

Jeb Atkinson

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PROVENTURE

7101 Executive Center Drive, Suite 200 Brentwood, Tennessee 37027 615-377-0909 proventure.com

Owned & Managed by:

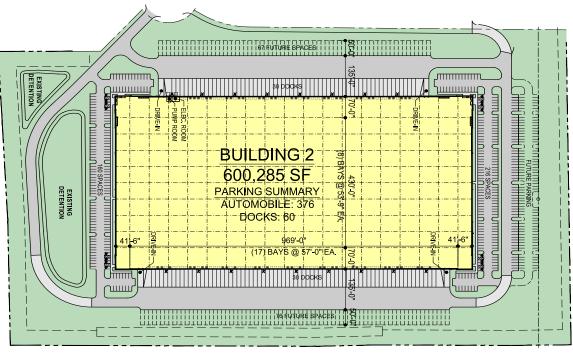


PROPERTY HIGHLIGHTS

- 600,285 SF Expandable to 650,000 SF
- Under construction, shell complete
- Immediate access to I-840
- Just nine miles to I-40 and 18 miles to I-24
- Located in the rapidly growing communities of both Wilson and Rutherford counties
- New Loves Travel Stop opened Summer 2020
- Class A new construction commercial park includes Fortune 500 neighbors including Nissan, Rooms To Go, and NAPA Auto Parts
- Excellent opportunity to draw labor from multiple surrounding counties

FOR LEASE





BUILDING / SITE AREA:	600,285 SF / Building I Site approximately 40 acres
BUILDING DIMENSIONS:	Warehouse: 570' deep x 1,053' long
CLEAR HEIGHT:	36' minimum clear height beyond the staging bay
AUTOMOBILE PARKING:	376 automobile parking spaces
TRAILER STORAGE:	143 trailer spaces (future)
DOCK DOORS/DRIVE-IN:	60 dock doors (plus 60 future), 4 drive-in ramp doors
HEATING:	Cambridge high-efficiency rooftop units
LIGHTING:	LED Lights to suit; clerestory windows
ESFR SYSTEM:	Combination of K-17 & K-22 heads, dictated by height/design

CEDAR FARMS

BUILDING II 135 LOGISTICS DRIVE LEBANON, TN 37090

I-840 & COUCHVILLE PIKE WILSON COUNTY, TN

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LOCATION MAP





POPULATION

12 Million people live within a 2.5-hour drive



TRANSPORTATION

Three major interstates converge in Nashville I-40, I-65, and I-24.

I-840 - immediate access

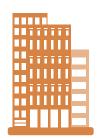
I-24 - 15 miles

I-40 - 9 miles



AIRPORT

Nashville International Airport is located 24 miles west of the site.



MAJOR CITIES

Downtown Nashville	29 miles
Murfreesboro	17 miles
Cincinnati	272 miles
Memphis	212 miles
Atlanta	249 miles
Indianapolis	288 miles
Louisville	176 miles
Charlotte	388 miles
St. Louis	333 miles