

# **CLASS A INDUSTRIAL PARK**

43.17 ACRES ON COUCHVILLE PIKE | NASHVILLE, TN 27,000-231,250 SF AVAILABLE OR BUILD-TO-SUIT











# **DEVELOPMENT FACTS**

BUILDING	AVAILABLE SF	DELIVERY DATE	BUILDING INFO
Building 1	27,000 - 189,000 SF	Delivery Q1 2021	32' Clear Height, Rear-Load, 190 Car Parks
Building 2	27,000 - 202,500 SF	Delivery Q1 2021	32' Clear Height, Rear-Load, 201 Car Parks
Building 3 Future Phase II	27,000 - 231,250 SF	Pad Ready Build to Suit	32' Clear Height, Rear-Load, 234 Car Parks

### INTERSTATE & AIRPORT ACCESS



#### FEDEX GROUND DELIVERY



50% of the United States population is located within 650 miles from Nashville/Davidson County



75% of the United States market is within a 2-hour flight



12 million people live within a 2.5-hour drive

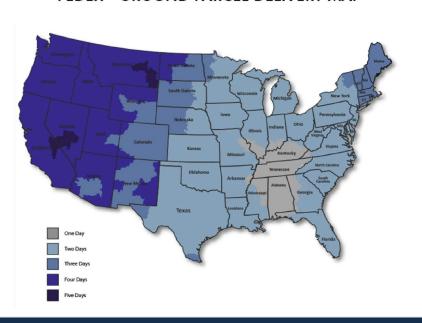


Three major interstates converge in Nashville



72% of the United States population is reached with 2-day ground delivery

### FEDEX - GROUND PARCEL DELIVERY MAP



SURROUNDING INDUSTRIAL USERS



CHANGE









Steve Preston
Senior Vice President
+1 615 248 1114
steve.preston@cbre.com

Jack Armstrong
Associate
+1 615 493 9257
jack.armstrong@cbre.com





**CBRE** 

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_July2020