



GOLDEN
BEAR WEST

DELIVERY DATE

Q1 2027

SQUARE FEET

183,651



RAIL SERVED

AVAILABLE FOR SALE OR LEASE

1271 E DIVISION STREET, MT. JULIET, TN

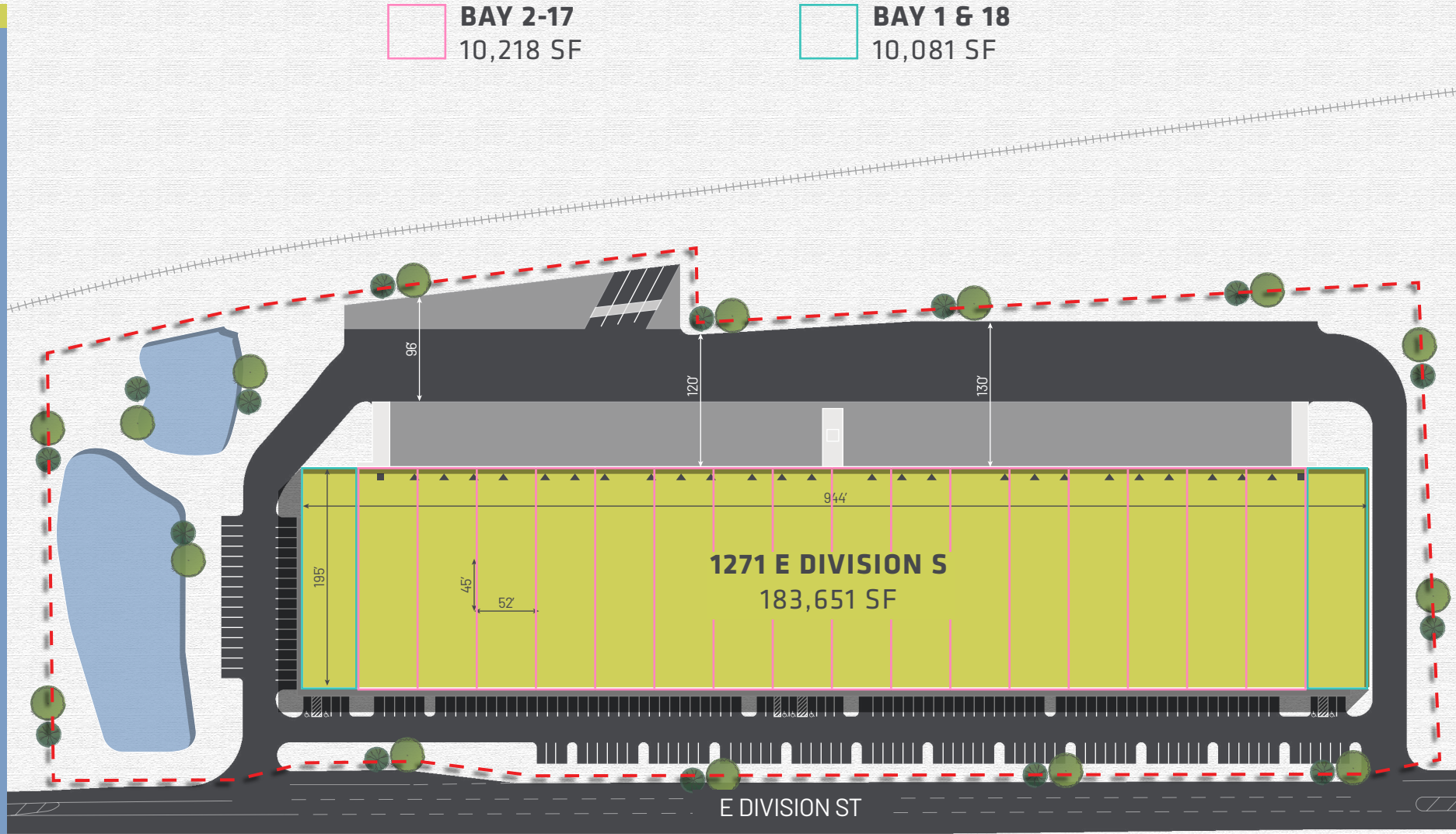
CBRE

PROPERTY OVERVIEW

TOTAL SF	183,651 SF
WAREHOUSE SF	181,451 SF
OFFICE SF	1,918 SF spec office
CONFIGURATION	Rear-load
CLEAR HEIGHT	32'
BUILDING DEPTH	195'
TRUCK COURT DEPTH	130'
CONSTRUCTION TYPE	8.5" - 9.25" thick concrete tilt panels

ROOF	R-20, 60mil TPO roof, 20yr warranty
POWER	2,000 amps
COLUMN SPACING	44'-6" x 52'-4" (60' Speed Bay)
SPRINKLER	ESFR sprinkler system
DRIVE IN DOORS	2 (12'x14') and ramps
DOCK DOORS	50 Total - 26 dock doors with bumpers (24 knock-outs)
PARKING	TBD
SLAB	6" concrete slab





- ▲ Dock Door
- Drive-In Door







DRIVE TIMES

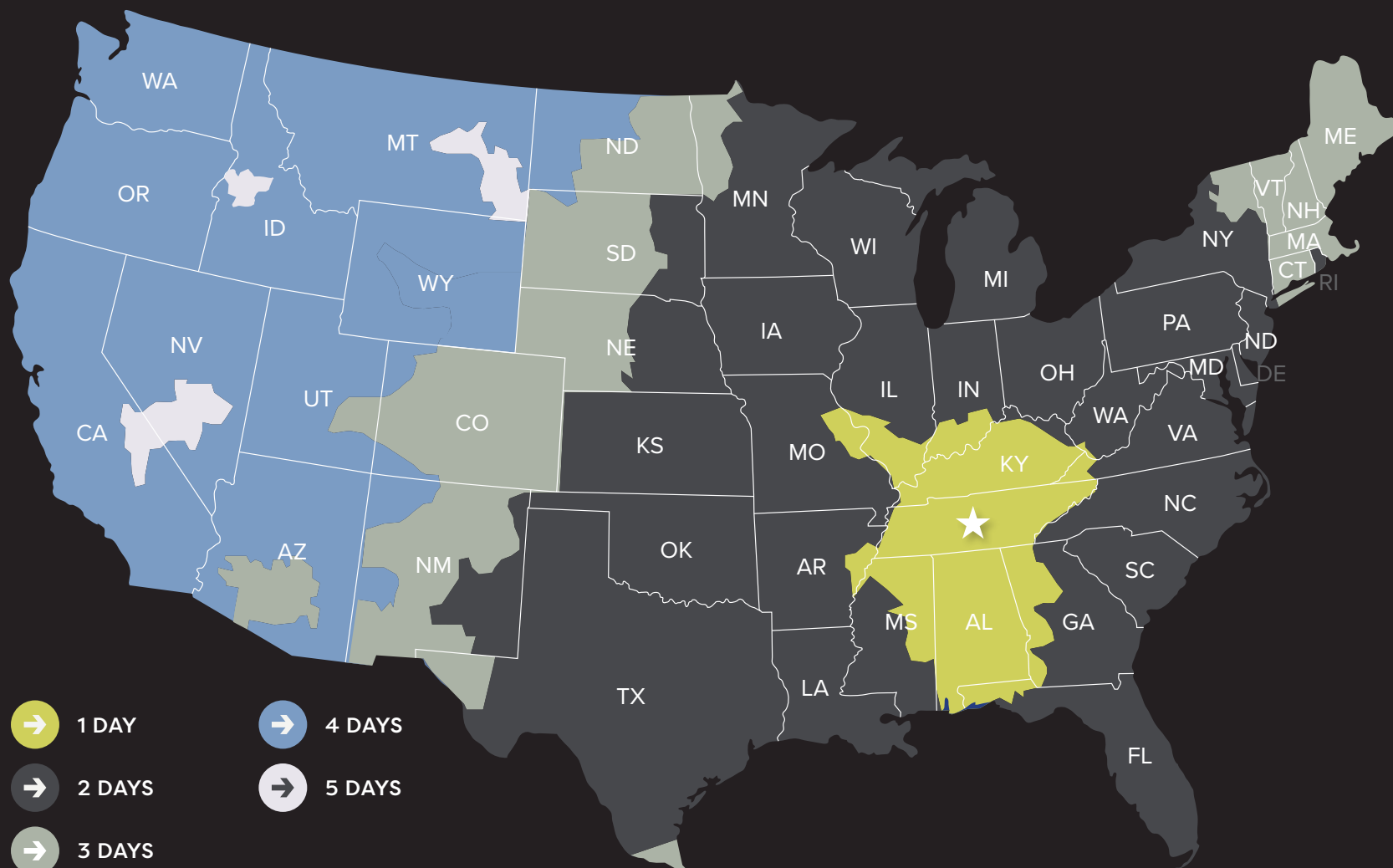
I-40	>5 Minutes
I-840	10 Minutes
HIGHWAY 109	10 Minutes
NASHVILLE INT. AIRPORT	20 Minutes
DT NASHVILLE	25 Minutes
I-24	30 Minutes
I-65	30 Minutes





FROM NASHVILLE, **72% OF THE
US POPULATION** IS REACHED
WITH FEDEX'S ONE AND TWO-DAY
GROUND DELIVERY

OF MAJOR US MARKETS ARE
WITHIN A 2 HOUR FLIGHT





CONTACT

JACK ARMSTRONG

Senior Vice President
jack.armstrong@cbre.com
+1 615 248 3500
+1 561 339 9071

WILL GOODMAN

Senior Vice President
will.goodman@cbre.com
+1 615 248 3500
+1 321 230 1522

DAVIS GOODMAN

Senior Associate
davis.goodman@cbre.com
+1 615 248 3500
+1 407 361 7474

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