

230

MUNDY MEMORIAL DRIVE

DELIVERING Q2 2027



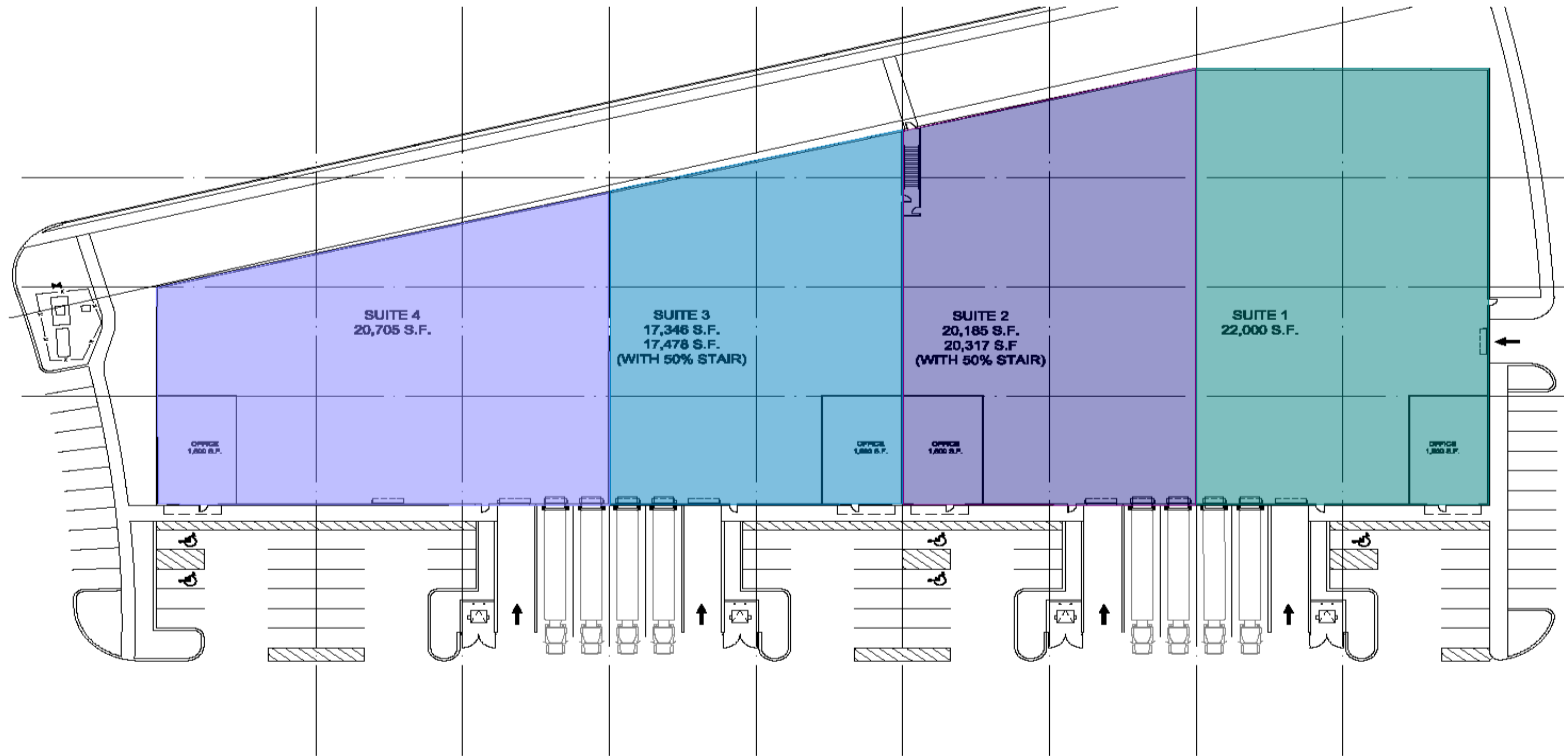
MT. JULIET, TN

± 80,500 SF BUILD TO SUIT FOR LEASE



PROPOSED SITE PLAN

(*demising capabilities*)



BUILDING SQUARE FOOTAGE	80,500 SF
TOTAL SITE ACREAGE	5.46 AC
SUITE SQUARE FOOTAGE	Suite 1 - 22,000 SF Suite 2 - 20,317 SF Suite 3 - 17,478 SF Suite 4 - 20,705 SF

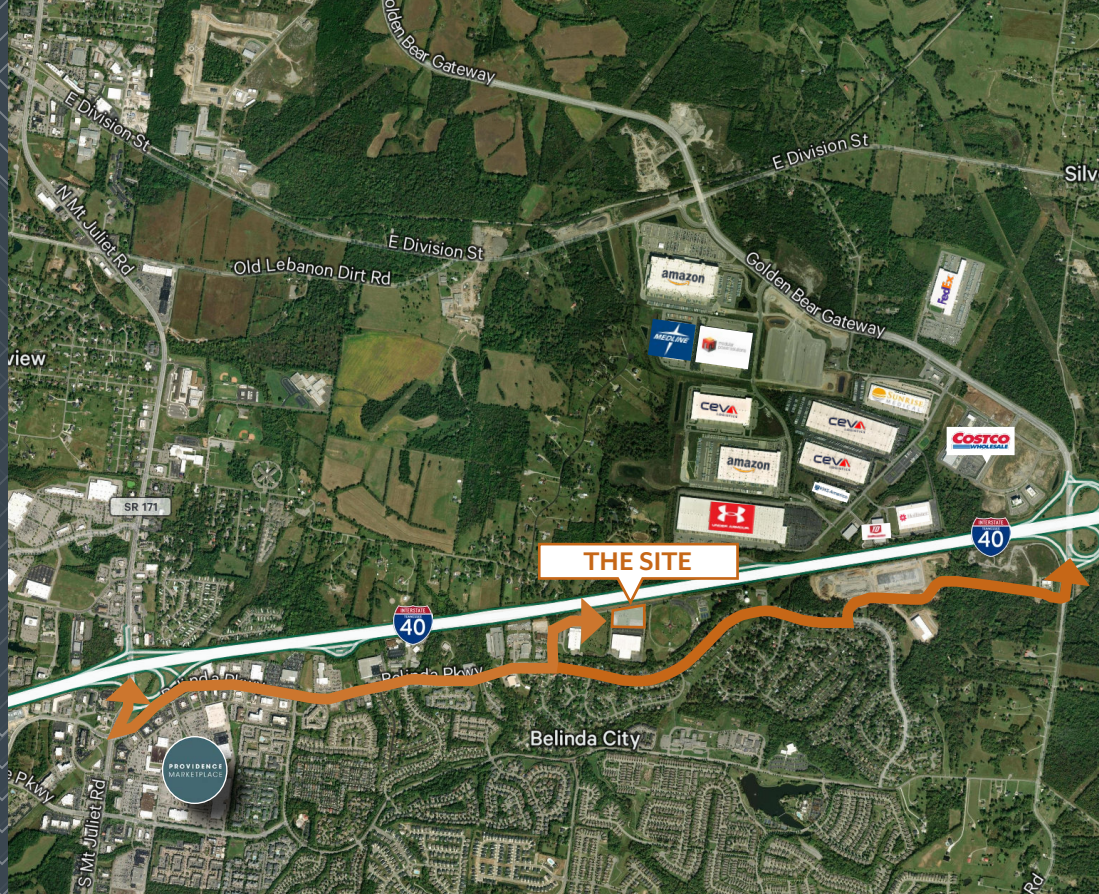
WAREHOUSE SF	74,500 SF
OFFICE SF	6,000 SF
CAR PARKS	56 Spaces
DOCK DOORS	8 Docks
DRIVE IN DOORS	5 Doors
CLEAR HEIGHT	28'

*All renderings, site plans, and related materials are for illustrative purposes only and are subject to change without notice. The developer reserves the right to modify designs, features, and layouts as necessary.

SITE CONNECTIVITY & AMENITIES

DRIVE TIMES	
I-40	3 Minutees
Hwy 109	7 Minutees
I-840	12 Minutees
Nashville Int. Airport	20 Minutees
Downtown Nashville	25 Minutees
I-24	30 Minutees
I-65	30 Minutees





NASHVILLE LOGISTICS BY THE NUMBERS

50%

OF THE U.S. POPULATION LIVES WITHIN 650 MILES (1-DAY TRUCKING DISTANCE)

12M

PEOPLE LIVE WITHIN A 2.5-HOUR DRIVE OF NASHVILLE

1 of 6

U.S. CITIES WITH 3 MAJOR INTERSTATES CONVERGING: I-24, I-65, I-40

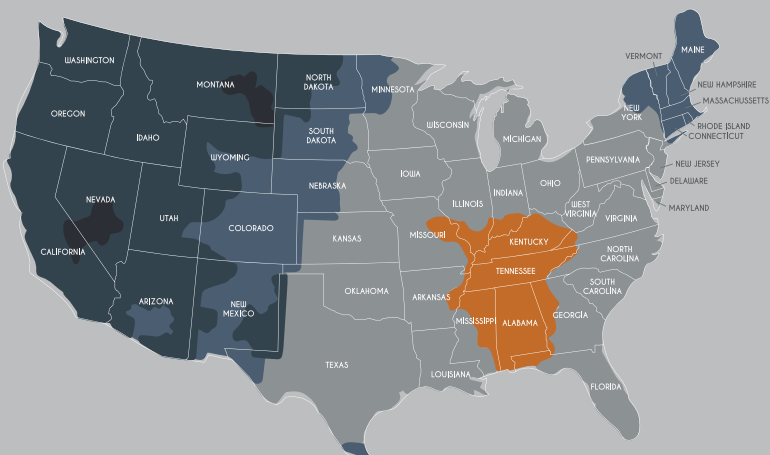
#8

FASTEST GROWING MAJOR MSA (NASHVILLE) IN THE U.S. – 1.9 MILLION RESIDENTS; 86 NEW RESIDENTS PER DAY

#1

FASTEST GROWING COUNTY (WILSON) IN TENNESSEE – 145,000 RESIDENTS; 11 NEW RESIDENTS PER DAY

FEDEX DRIVE TIMES



From Mt. Juliet, 72% of the US population is reached with FedEx's One- and Two-Day Ground Delivery.



The multi parcel land site is located less than half a mile from I-40 Exit 238 off of US- 231, a major local commercial corridor.

Situated in the heart of Mt. Juliet, the site is surrounded by abundant retail and industrial users with outstanding access to the local labor pool.

Interstate 40	1 Mile
Providence Marketplace	2 Miles
Highway 109	5 Miles
Lebanon	13 Miles
Nashville Int'l Airport	12 Miles
Downtown Nashville	20 Miles
Memphis, TN	230 Miles

230

MUNDY MEMORIAL DRIVE



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