



For Sale

170 Spicer Drive, Gordonsville, Tennessee

Investment opportunity in close proximity to I-40 and well-positioned for regional logistics and supply chain operations.

PROPERTY HIGHLIGHTS

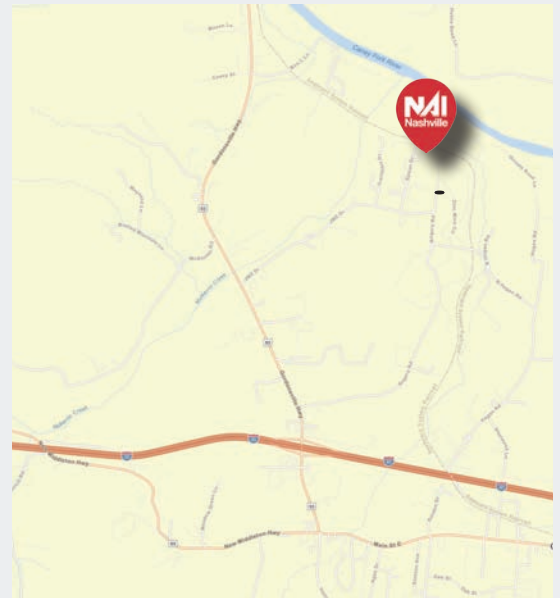
- + ± 71,325 SF Class B Industrial Warehouse for sale/leaseback
- + ± 2,500 SF office
- + Five (5) dock high doors, two (2) grade level doors
- + 25' x 50' Column spacing
- + 22' Ceiling height
- + 1600 Amp, 480 V
- + Sprinkler system
- + Sideblast exhaust fans with interlock lubers

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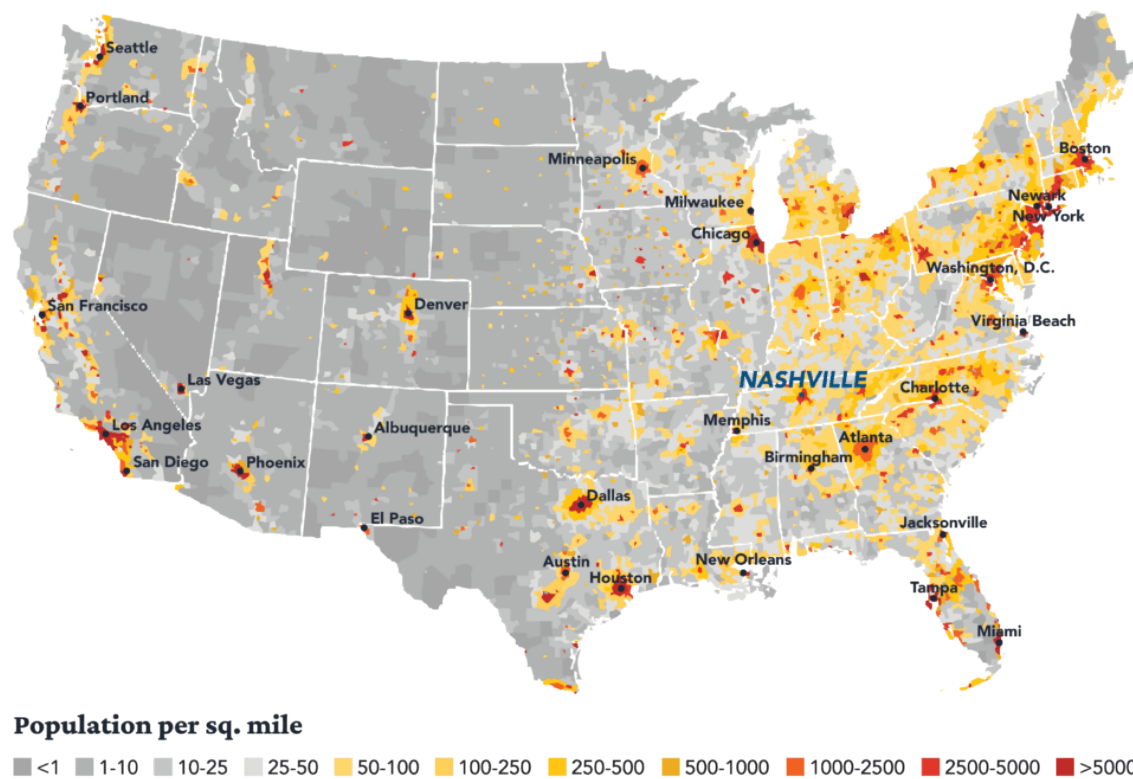
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*Strategically located
for one-day access
to key regional
markets and broad
distribution reach.*



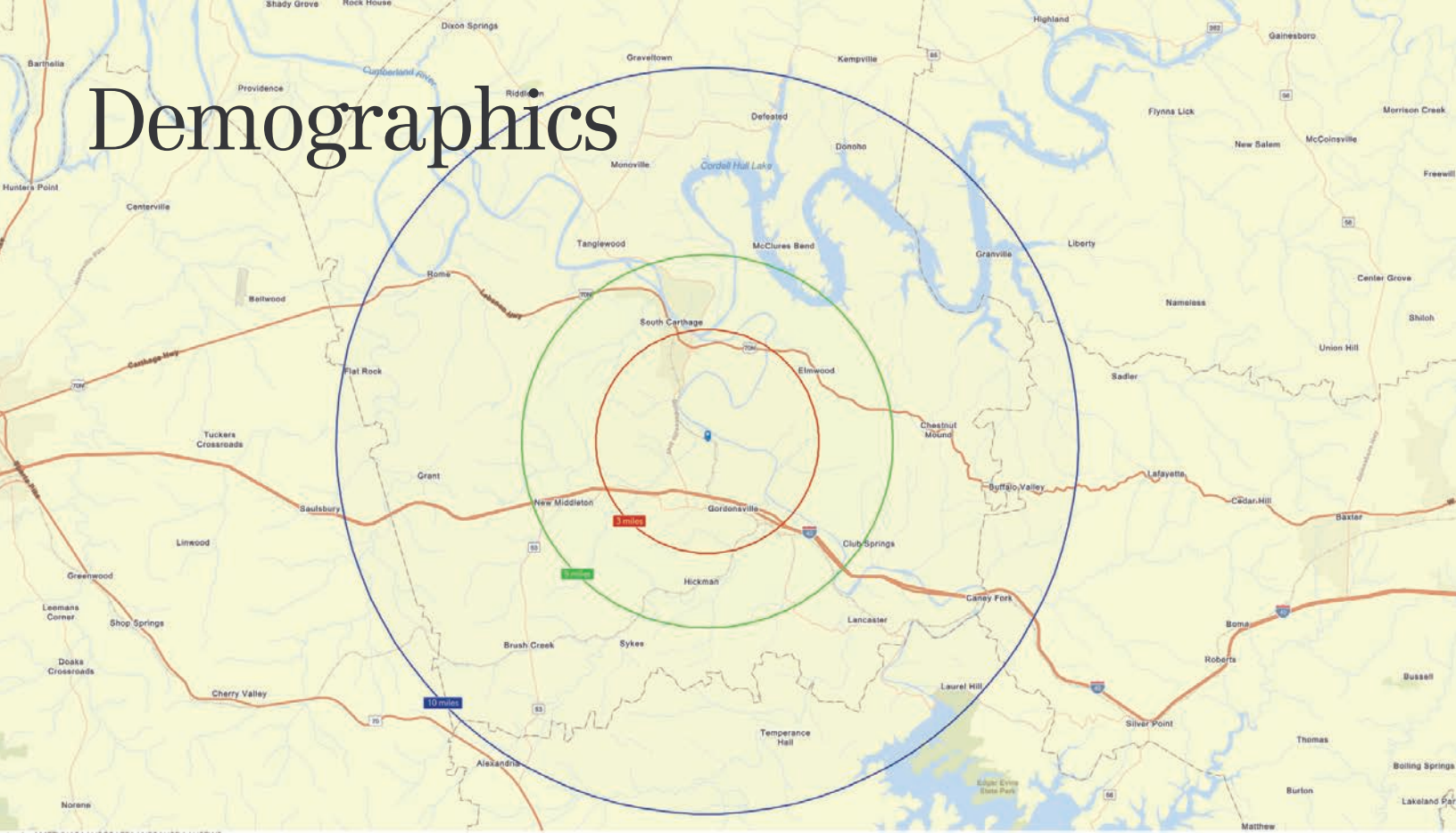
Regional Distribution Reach



MORE THAN HALF OF THE U.S. POPULATION RESIDES WITHIN 650 MILES OF NASHVILLE

- + One of six U.S. cities where three major interstates converge (I-24, I-40, and I-65)
- + One- to two-day truck delivery access to more than 75% of U.S. markets
- + Well positioned within a one-day drive of key regional markets, including Chattanooga and Louisville
- + Regional distribution reach across the Cumberland Plateau, the Nashville MSA, and Knoxville
- + 140 freight carriers and 150 truck terminals
- + Robust rail network featuring two major CSX rail yards, an intermodal terminal, a TDSI automatic distribution terminal, and a TRANSFLO terminal

Demographics



	3 MILE	5 MILES	10 MILES
Population	2,575	8,457	19,774
2030 Population	2,643	8,705	20,363
Daytime Population	4,566	10,607	17,665
Households	1,013	3,368	7,747
Median Age	41.3	41.2	42.3
Median HH Income	\$57,734	\$58,940	\$60,082

