

96

american drive
Building 100A

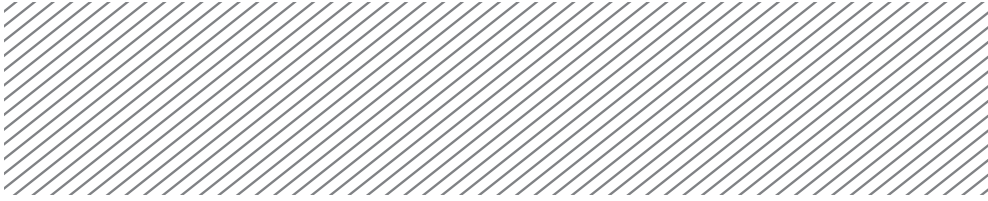
JACKSON, TN

Industrial / Pharma Distribution Space

For Lease



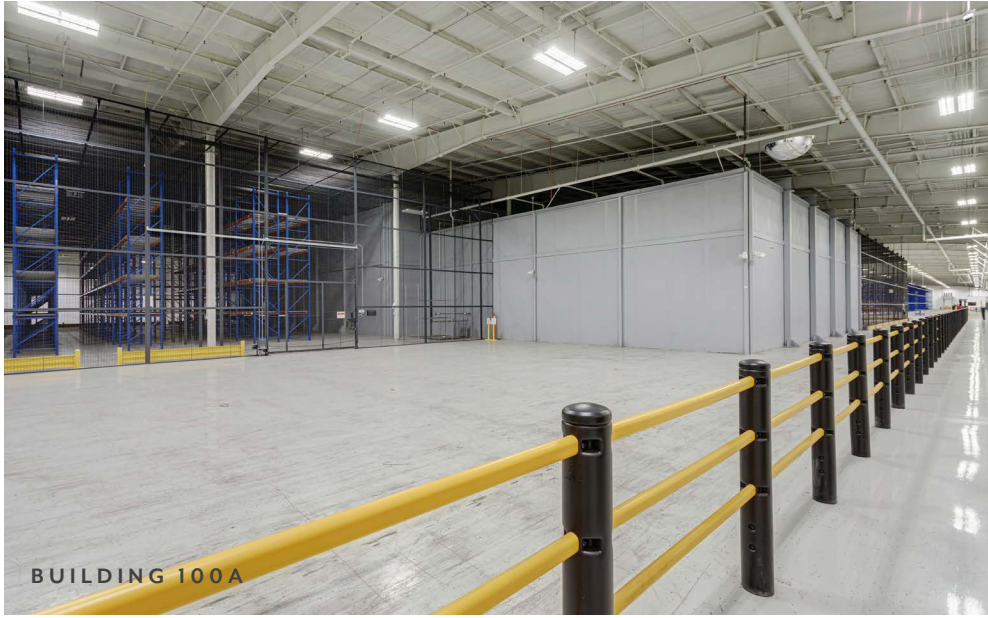
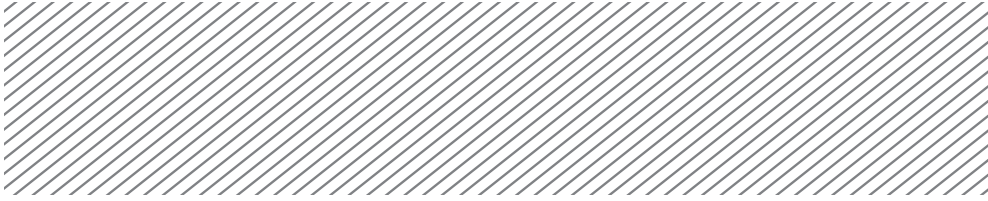
CBRE



BUILDING 100A

Address	96 American Drive, Building 100A
Total Site Size	±57.79 AC
Total Building Square Footage	220,000 SF
Office	13,000 SF
Parking	±300 Paved Car Parks (Site Total)
Dock Doors	Six (6) - (8'x10') with Leveler
Drive-Ins	Six (6), One (1) with Ramp
Heating & Cooling	Daikan Ground-Mounted Units, 300 Tons
Rail Served	Yes, CSX
Construction	Concrete and Metal
Sprinklers	Wet Pipe
Floodplain Risk	None
Lighting	LED with Motion Sensors
Building Age	1963/1983/2016
Column Spacing	25' x 90'
Clear Height	23' - 33'
Security Coolers	Four (4), 32° - 50°
Roof	TPO with 20 Year Warranty





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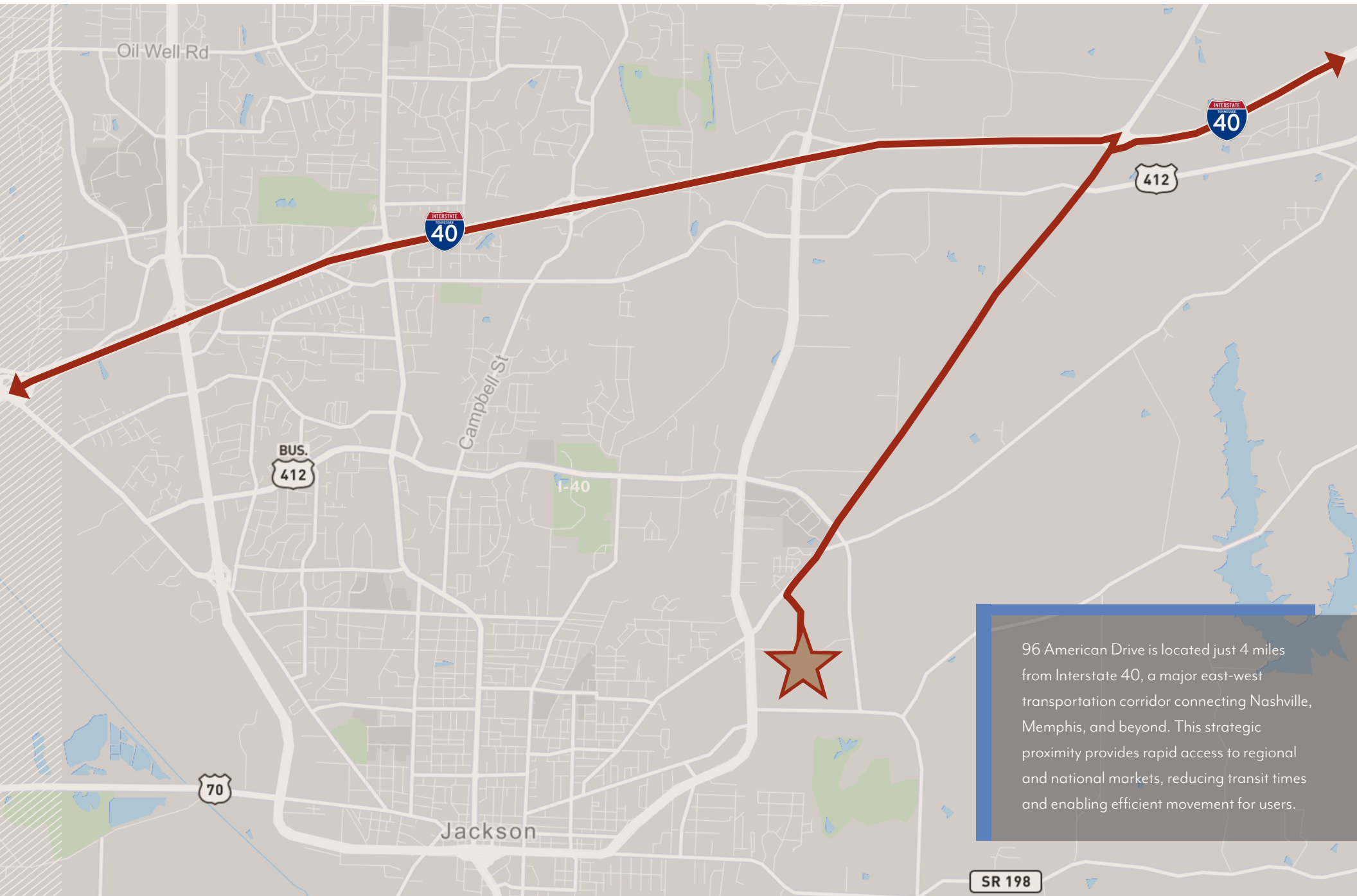


BUILDING 100A



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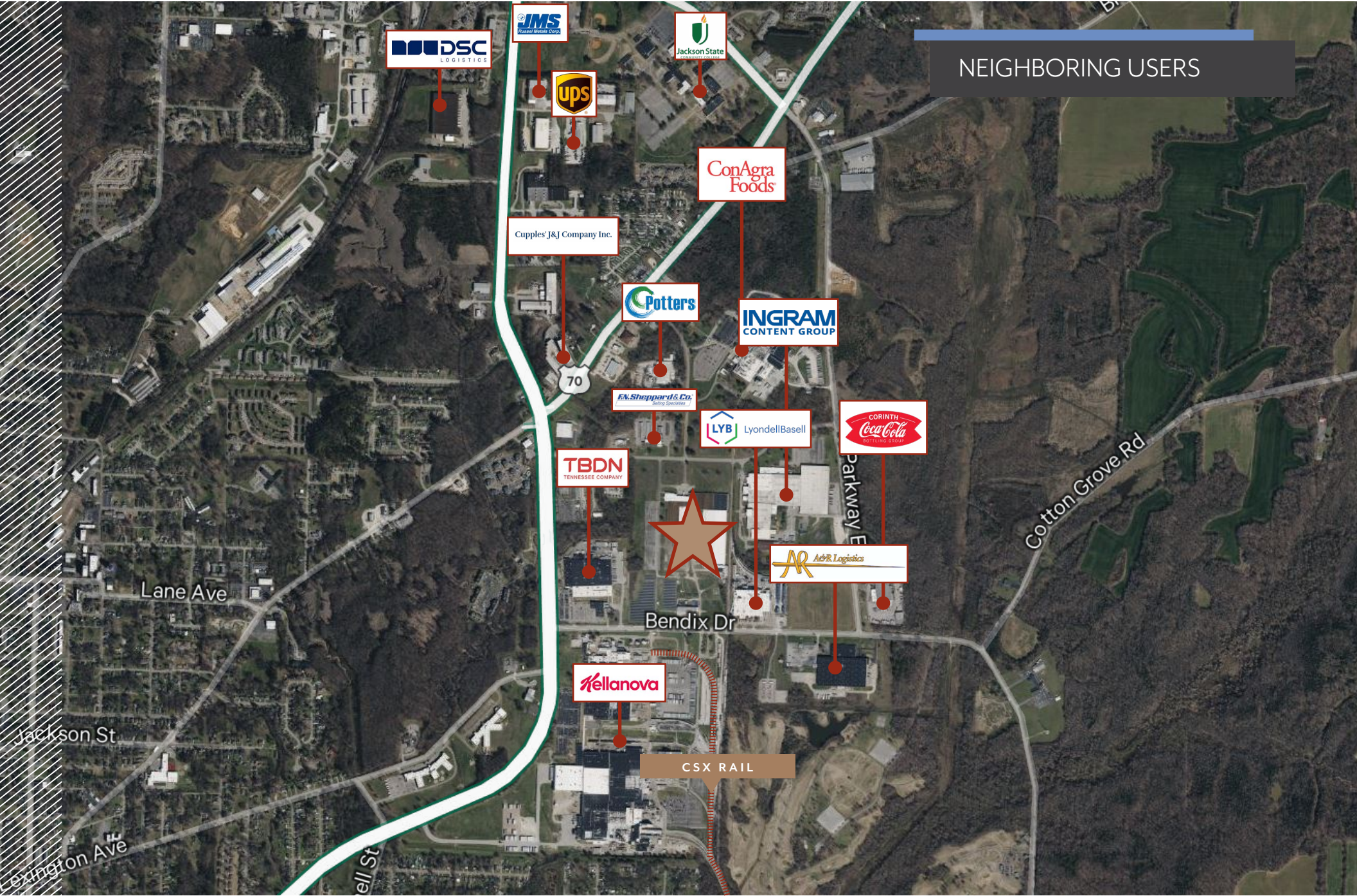




96 American Drive is located just 4 miles from Interstate 40, a major east-west transportation corridor connecting Nashville, Memphis, and beyond. This strategic proximity provides rapid access to regional and national markets, reducing transit times and enabling efficient movement for users.

SR 198

NEIGHBORING USERS



DSC LOGISTICS

JMS Paper Mills Co.

Jackson State UNIVERSITY COLLEGE

ups

ConAgra Foods

Cupples J&J Company Inc.

Potters

INGRAM CONTENT GROUP

70

E.N. Sheppard & Co. Bakery Supplies

LYB LyondellBasell

CORINTH Coca-Cola BOTTLING GROUP

TBDN TENNESSEE COMPANY

AR A&R Logistics

Lane Ave

Bendix Dr

Cotton Grove Rd

Parkway E

Mellanova

CSX RAIL

Jackson St

Lexington Ave

ell St

96

american drive



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