



MASTER-PLANNED  
CLASS A  
INDUSTRIAL PARK  
BUILT IN 2022

# BECKWITH FARMS

MT. JULIET / TENNESSEE



**BUILDING 9**  
AVAILABLE IMMEDIATELY

STATE-OF-THE-ART  
DESIGN &  
CONSTRUCTION

SUPERIOR  
INTERSTATE ACCESS  
TO I-40 (EXIT 229)

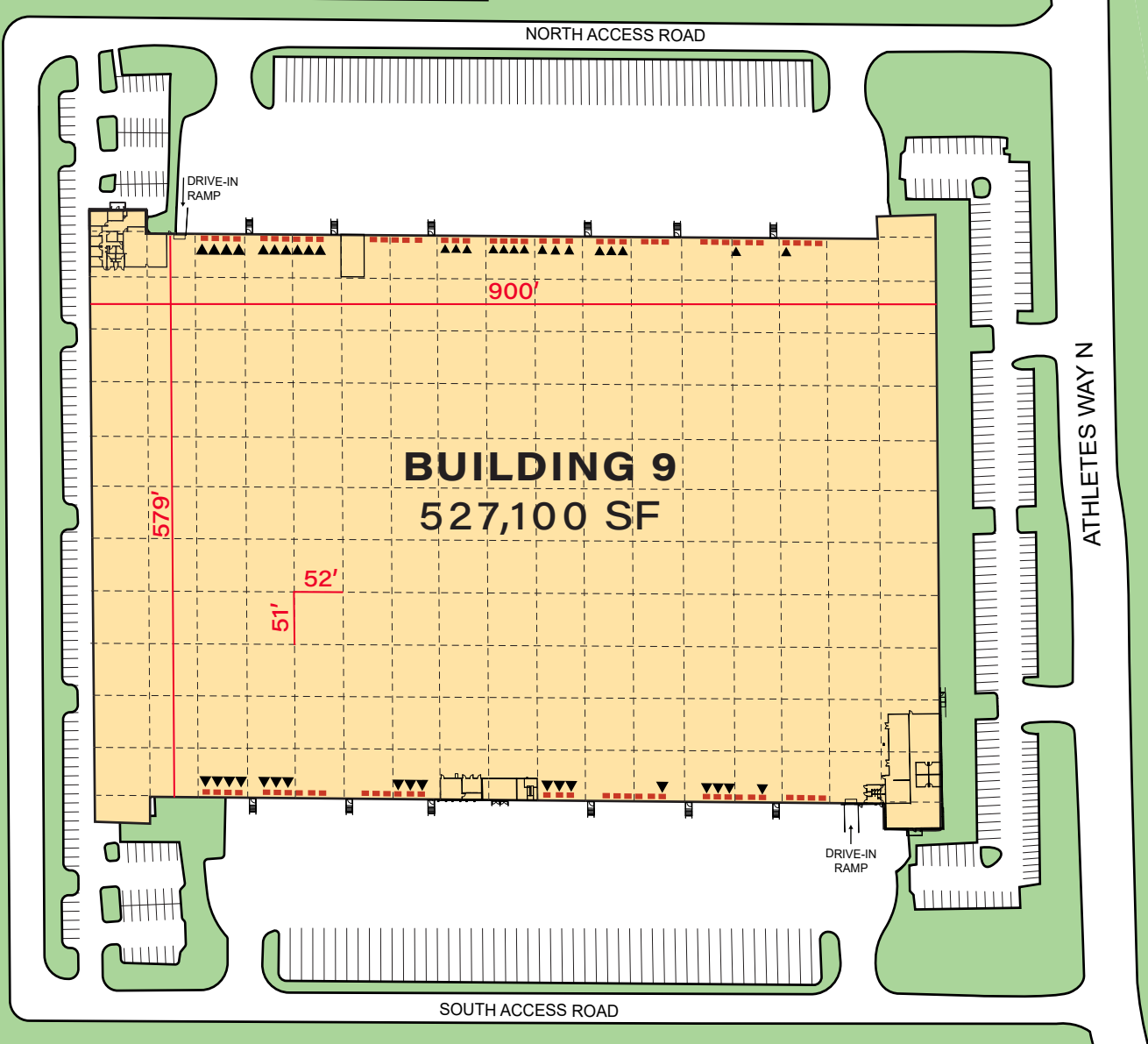
527,100 SF  
CROSS-DOCK  
BUILDING (DIVISIBLE)

STRATEGIC LOGISTICS  
LOCATION

BEST-IN-CLASS  
INSTITUTIONAL  
OWNERSHIP



# GENERAL DESIGN SPECIFICATIONS



<b>Construction Type</b>	Concrete tilt wall
<b>Office</b>	Main Office: 6,688 SF Secondary Office: ±3,044 SF Shipping / Receiving Office: ±678 SF North Side Shipping / Receiving Office: ± 418 SF
<b>Ceiling Height</b>	36' Clear
<b>Floor</b>	7" Unreinforced 4,000 psi sealed concrete slab
<b>Column Spacing</b>	51' x 52' Typical; 60' Staging bay
<b>Sprinkler</b>	ESFR sprinkler system
<b>Dock Doors</b>	76 Dock Doors
<b>Dock Packages</b>	43 (9' x 10') doors with dock packages
<b>Drive-in Doors</b>	2 - 12' x 14' drive-in doors
<b>Interior Lighting</b>	LED lighting
<b>Truck Court</b>	185' With 60' concrete apron
<b>Roof</b>	45 mil TPO; R-15 Insulation
<b>Heating</b>	Gas fired Unit heaters
<b>Ventilation</b>	Roof-mounted fans; 3 air-changes per hour
<b>Electrical</b>	3000 Amps, 480v / 3phase
<b>Lighting</b>	25 FC @ 36" AFF - LED
<b>Painting</b>	Walls & roof deck white

**SITE PLAN KEY**

- 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

# SITE SPECIFICATIONS

## UTILITIES TO SITE

### WATER

West Wilson County Utility District  
(20" line)

### SEWER

City of Mt. Juliet (8" line proposed)

### GAS

Nashville Gas (4" - 6" line proposed)

### ELECTRIC

Middle Tennessee Electric/TVA

### TELEPHONE

TDS Telecom



# BECKWITH FARMS BUILDING 9



**PLANNED  
CLASS A PARK  
ENVIRONMENT**



**EXCELLENT  
INGRESS/EGRESS  
ACCESS TO I-40**



**12 MINUTES TO  
NASHVILLE INTL  
AIRPORT**



**ZONED I-R  
INDUSTRIAL  
RESTRICTIVE**



# BECKWITH FARMS BUILDING 9

## 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