

FOR LEASE

840 BUSINESS CENTER

549 Aldi Boulevard / Mt. Juliet, Tennessee













166,400 SF AVAILABLE

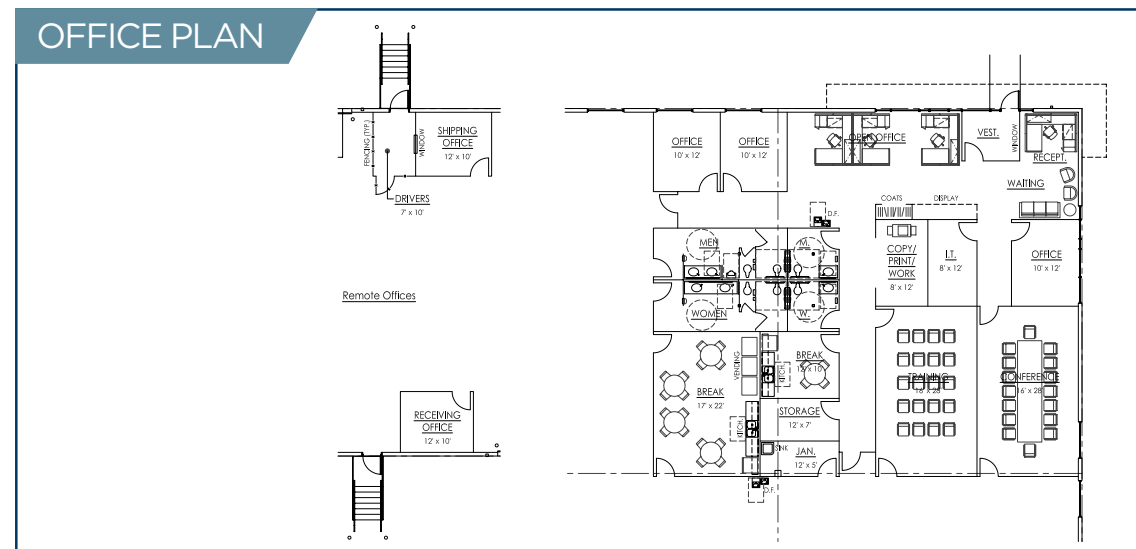
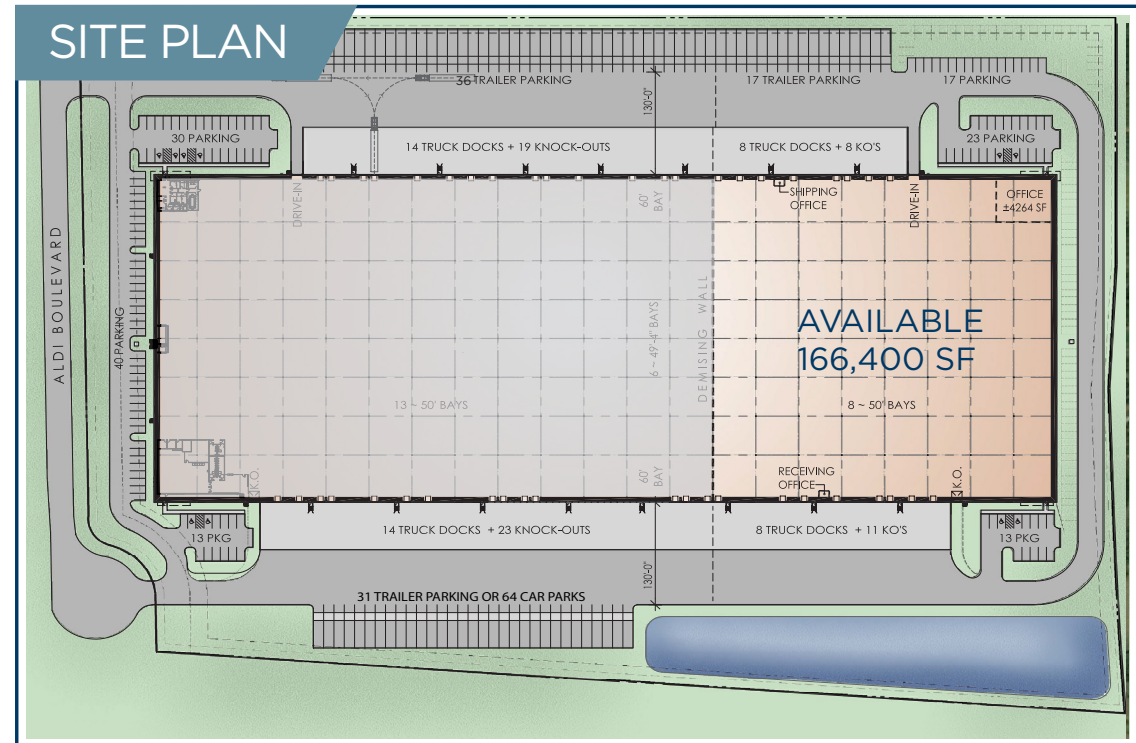
AVAILABLE OCTOBER 1, 2024



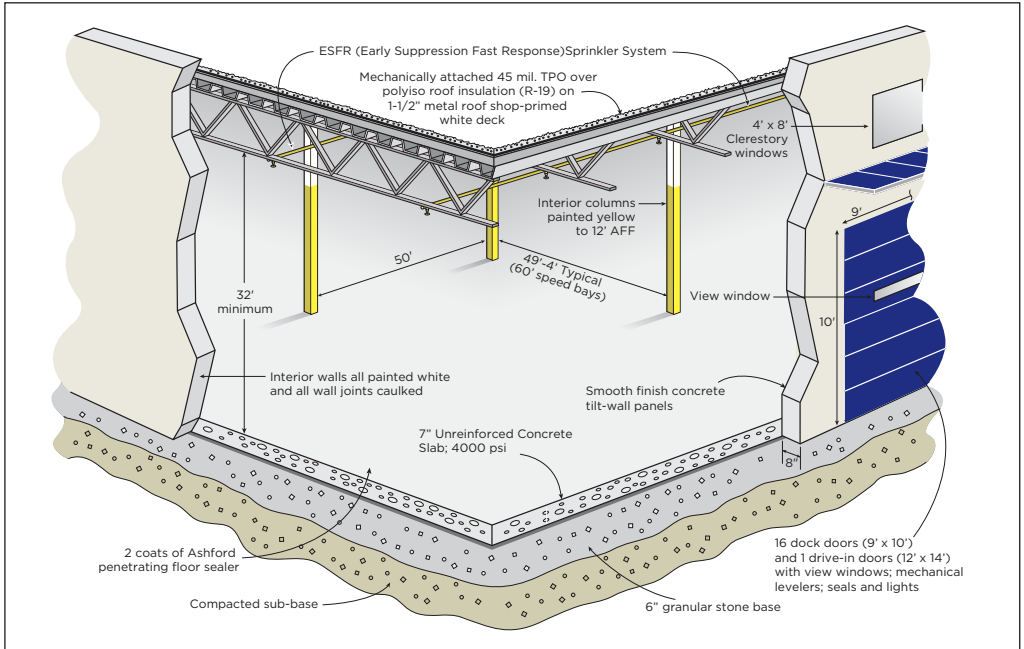
PROPERTY FEATURES



 <p>166,400 SF SF AVAILABLE</p>	 <p>16 DOCK DOORS</p>
 <p>4,300 SF OFFICE</p>	 <p>1 DRIVE-IN DOOR</p>
 <p>53 CAR PARKS</p>	 <p>18 TRAILER PARKS</p>
 <p>800 AMPS POWER</p>	 <p>100% HVAC</p>
 <p>FULLY SECURED TRUCK COURT</p>	 <p>2 WAREHOUSE DRIVER ENTRANCES WITH RESTROOMS</p>
 <p>LED LIGHTING</p>	 <p>32' CLEAR HEIGHT</p>



PROPERTY FEATURES



LOCATION



CORPORATE NEIGHBORS



INTERSTATE VISIBILITY
Excellent Ingress/Egress



QUALITY DESIGN & CONSTRUCTION
Class A Park Environment



STRATEGIC LOGISTICS LOCATION
I-840 (connecting I-40, I-24, I-65)



LOGISTICALLY SPEAKING

**12 MILLION
PEOPLE LIVE WITHIN A
2.5 HOUR DRIVE**

**75% OF U.S. MARKET
IS WITHIN A
2-HOUR FLIGHT**

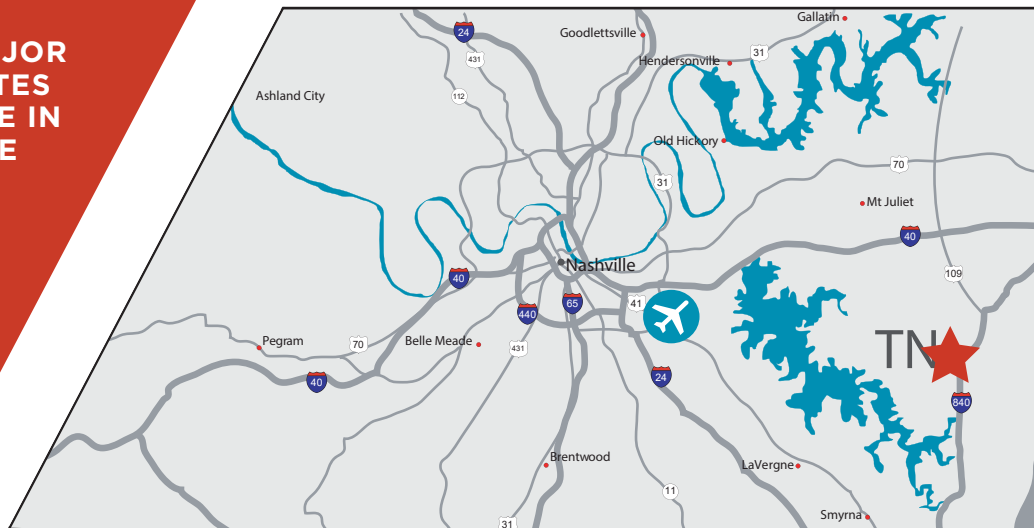
**2-DAY TRUCKING
DISTANCE**

**THREE MAJOR
INTERSTATES
CONVERGE IN
NASHVILLE**

Air Travel from Nashville to major U.S. destinations



Truck transit from Nashville to anywhere in the U.S.



FOR MORE INFORMATION, CONTACT

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