



**411,600 SF**

**Unmatched Access  
Adjacent to BNA  
International Airport**

1401 & 1421 Vultee Blvd | Nashville, TN

**CBRE**

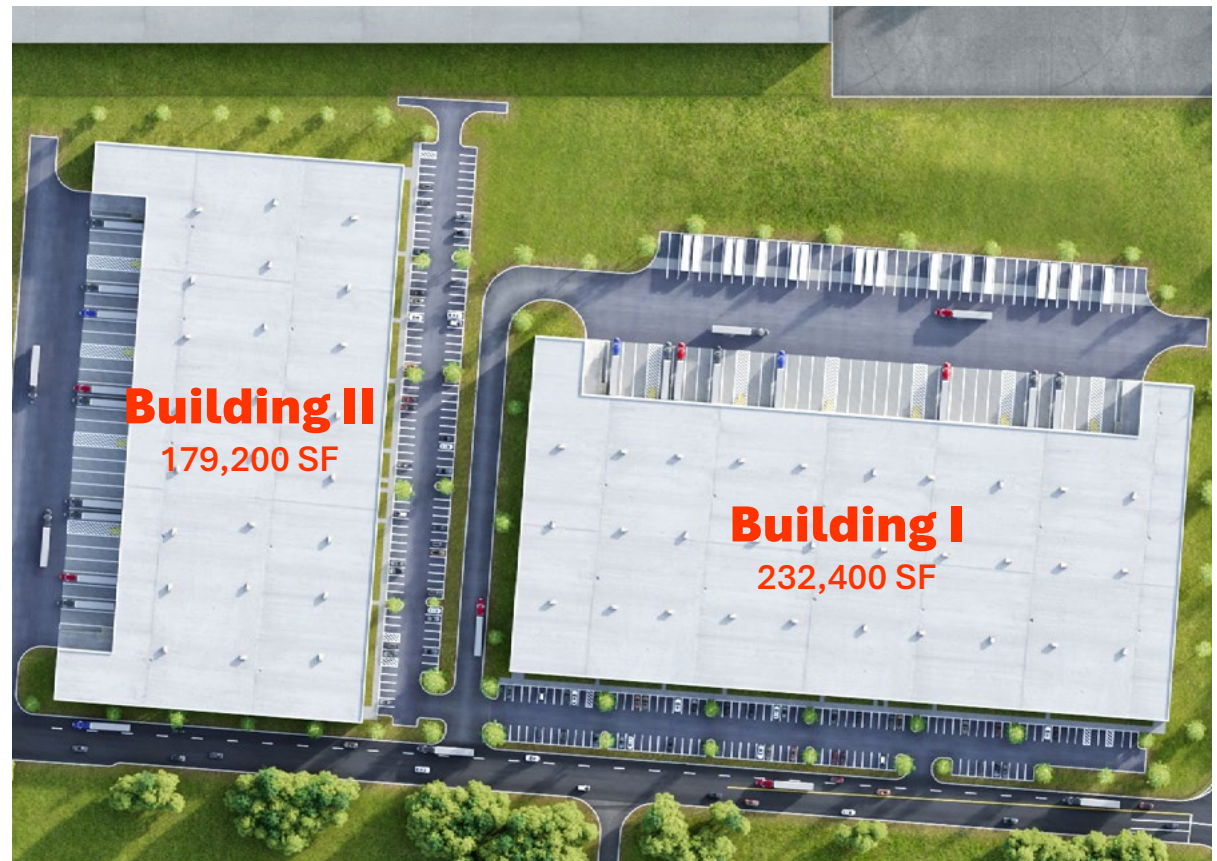
**MERUS**



# Property Overview

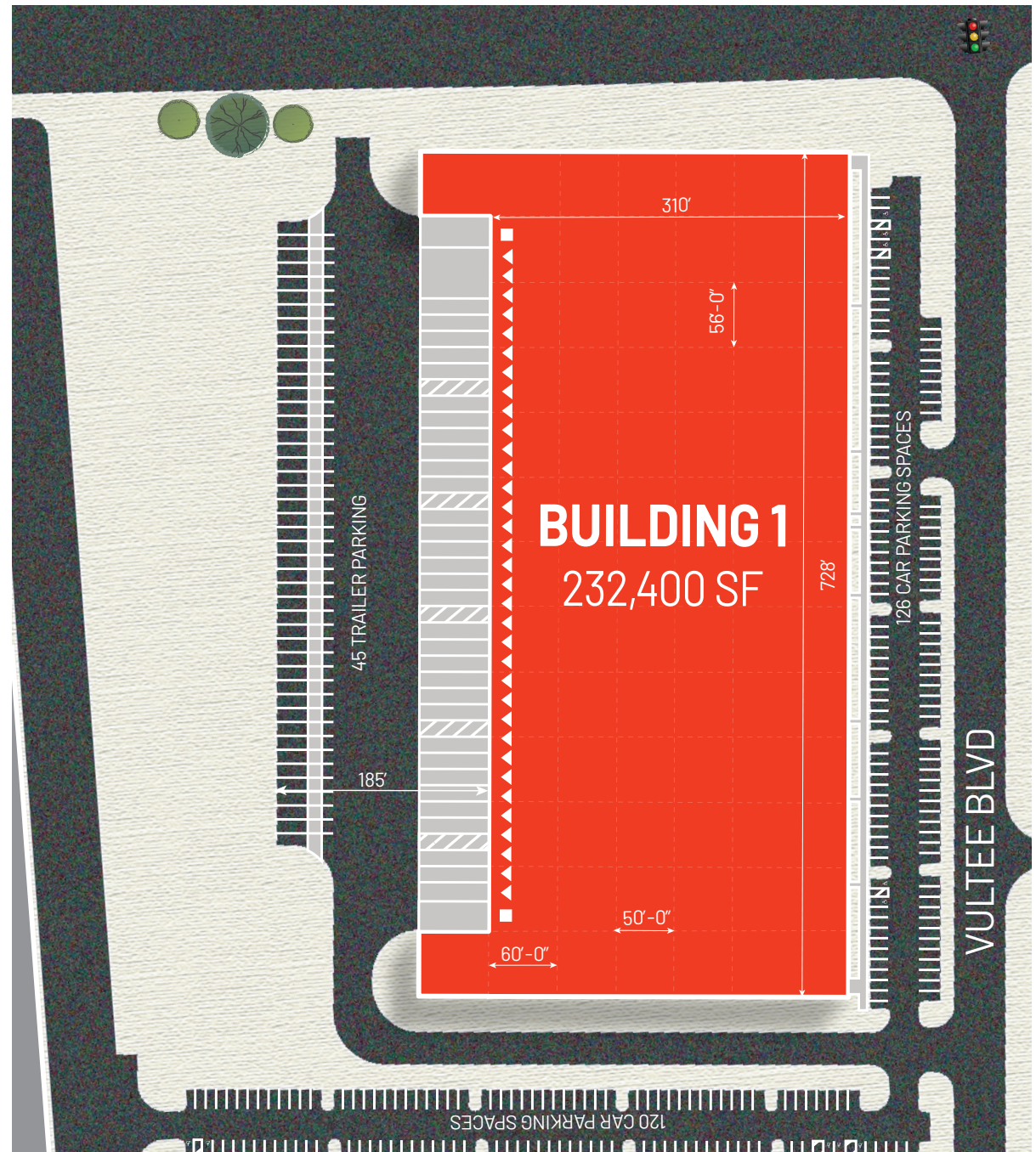
Jetway Logistics Park is a premier Class A Industrial Development totaling 411,600 SF, strategically positioned between the I-24 & I-40 corridors. Situated in Nashville's rapidly expanding airport submarket and adjacent to BNA – Nashville International Airport, it provides unparalleled access, making it a powerhouse for streamlined distribution.

|                          | Building I  | Building II   |
|--------------------------|---|---|
| <b>Total Building SF</b> | 232,400 SF  | 179,200 SF  |
| <b>Office</b>            | (2) 2,000 SF Make Ready Offices                                 | (2) 2,000 SF Make Ready Offices                                 |
| <b>Clear Height</b>      | 36' Clear height, at 12" past first joist girder from dock wall | 32' Clear height, at 12" past first joist girder from dock wall |
| <b>Column Spacing</b>    | 56'x50' bay spacing, 56'x60 speed bay at dock                   | 56'x55' bay spacing, 56'x60 speed bay at dock                   |
| <b>Dock Doors</b>        | 34  | 28  |
| <b>Drive-In Doors:</b>   | 2   | 2   |
| <b>Car Parks</b>         | 126   | 120   |
| <b>Trailer Parks</b>     | 45  | 0   |
| <b>Power</b>             | 3,000 amp, 480 volt, three-phase service                        | 3,000 amp, 480 volt, three-phase service                        |



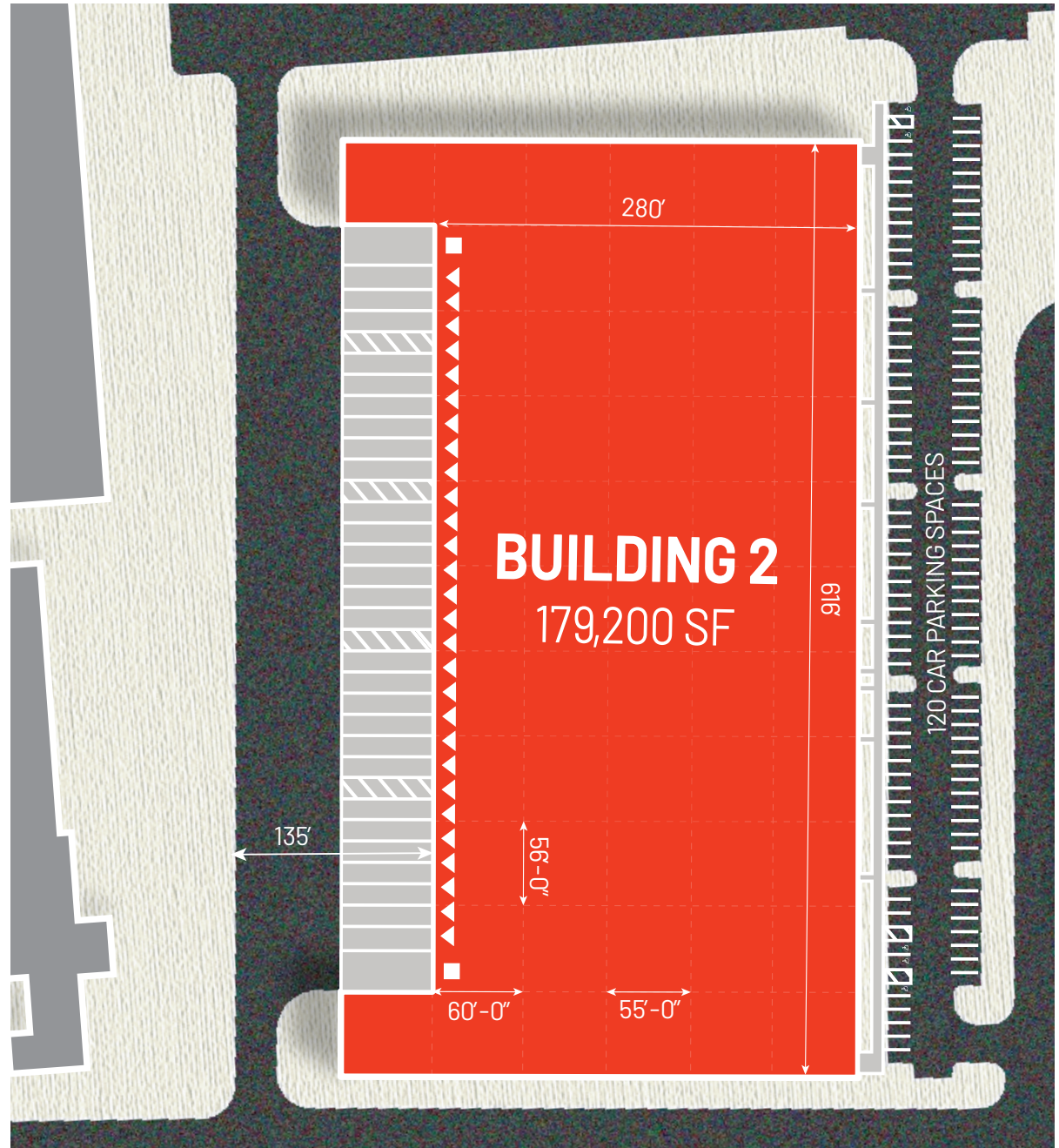
# Building 1

|                          |   |
|--------------------------|---|
| <b>Total Building SF</b> | 232,400 SF  |
| <b>Dimensions</b>        | 310' Deep x 728' Wide   |
| <b>Clear Height</b>      | 36' Clear height, at 12" past first joist girder from dock wall   |
| <b>Column Spacing</b>    | 56'x50' bay spacing, 56'x60 speed bay at dock   |
| <b>Office</b>            | (2) 2,000 SF<br>Make Ready Offices  |
| <b>Dock Doors</b>        | 34  |
| <b>Drive-In Doors</b>    | 2   |
| <b>Car Parks</b>         | 126   |
| <b>Truck Court</b>       | 185'  |
| <b>Trailer Parks</b>     | 45  |
| <b>Power</b>             | 3,000 amp, 480 volt, three-phase service  |
| <b>Slab</b>              | 7" conventional unreinforced slab on compacted stone base   |
| <b>Lighting</b>          | Interior lighting to include high-bay light fixtures to provide 30 FC at 2.5' above finished floor from floor for the entire building |
| <b>Fire Sprinklers</b>   | ESFR  |
| <b>Roof</b>              | 60-mil TPO with 20-year material and labor warranty   |



# Building II

|                          |   |
|--------------------------|---|
| <b>Total Building SF</b> | 179,200 SF  |
| <b>Dimensions</b>        | 280' Deep x 616' Wide   |
| <b>Clear Height</b>      | 32' Clear height, at 12" past first joist girder from dock wall   |
| <b>Column Spacing</b>    | 56'x55' bay spacing, 56'x60 speed bay at dock   |
| <b>Office</b>            | (2) 2,000 SF<br>Make Ready Offices  |
| <b>Dock Doors</b>        | 28  |
| <b>Drive-In Doors</b>    | 2   |
| <b>Car Parks</b>         | 120   |
| <b>Truck Court</b>       | 135'  |
| <b>Trailer Parks</b>     | 0   |
| <b>Power</b>             | 3,000 amp, 480 volt, three-phase service  |
| <b>Slab:</b>             | 7" conventional unreinforced slab on compacted stone base   |
| <b>Lighting</b>          | Interior lighting to include high-bay light fixtures to provide 30 FC at 2.5' above finished floor from floor for the entire building |
| <b>Fire Sprinklers</b>   | ESFR  |
| <b>Roof</b>              | 60-mil TPO with 20-year material and labor warranty   |





# Strategic Location View 1



# Strategic Location View 2



# Unmatched Access

Nashville's last remaining infill location gives you access to BNA International Airport, I-40, I-24 and Downtown in just minutes.

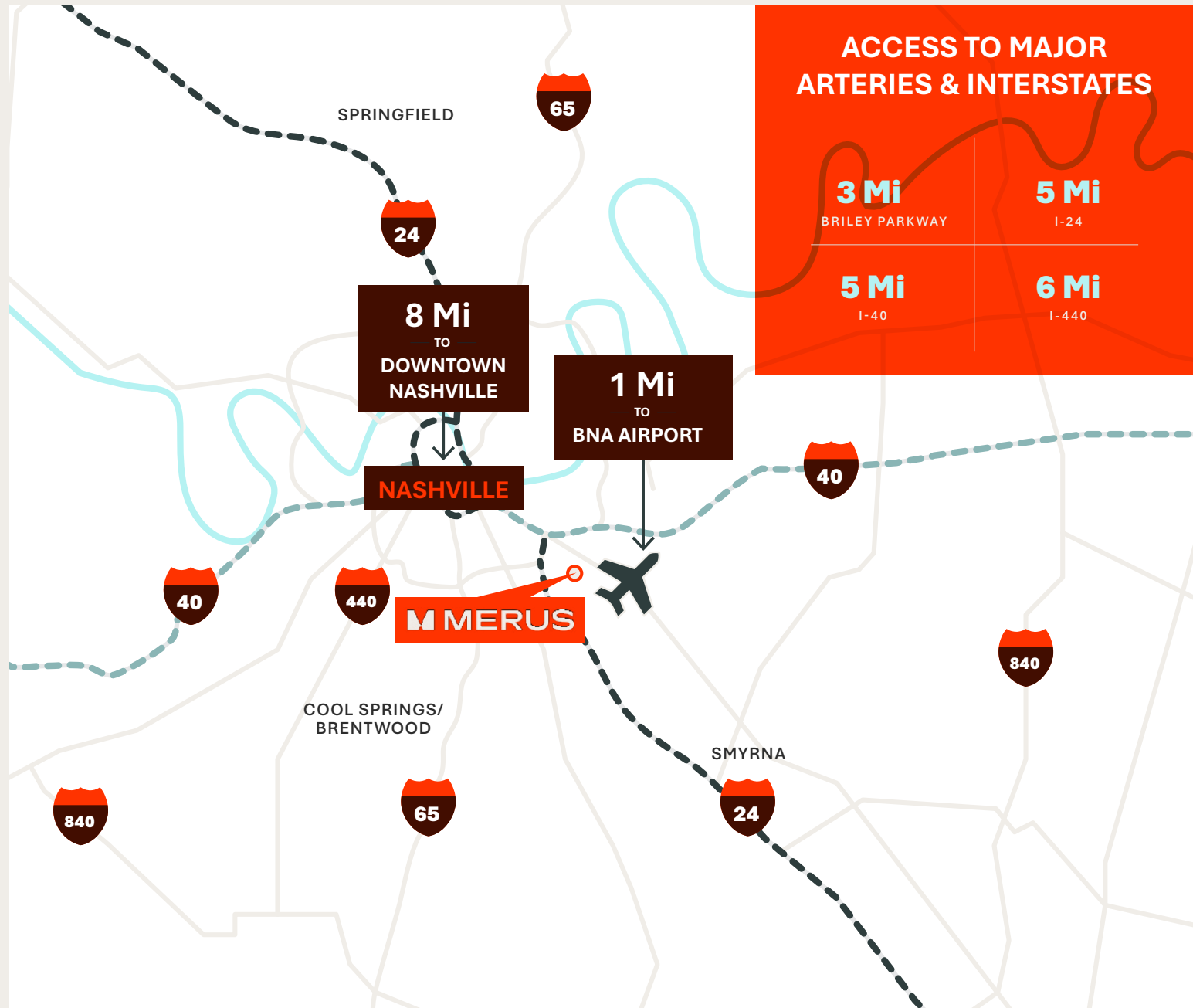
## ACCESS TO MAJOR MARKETS

**243 Mi**  
ATLANTA

**405 Mi**  
CHARLOTTE

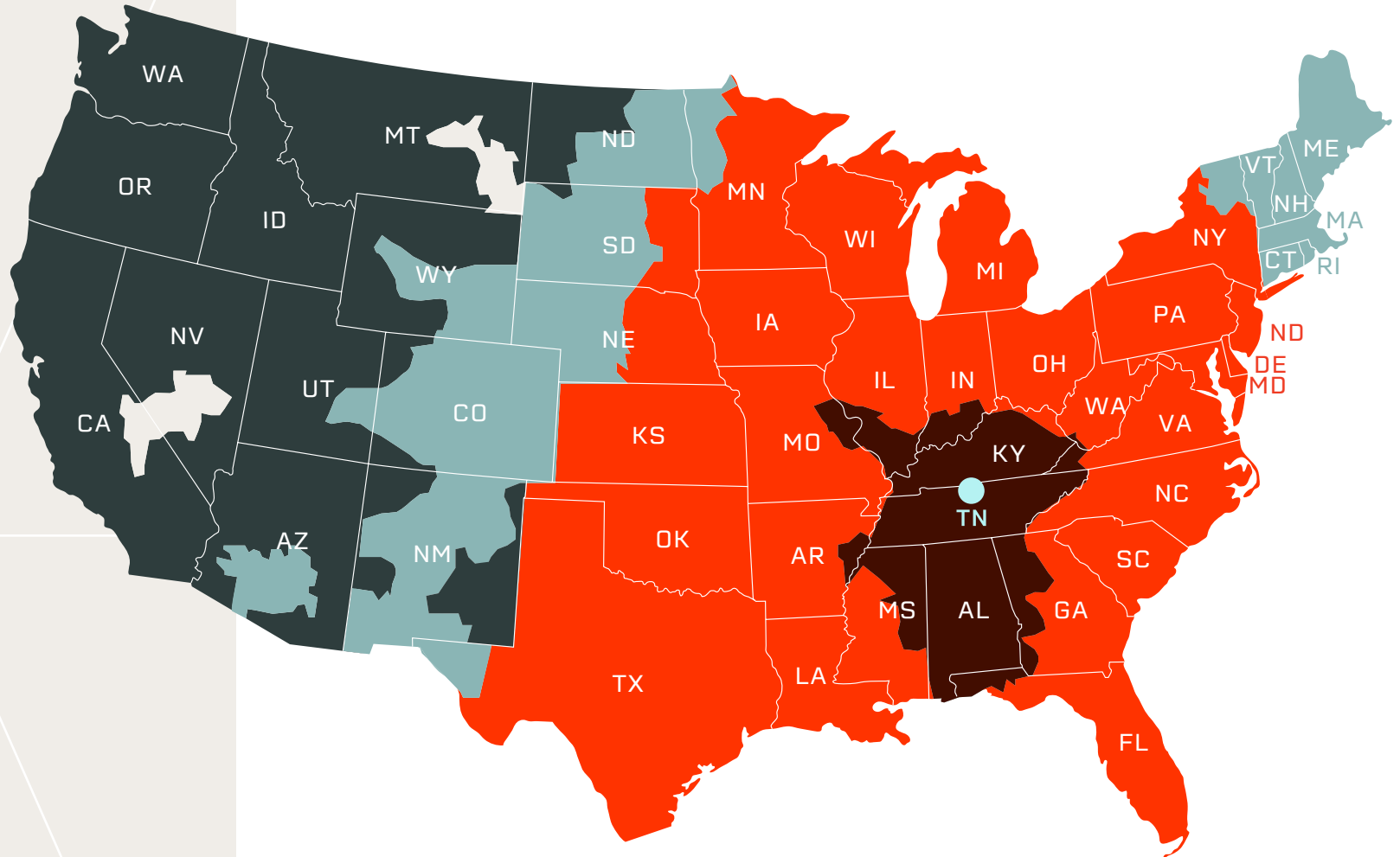
**451 Mi**  
MOBILE

**491 Mi**  
SAVANNAH



# FedEx Drive Times

- One Day
- Two Days
- Three Days
- Four Days
- Five Days



**50% OF THE U.S.**

population are within 650 miles of Davidson County



**12M PEOPLE**

live within a 2.5 hour drive



**72% OF THE U.S.**

population within two-day ground delivery from Nashville



**JACK ARMSTRONG**  
Senior Vice President  
+1 615 493 9257  
jack.armstrong@cbre.com

**DAVIS GOODMAN**  
Senior Associate  
+1 615 248 3500  
davis.goodman@cbre.com

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