

Centennial Yards

±8.78 AC FOR LEASE | INDUSTRIAL OUTSIDE STORAGE

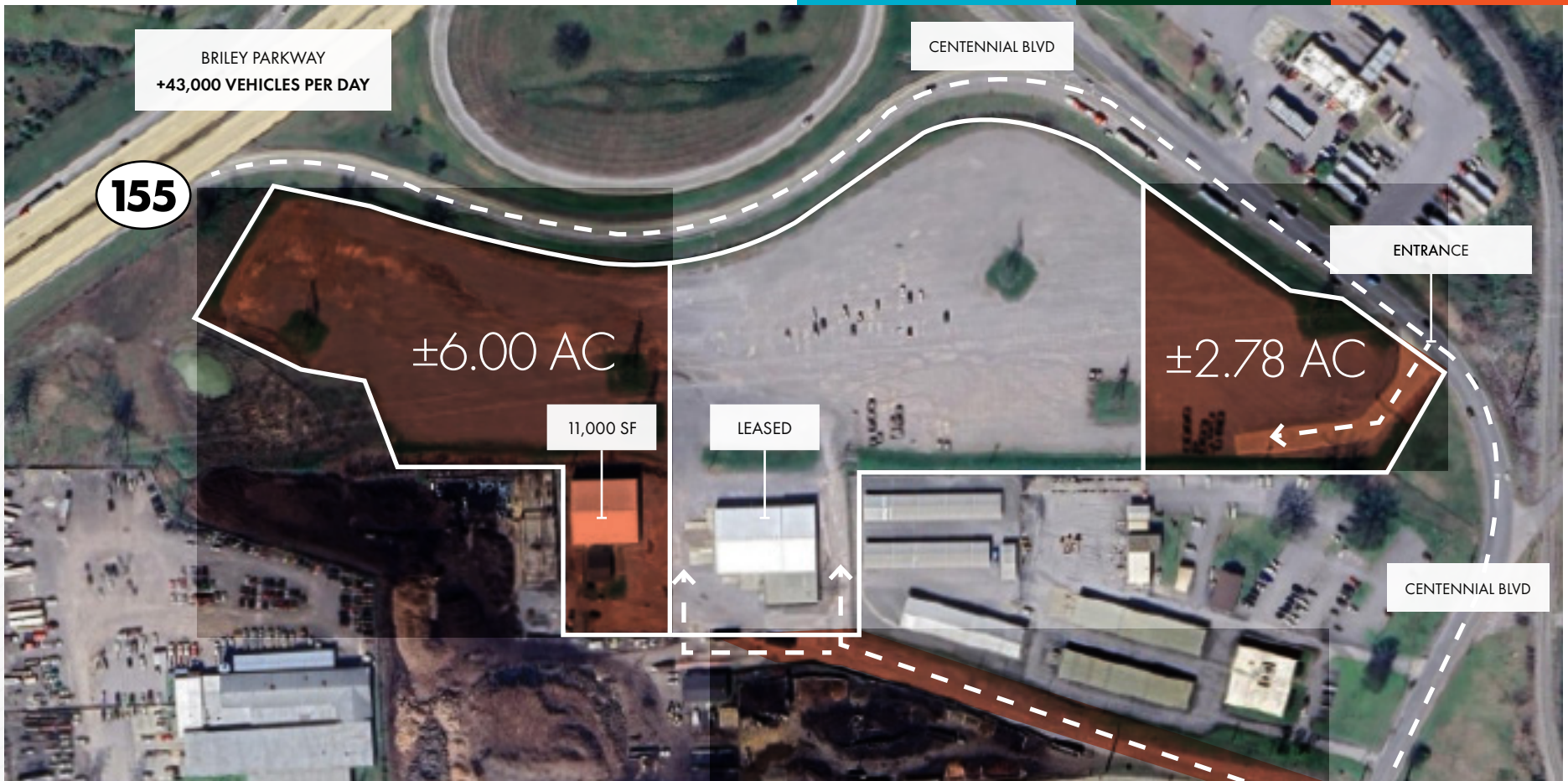


BRILEY PARKWAY

CENTENNIAL BLVD

2.78 AC

±6.00 AC



PROPERTY OVERVIEW



Easy Access to and Great Visibility from Briley Parkway



Immediate Availability



6 Miles to Downtown Nashville



1 Mile From I-40 Interchange Offering Convenient Connectivity Throughout the MSA

BUILDING 200



LOT OVERVIEW

- + 6.00 Acres
- + 10,000 SF Warehouse
- + 1,000 SF Office



RECENT IMPROVEMENTS

- + Newly Renovated Buildings
- + 3 Drive-In Bays (14' x 14')
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements

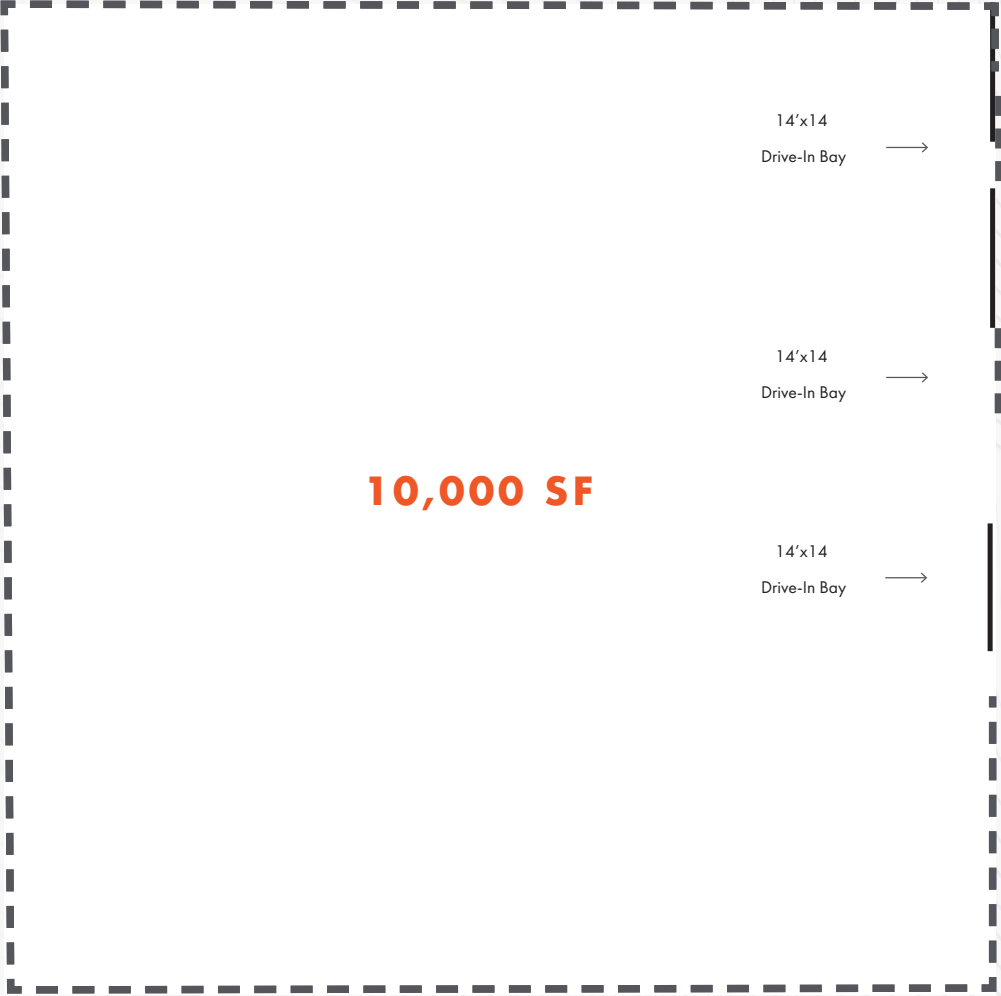


CLEAR HEIGHT

- + Peak 23'3"
- + Low 19'



BUILDING 200



10,000 SF

14'x14
Drive-In Bay →

14'x14
Drive-In Bay →

14'x14
Drive-In Bay →

N ↑

BUILDING 200

OFFICE: 1,000 SF



STORAGE LOT



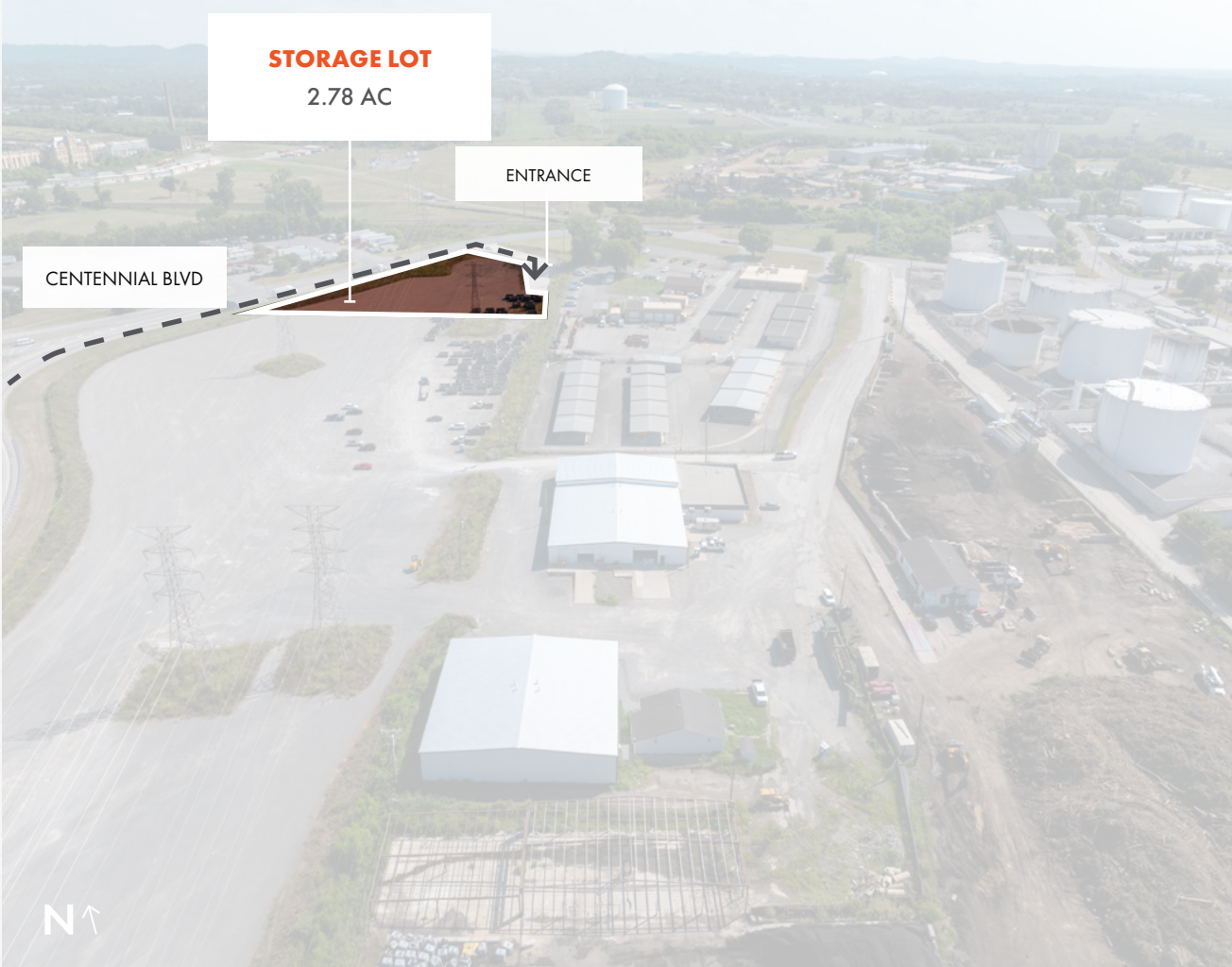
LOT OVERVIEW

- + 2.78 Acres
- + Pure Outdoor Storage
- + Direct Access from Centennial Blvd



IMPROVEMENTS

- New Gravel Improvements
- + New Fencing
 - + New Lighting
 - + Can be combined with Building 100 for 10.75 total acres

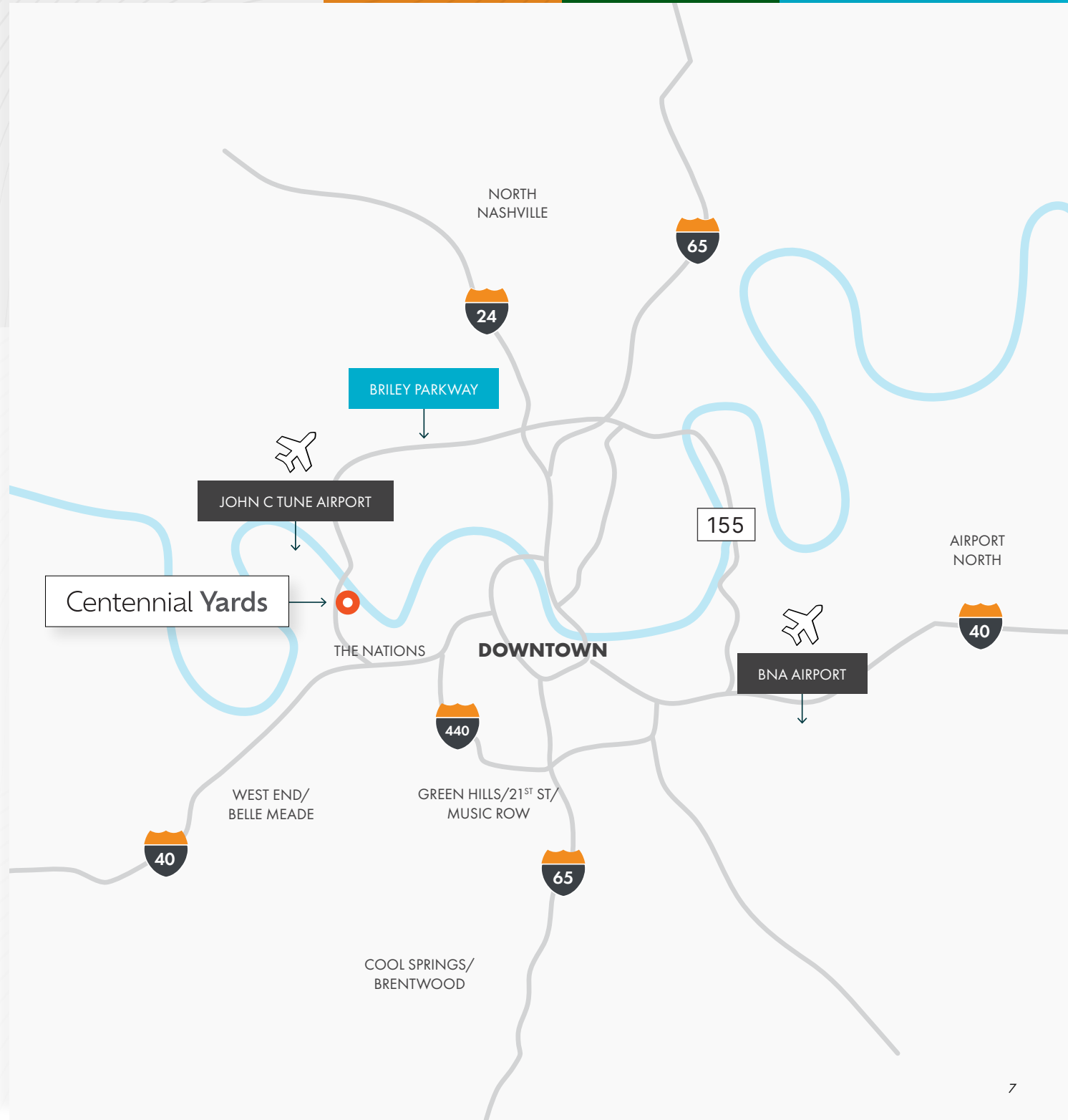


ACCESS

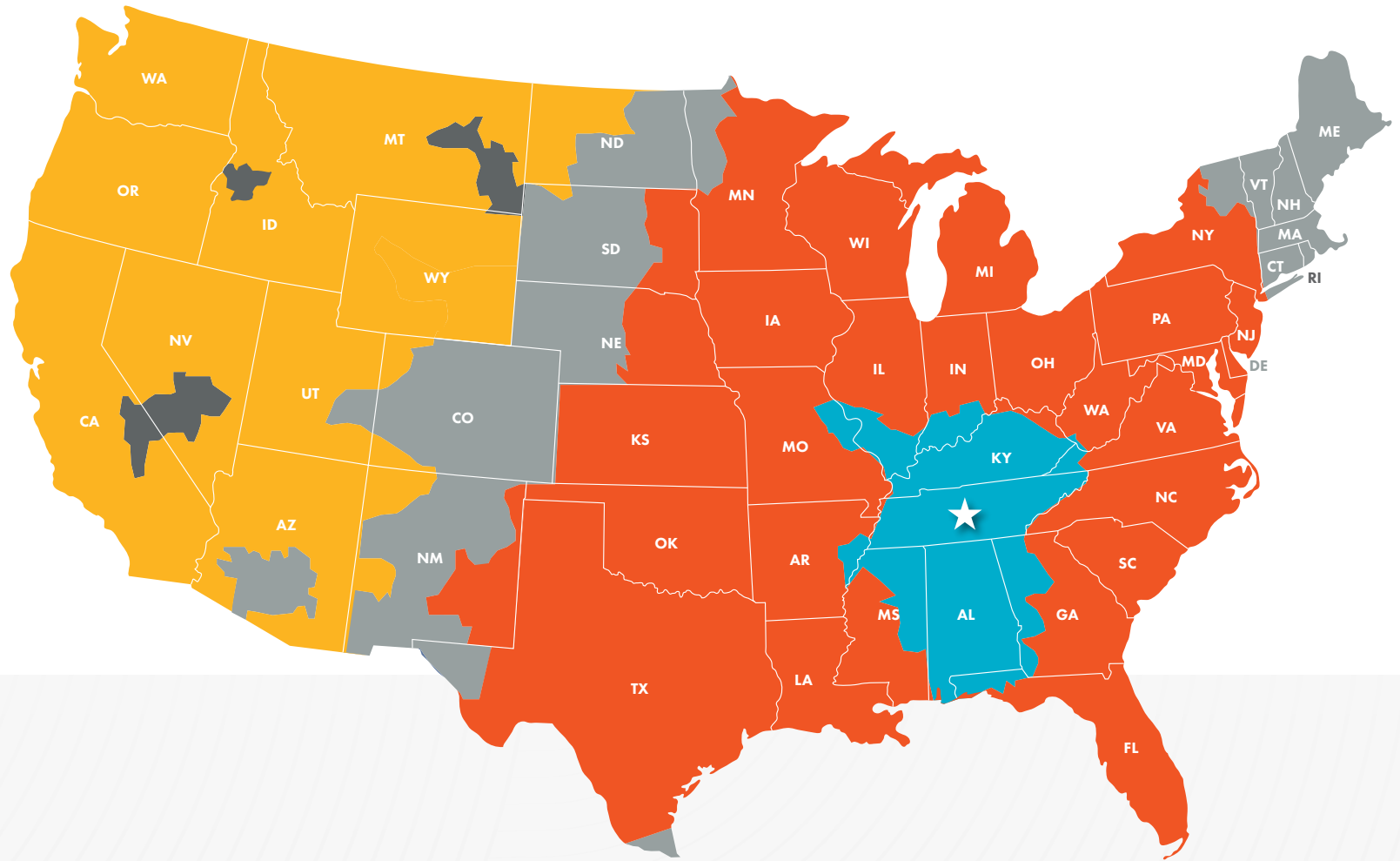
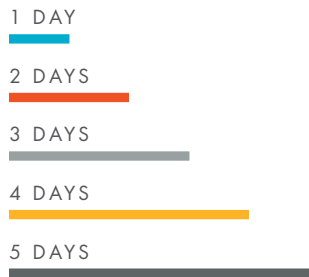


DRIVE TIMES

DOWNTOWN	15 MIN
I-40	>5 MIN
I-440	5 MIN
I-65	10 MIN
I-24	15 MIN



FEDEX DRIVE TIMES



50%
of the US population are within 650 miles of Rutherford County



12M
people live within a 2.5 hour drive



72%
of the US population within 2 Ground Delivery from Nashville



41 M
people within a 300 mile radius



75%
of the US market within a 2 hour flight



3
major interstates converge in Nashville

Centennial Yards

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CBRE

 Manulife

 FOUNDRY
COMMERCIAL