

# BECKWITH FARMS 10 & 11

**THE FINAL CHAPTER IN NASHVILLE'S  
PREMIER INDUSTRIAL PARK**

Building 10: 237,450 SF | Building 11: 219,270 SF



35-37 ATHLETES WAY, MOUNT JULIET, TN 37122



# BECKWITH FARMS

## Two Buildings. Final Opportunity. Buildings 10 & 11.

The final two Class A buildings at Beckwith Farms represent the last opportunity to secure premium industrial space in this strategically located development with direct highway access and amenitized infrastructure. With buildings divisible to 60,000 SF and excellent trailer parking availability, these facilities offer the flexibility to accommodate diverse tenant needs. The development's prime location provides immediate access to three major highways and sits just 15 miles from BNA, delivering unparalleled transportation advantages.



TWO BUILDING CLASS A  
DEVELOPMENT



IMMEDIATE ACCESS TO I-40,  
HIGHWAY 109, I-840



ADJACENT TO NEW RETAIL  
DEVELOPMENT ON GOLDEN  
BEAR GATEWAY



TRAILER PARKING AVAILABLE



15 MILES TO BNA



21 MILES TO DOWNTOWN  
NASHVILLE



BUILDINGS DIVISIBLE  
TO 60,000 SF

# CORPORATE NEIGHBORS

The development hosts an exceptional mix of corporate tenants including major logistics providers like FedEx and Amazon, leading brands such as Under Armour, and established companies like CEVA Logistics, Hollister, Medline, and KHS America. Unlike other nearby industrial developments, Beckwith Farms offers on-site

retail convenience with 7-11, Costco, and Whataburger, providing employees and visitors with immediate access to dining and shopping options. These final buildings offer the opportunity to join this established network of successful businesses in a location that prioritizes both operational efficiency and employee amenities.



# PLAN & SPECS



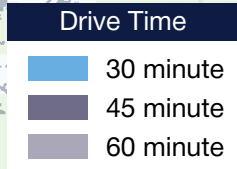
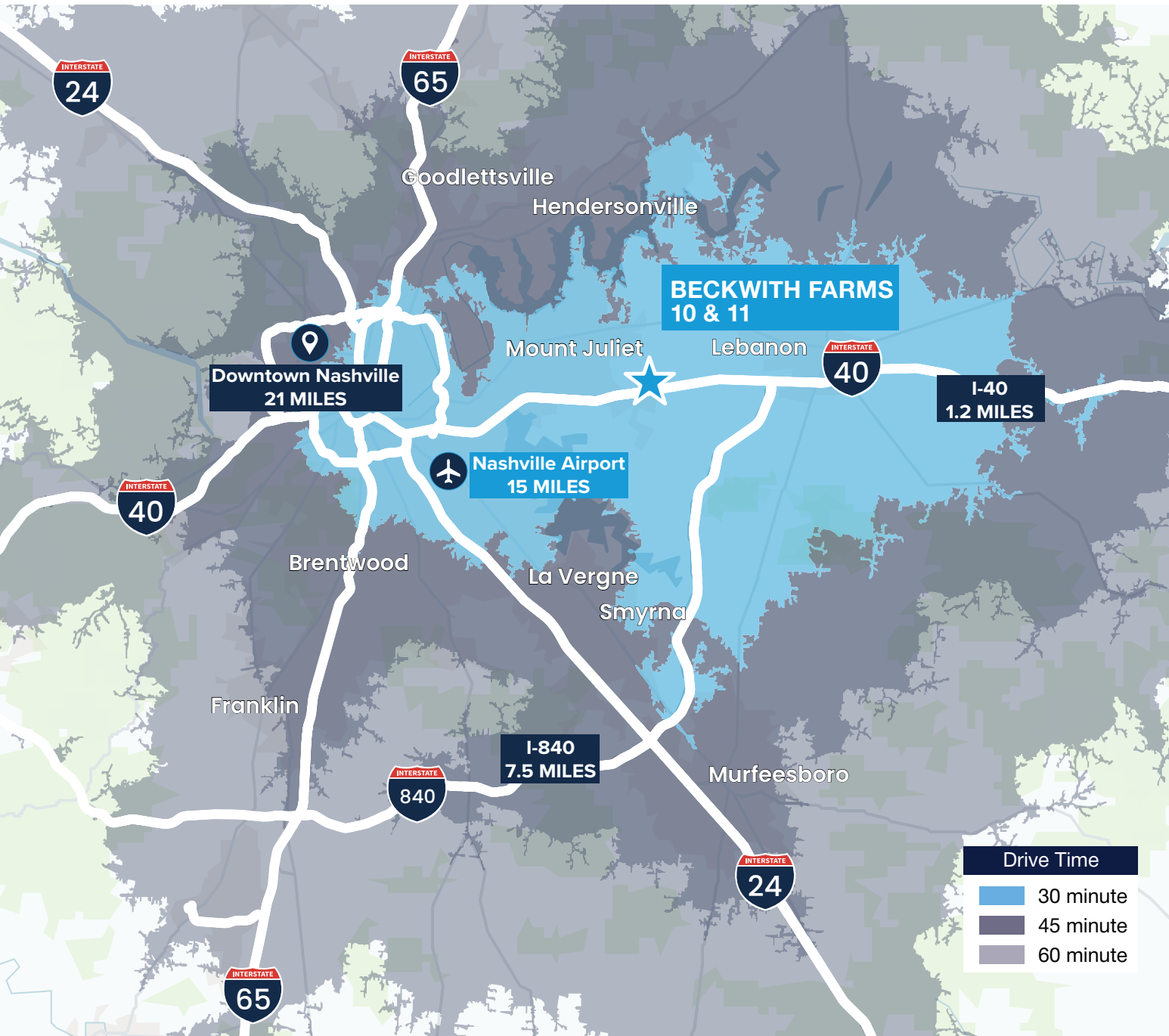
## BUILDING 10 - 35 ATHLETES WAY

|                          |                                              |
|--------------------------|----------------------------------------------|
| Year Built:              | Under Construction (Delivering Q3 2026)      |
| Building Square Footage: | 237,450 SF (Divisible to ±60,000 SF)         |
| Office:                  | (2) ±3,302 SF Spec Office                    |
| Building Dimensions:     | 864' L x 270' D                              |
| Column Spacing:          | 54' x 55' (60' deep speed bays)              |
| Clear Height:            | 36'                                          |
| Sprinklers:              | ESFR                                         |
| Warehouse Lighting:      | Full-Warehouse LED                           |
| Dock Doors:              | 45                                           |
| Drive-In Doors:          | 3                                            |
| Building Floor Slab:     | 7" Thick Concrete                            |
| Power:                   | Up to 2,000 Amps per building, 480V, 3-Phase |
| Truck Court Depth:       | 130' plus 55' trailer stalls                 |
| Car Parking Spaces:      | 167                                          |
| Trailer Parking Spaces:  | 63                                           |

## BUILDING 11 - 37 ATHLETES WAY

|                          |                                              |
|--------------------------|----------------------------------------------|
| Year Built:              | Under Construction (Delivering Q3 2026)      |
| Building Square Footage: | 219,270 SF (Divisible to ±60,000 SF)         |
| Office:                  | ±3,302 SF Spec Office                        |
| Building Dimensions:     | 764' L x 280' D                              |
| Column Spacing:          | 54' x 55' (60' deep speed bays)              |
| Clear Height:            | 36'                                          |
| Sprinklers:              | ESFR                                         |
| Warehouse Lighting:      | Full-Warehouse LED                           |
| Dock Doors:              | 35                                           |
| Drive-In Doors:          | 3                                            |
| Building Floor Slab:     | 7" Thick Concrete                            |
| Power:                   | Up to 2,000 Amps per building, 480V, 3-Phase |
| Truck Court Depth:       | 130'                                         |
| Car Parking Spaces:      | 153                                          |
| Trailer Parking Spaces:  | 43                                           |

# DOWNTOWN NASHVILLE



## CONNECTED TO NASHVILLE'S CORE



1.2 Miles  
3 Minutes

109

4.1 Miles  
6 Minutes



7.5 Miles  
9 Minutes

### Other desirable destinations

Nashville  
International Airport

15 Miles  
15 Minutes

Downtown  
Nashville

21 Miles  
28 Minutes

CSX  
Intermodal

23.1 Miles  
25 Minutes

### Nearby Retail Amenities

Beckwith Exit

- Costco
- Whataburger
- Chipotle
- 7-Eleven

Hwy 109 Exit

- Publix
- McDonalds
- Sonic
- Jersey Mikes
- Wendy's
- Zaxby's
- Subway
- Taco Bell





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