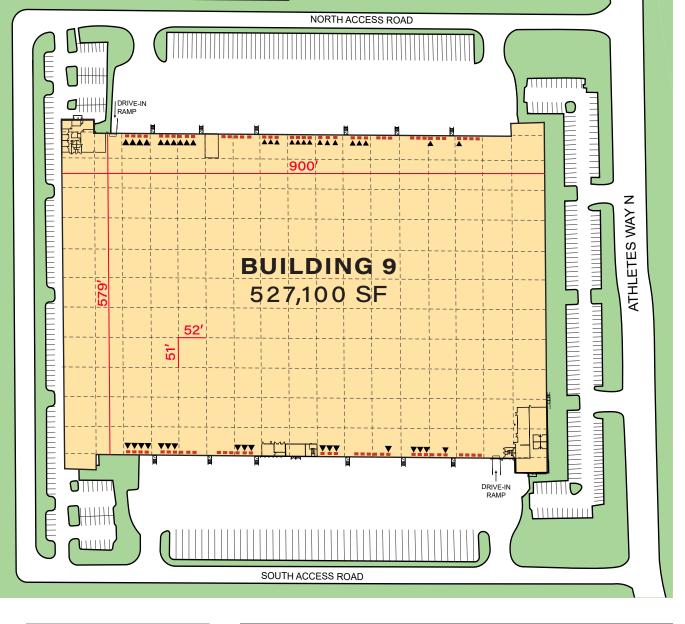
BECKWITH FARMS

MT. JULIET / TENNESSEE



AVAILABLE IMMEDIATELY





Dock Doors Dock Doors with Dock Packages

BUILDING 9 SITE DATA TABLE	
Building Area (SF)	527,100
Available Car Parking (9' X 18' Spaces)	± 359
Trailer Parking	± 92
Handicap Parking	± 9

GENERAL DESIGN SPECIFICATIONS

Construction Type Concrete tilt wall

Main Office: 6,688 SF

Secondary Office: ±3,044 SF

Shipping / Receiving Office: ±678 SF

North Side Shipping / Receiving

Office: ± 418 SF

Ceiling Height 36' Clear

Office

Floor 7" Unreinforced 4,000 psi sealed

concrete slab

Column Spacing 51' x 52' Typical; 60' Staging bay

Sprinkler ESFR sprinkler system

Dock Doors 76 Dock Doors

Dock Packages 43 (9' x 10') doors with dock packages

Drive-in Doors 2 - 12' x 14' drive-in doors

Interior Lighting LED lighting

Truck Court 185' With 60' concrete apron

Roof 45 mil TPO; R-15 Insulation

Heating Gas fired Unit heaters

Ventilation Roof-mounted fans; 3 air-changes

per hour

Electrical 3000 Amps, 480v / 3phase

Lighting 25 FC @ 36" AFF - LED

Painting Walls & roof deck white

Beckwith Farms 02

SITE SPECIFICATIONS

UTILITIES TO SITE

WATER

West Wilson County Utility District (20" line)

SEWEF

City of Mt. Juliet (8" line proposed)

GAS

Nashville Gas (4"- 6" line proposed)

ELECTRIC

Middle Tennessee Electric/TVA

TELEPHONE

TDS Telecom





PLANNED CLASS A PARK ENVIRONMENT



EXCELLENT INGRESS/EGRESS ACCESS TO 1-40

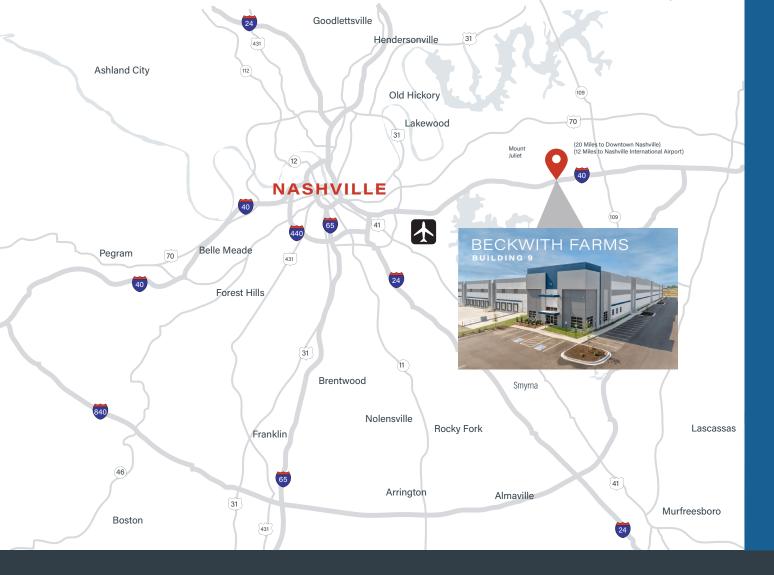


12 MINUTES TO NASHVILLE INTL AIRPORT



ZONED I-R INDUSTRIAL RESTRICTIVE

Beckwith Farms 03





BECKWITH FARMS

LOCATION

The development is positioned geographically to serve a large market area extending from Nashville proper to Nashville's eastern suburbs into Wilson County, one of the fastest growing counties in the United States.



DAVID MCGAHREN, SIOR

+1 615 301 2810 david.mcgahren@cushwake.com **DOUG HOWARD, SIOR** +1 615 301 2818

doug.howard@cushwake.com

HENRY SHERER

+1 214 519 3663 henry.sherer@cushwake.com 1033 Demonbreun, Suite 600 Nashville, TN 37203 main +1 615 301 2800 fax +1 615 301 2957 cushmanwakefield.com

@2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIEY CLIRBENT OR FLITTIBE PROPERTY OF REFORMANCE.