

12610 OLD HICKORY BOULEVARD

Antioch, TN 37013



MATTHEWS™
Industrial Opportunity for Lease

Property Overview

12610 Old Hickory Boulevard offers the opportunity to lease a brand-new industrial facility in the growing Southeast Nashville submarket of Antioch, Tennessee. Scheduled for completion in early 2027, the building will total $\pm 46,250$ square feet, including $\pm 40,250$ square feet of warehouse space and $\pm 6,000$ square feet of office buildout, situated on up to ± 9.38 acres. The facility is designed to accommodate a variety of industrial users with four dock doors and two drive-in doors, while the large site also provides potential for additional acreage to support expanded parking or outdoor storage depending on tenant use. Located along Old Hickory Boulevard with strong access to Nashville's regional transportation network, the property presents a rare opportunity for tenants seeking new construction industrial space in a supply-constrained market.

Brand New Construction

$\pm 46,250$ SF industrial facility delivering early 2027

Functional Layout

$\pm 40,250$ SF warehouse with $\pm 6,000$ SF of office space

Loading Capabilities

4 dock-high doors and 2 drive-in doors

Large Site

Situated on up to ± 9.38 acres allowing ample circulation and parking

Outdoor Storage Potential

Additional acreage available for trailer parking or outdoor storage (subject to use and approval)

Strategic Antioch Location

Located in the Southeast Nashville industrial submarket with convenient access to major transportation corridors

Flexible Industrial Use

Well-suited for distribution, manufacturing, or service-oriented users

Quick Interstate Access

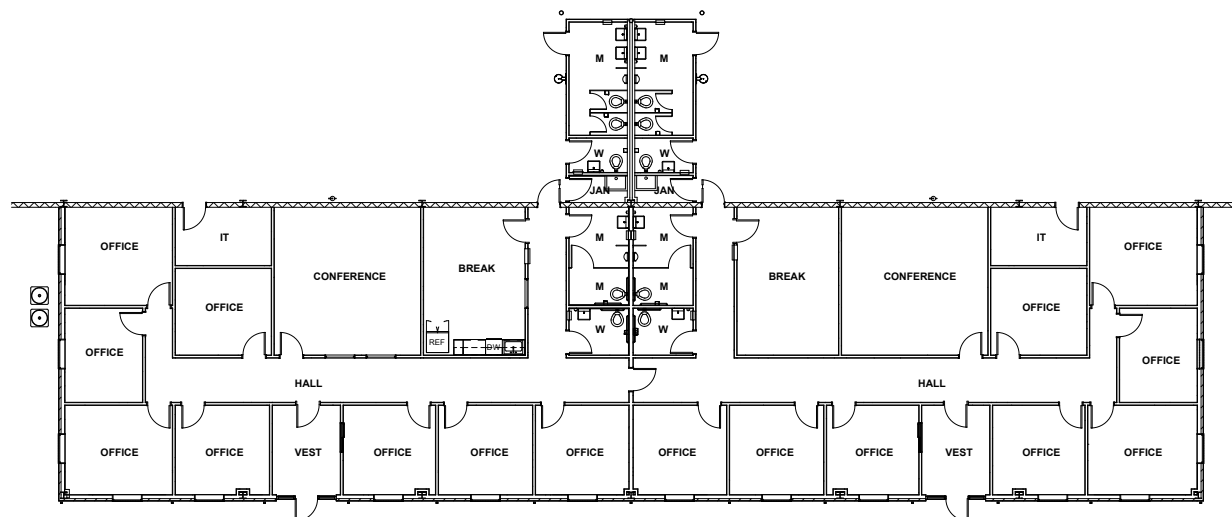
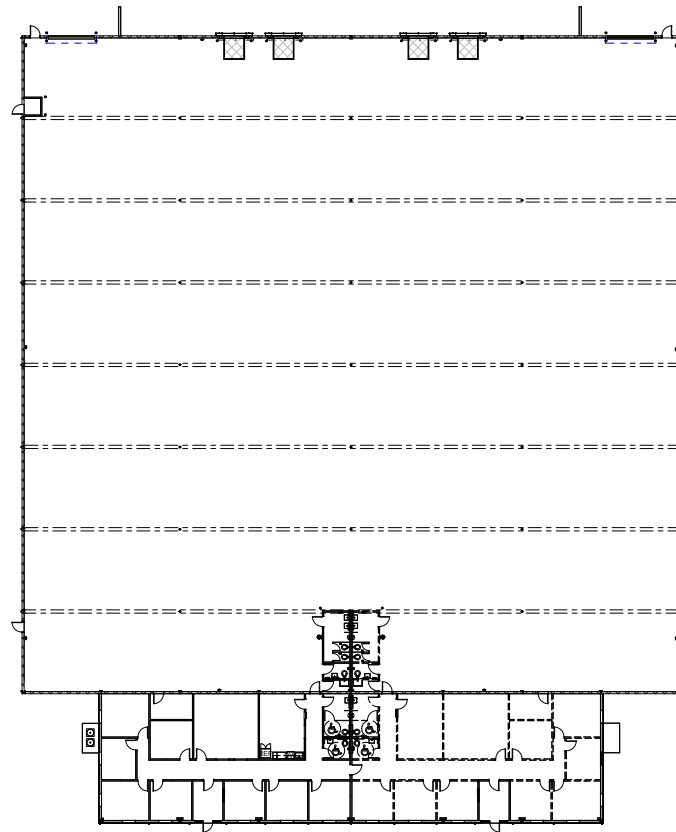
Located less than 2 miles from I-24, providing a convenient link to one of Tennessee's major transportation arteries

Address	12610 Old Hickory Boulevard
City	Antioch
State	TN
Zip Code	37013
RBA	$\pm 46,250$ SF
Warehouse SF	$\pm 40,000$ SF
Office SF	$\pm 6,000$ SF
Drive-In Doors	2
Dock Doors	4
Clear Height	$\pm 28'$ - $32'$

Property Overview



Property Overview



254

171

SINOMAX



UNITED STATES
COLD STORAGE

Subject
Property

PODS amazon



EMPIRE
AUTO PARTS



SOLOTECH

Bargain Hunt

CORTES
DISTRIBUTORA

Chick-fil-A
Distribution
Center

FedEx
Freight



Nashville International Airport
±10 Miles Away



GEORGE P. JOHNSON
experience marketing

ETHNIX
GROUP



WEARWELL



UNITED STATES
COLD STORAGE

±165,400 VPD

41

±32,300 VPD



Smyrna/Rutherford
County Airport

COOPER
GENERAL

Vestcom
an Avery Dennison company

STORE OPENING
SOLUTIONS

Conn's

Walmart
Supercenter

sam's club

amazon

COSMOS
SURFACES

INGRAM
CONTENT GROUP



wayfair

PRATT
INDUSTRIES

CardinalHealth

Saks Fifth Avenue

266

±46,000 VPD

266

Taylor
FARMS

VI-JON

MI METALS

NDC
Advance
Auto Parts
ESSENDANT

NISSAN

Smyrna Assembly
Plant
±7,000 Employees

41

Google Earth

Antioch, TN

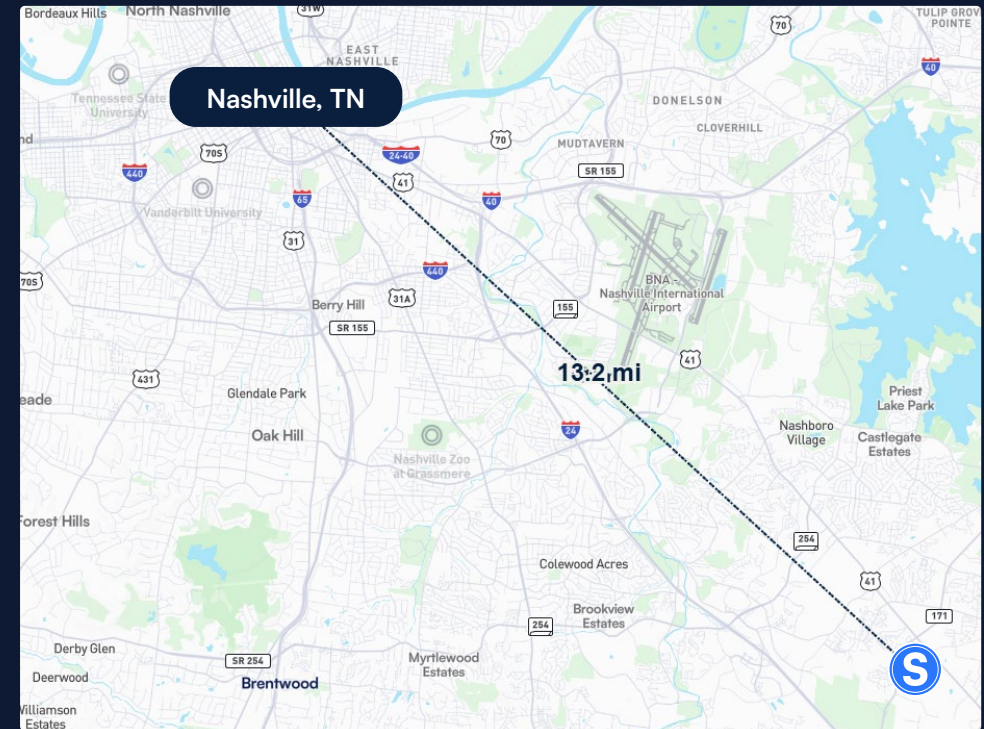
Market Demographics

106,360
Total Population

\$68,043
Median HH Income

39,000
of Households

\$280,500
Median Property Value



Local Market Overview

Located within the rapidly expanding southeastern corridor of the Nashville metropolitan area, Antioch has emerged as one of Middle Tennessee's most strategically positioned industrial and logistics hubs. The submarket benefits from strong population growth, expanding residential development, and proximity to major transportation infrastructure connecting the region to national distribution networks. Antioch sits within Davidson County—home to Nashville's diverse economy—and is positioned near major highways including I-24, I-40, providing efficient access to regional and national freight routes. The area's growing workforce, competitive business environment, and central U.S. location continue to attract manufacturing, distribution, and logistics users seeking access to Southeast markets.

Antioch specifically has become a focal point for residential growth and commercial expansion due to its affordability and proximity to downtown Nashville and Nashville International Airport. New retail destinations, infrastructure improvements, and expanding industrial parks have further strengthened the area's appeal for employers and logistics operators. These dynamics position the Antioch submarket as a critical component of the region's supply chain ecosystem and a desirable location for long-term industrial investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	54,502	150,821	428,401
2025 Population	53,350	145,321	418,609
2030 Population Projection	53,973	149,513	437,490
Annual Growth 2025-2030	0.2%	0.6%	0.9%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	19,531	53,990	160,877
2025 Households	18,931	51,337	154,514
2030 Household Projection	19,079	52,454	159,957
Annual Growth 2025-2030	0.2%	0.4%	0.7%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$74,081	\$82,105	\$95,944

MATTHEWS™

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12610 Old Hickory Boulevard Antioch, TN 37013** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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