



SPEC BUILDING 317,117 SF

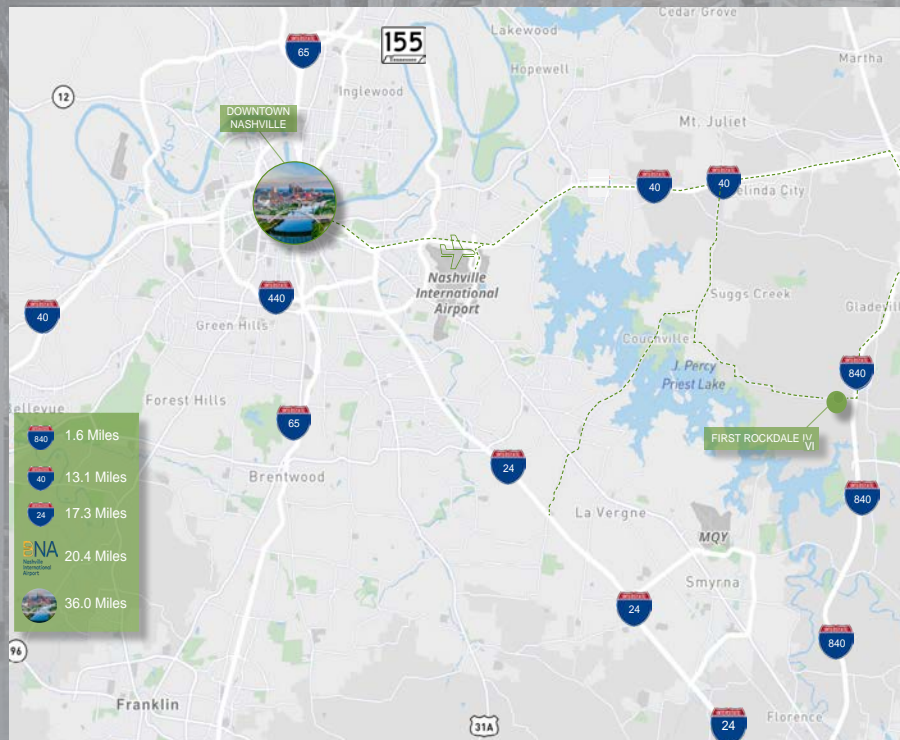
First Rockdale VI

600 Maddox Road | Mount Juliet, TN

First Rockdale VI is located at 600 Maddox Road in the Class A master-planned Rockdale Distribution Park in Wilson County, Tennessee. The site is strategically located between I-40 and I-24 on the 840 Loop, with immediate access via Couchville Pike and Maddox Road, and a half hour from Nashville International Airport. First Rockdale VI includes a 317,117 square-foot cross-dock distribution center featuring 40' clear heights, an ESFR sprinkler system, 212 car parking spaces, and 86 trailer parking spaces.

Highlights

Building:	317,117 SF
Clear Height:	40' Clear
Sprinkler System:	ESFR
Speed Bay:	60'
Typical Bay:	54' X 45'
Loading:	61 Dock Doors
Loading Configuration:	Cross - Dock
Lighting:	LED
Total Car Parking:	212 Spaces
Total Trailer Parking:	86 Spaces
Office:	±3,600 SF



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PROPOSED BUILDING SPECIFICATIONS

Owner	First Industrial Realty Trust
Developer	First Industrial Realty Trust
Site Location	600 Maddox Rd, Mt. Juliet, TN
Site Acreage	±26 acres
Site Zoning	C-4
Building Size	317,117 SF
Available Space	317,117 SF
Building Configuration	Cross-Dock Facility
Building Dimensions	660' x 480'
Column Spacing	54' (W) x 45' (D) Typical; Speed Bays 54' (W) x 60' (D)
Site Utilities	<p>Utilities are provided by the local utility companies. The local suppliers are</p> <ul style="list-style-type: none"> • Telephone: AT&T, Verizon, Comcast • Internet: AT&T, Verizon, Comcast • Power: Middle TN Electric Cooperative • Gas: Piedmont Gas • Water: Gladeville Utility District • Sewer: City of Lebanon
Exterior Walls	Site cast concrete tilt wall panels.
Structure	Typical joist and girder steel frame and deck. The deck is primer white and structural steel is primer only.
Clear Height	40' Clear minimum, measured to the bar joist at the first column in from each dock wall.
Roof	45 Mil, white TPO membrane , mechanically fastened system with 15-year warranty. Insulation = R20
Floor Slab	7" Thick unreinforced slab on 4" stone base.
Exterior Shell Finishes	Textured paint on tilt wall panels.
Site Lighting	LED lighting in all paved areas via pole lights or walls packs.
Plumbing	Domestic Water 3" loop and Sanitary service is provided by 8"PVC main line and 6" lateral into the building.
Dock Doors	Sixty one (61) overhead door locations with 9' (w) x 10' (h) manual sectional doors. Four (4) manual 12' (w) x 14' (h) high lift door with drive in ramps.
Storefront	Anodized aluminum storefront system provided in corner of building.
Egress Doors	Hollow metal doors and frames provided around perimeter of building to provide egress per code. Standard lever hardware is provide.
Fire Protection System	ESFR with diesel fire pump.
Electrical Service	2000 Amp- 3 phase, 480/270-volt system.
Parking	212 Automobile parking spaces. Provided as shown on site plan.
Trailer Parking	86 Trailer parking spaces. Provided as shown on site plan.
Light Duty Asphalt	6" Stone/2" binder/1" surface.
Truck Court	8' Stone/2.5"binder/1" surface.
Concrete Dock Aprons	7" 4000 PSI concrete , 4" stone.
Sidewalks	4" 5' Wide sidewalks at main office entrances for pedestrian access to parking areas.
Warehouse Slab	Floor densifier and sealer applied with all joints caulked with polyurea.
Warehouse Interior	Interior walls painted one coat white, columns painted from FFE to Clear height one color.
Warehouse Lighting	30 FC at 36" AFF based on open floor plan.
Warehouse Ventilation	3 Air changes per hour via 60,000 CFM fans.
Warehouse Heating	Cambridge Units to 50°F indoors @ 15.4°F outdoor.
Dock Equipment	31 Ea. RHH5000 levelers.
Spec Office	±3,600 SF



FEDEX GROUND DELIVERY

 > 11 miles from FEDEX Shipping site

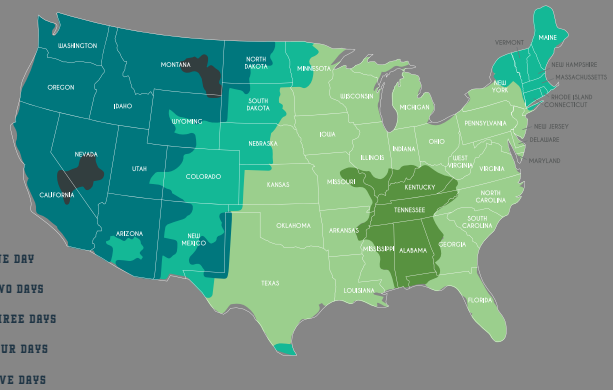
 12 million people live within a 2.5 - hour drive

 Wilson County is located within 650 miles of 50% of the US population

 Three major interstates converge in Nashville

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

 From Nashville, 72% of the US population is reached with Two Day Ground Delivery



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