

NEW INDUSTRIAL SPACE
FOR LEASE

2.15 MSF DEVELOPMENT
507,000 SF CROSS DOCK
UNDER CONSTRUCTION

INDUS

COMMERCE CENTER @ 840



840

INTERSTATE 40



INTERSTATE 24



WEST SIDE BLDG 2: UNDER CONSTRUCTION



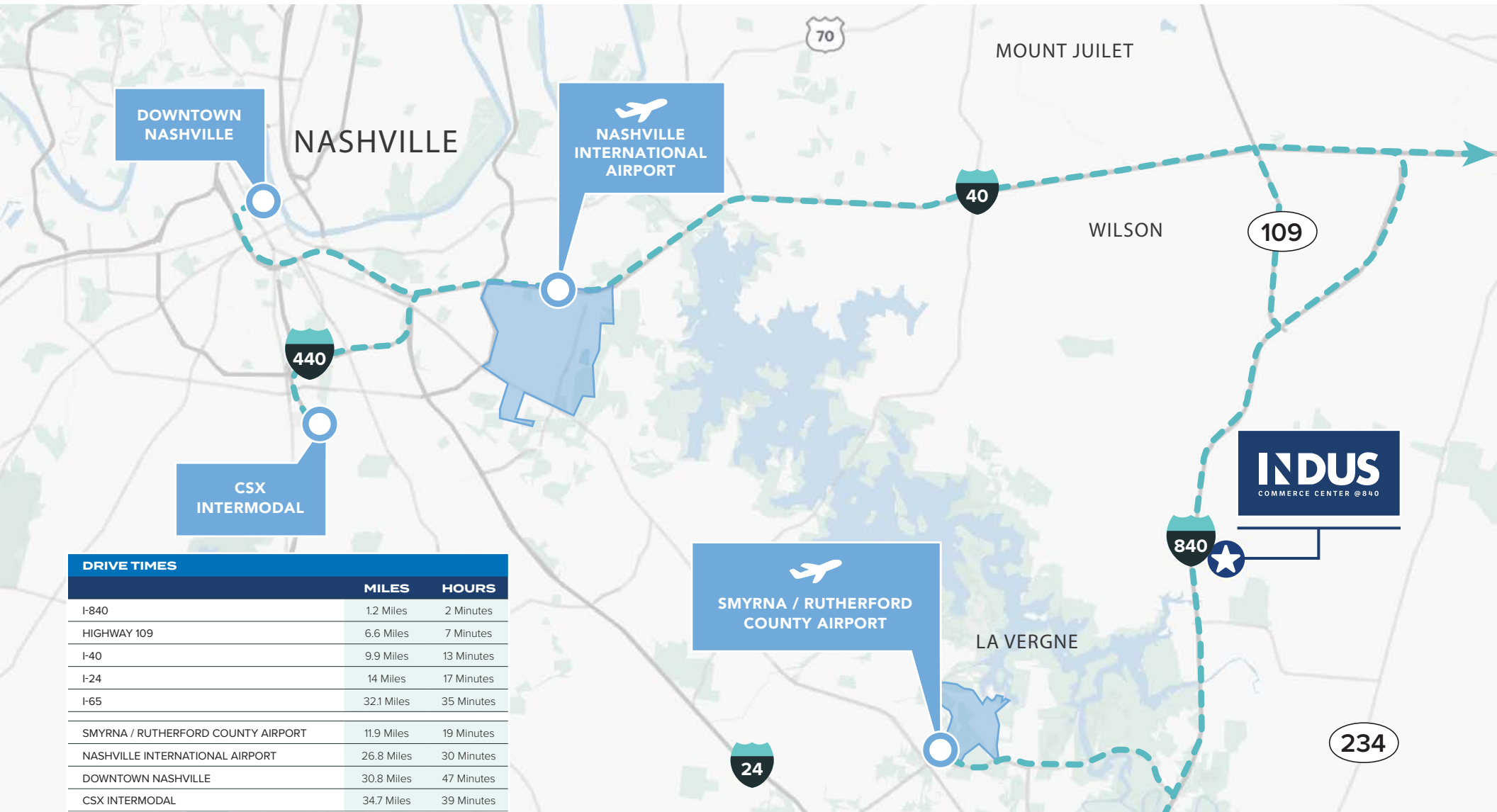
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MCCRARY ROAD, MT. JULIET, TN

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Irreplaceable Location



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West Side Building Overview

INDUS Commerce Center at 840 West comprises 1M+ SF of Class A industrial warehouse space in Nashville's sought after I-840 submarket.

INDUS is going vertical on Building 2 (507,000 SF). Building 1 (537,000 SF) is pad-ready.

BUILDING 2:
UNDER CONSTRUCTION
DELIVERING Q1 2027

BUILDING 1:
PAD READY

	BUILDING TWO	BUILDING ONE
Total SF	507,000 SF	537,000 SF
Warehouse SF	504,000 SF	534,000 SF
Office SF	3,000 SF	3,000 SF
Building Depth	450'	500'
Configuration	Cross Dock	Cross Dock
Clear Height	40' Clear	40' Clear
Construction Type	Concrete Tilt	Concrete Tilt
Roof	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
Power	277/480V, 3p, 3,000A (Expandable to 6,000A)	277/480V, 3p, 3,000A (Expandable to 6,000A)
Column Spacing	TBD (60' Speed Bay)	TBD (60' Speed Bay)
Truck Court Depth	185'-235'	185'
Drive-in Doors	4 (12' x 14')	4 (12' x 14')
Dock High Doors	120 (9' x 10')	110 (9' x 10')
Auto Parking	216	196
Trailer Parking	175	120
Slab	7" Concrete Slab	7" Concrete Slab
Fire Prevention	ESFR	ESFR
Lighting	LED; 30' Candles	LED; 30' Candles
Zoning	C-4 Commercial	C-4 Commercial

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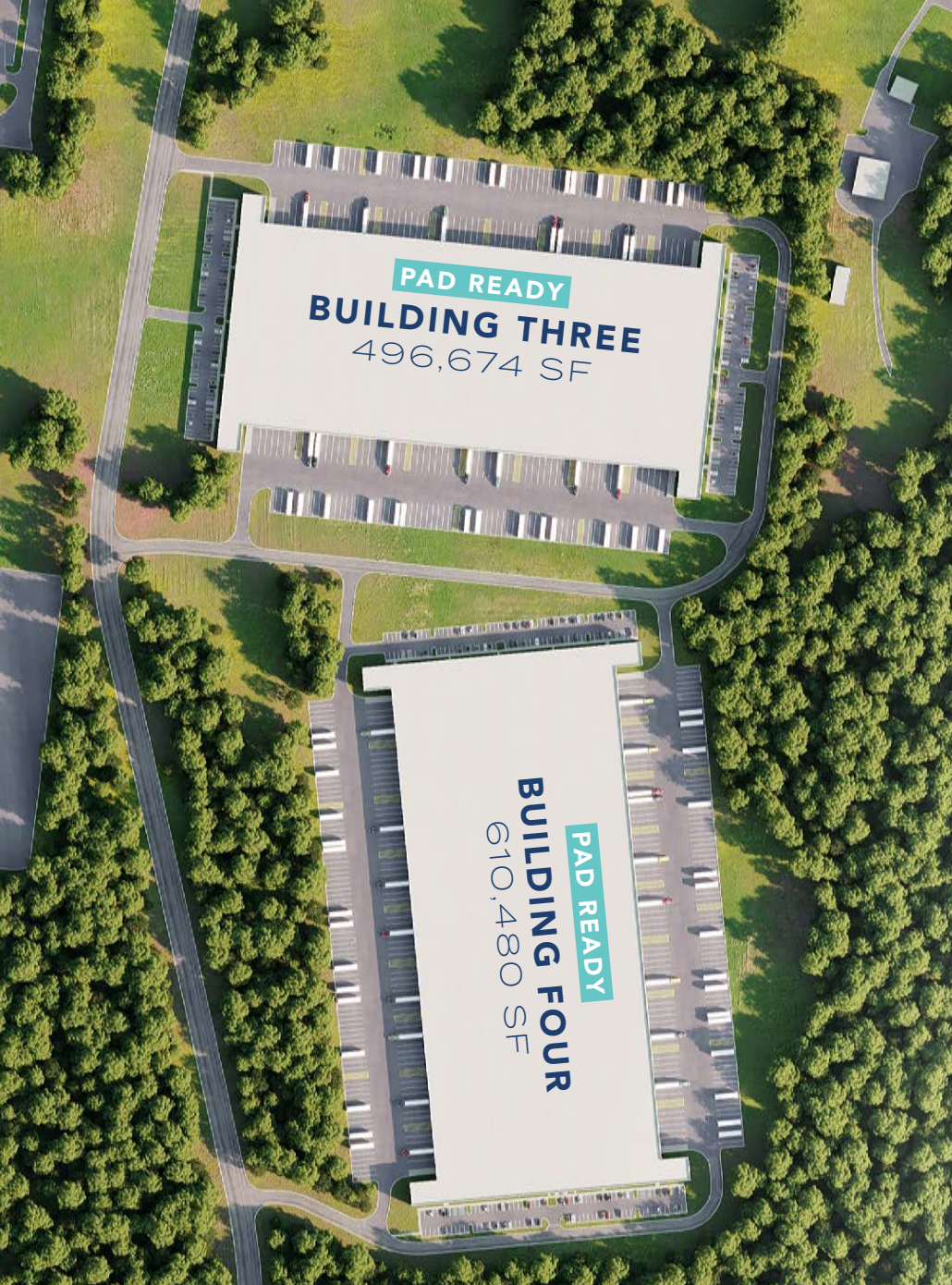
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East Side Building Overview

The East side features a 496,674 SF and a 610,480 SF cross-dock, which can be combined into a single +1 MSF cross-dock (see next page).



BUILDING 3: PAD READY

BUILDING 4: PAD READY

	BUILDING THREE	BUILDING FOUR
Total SF	496,674 SF	610,480 SF
Warehouse SF	493,554 SF	607,360 SF
Office SF	3,120 SF	3,120 SF
Building Depth	450'	500'
Configuration	Cross Dock	Cross Dock
Clear Height	40' Clear	40' Clear
Construction Type	Concrete Tilt	Concrete Tilt
Roof	LTRR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTRR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
Power	277/480V, 3p, 3,000A (Expandable to 6,000A)	277/480V, 3p, 3,000A (Expandable to 6,000A)
Column Spacing	TBD (60' Speed Bay)	TBD (60' Speed Bay)
Truck Court Depth	185'	185'
Drive-in Doors	4 (12' x 14')	4 (12' x 14')
Dock High Doors	122 (9' x 10')	136 (9' x 10')
Auto Parking	196	216
Trailer Parking	144	164
Slab	7" Concrete Slab	7" Concrete Slab
Fire Prevention	ESFR	ESFR
Lighting	LED; 30' Candles	LED; 30' Candles
Zoning	C-4 Commercial	C-4 Commercial

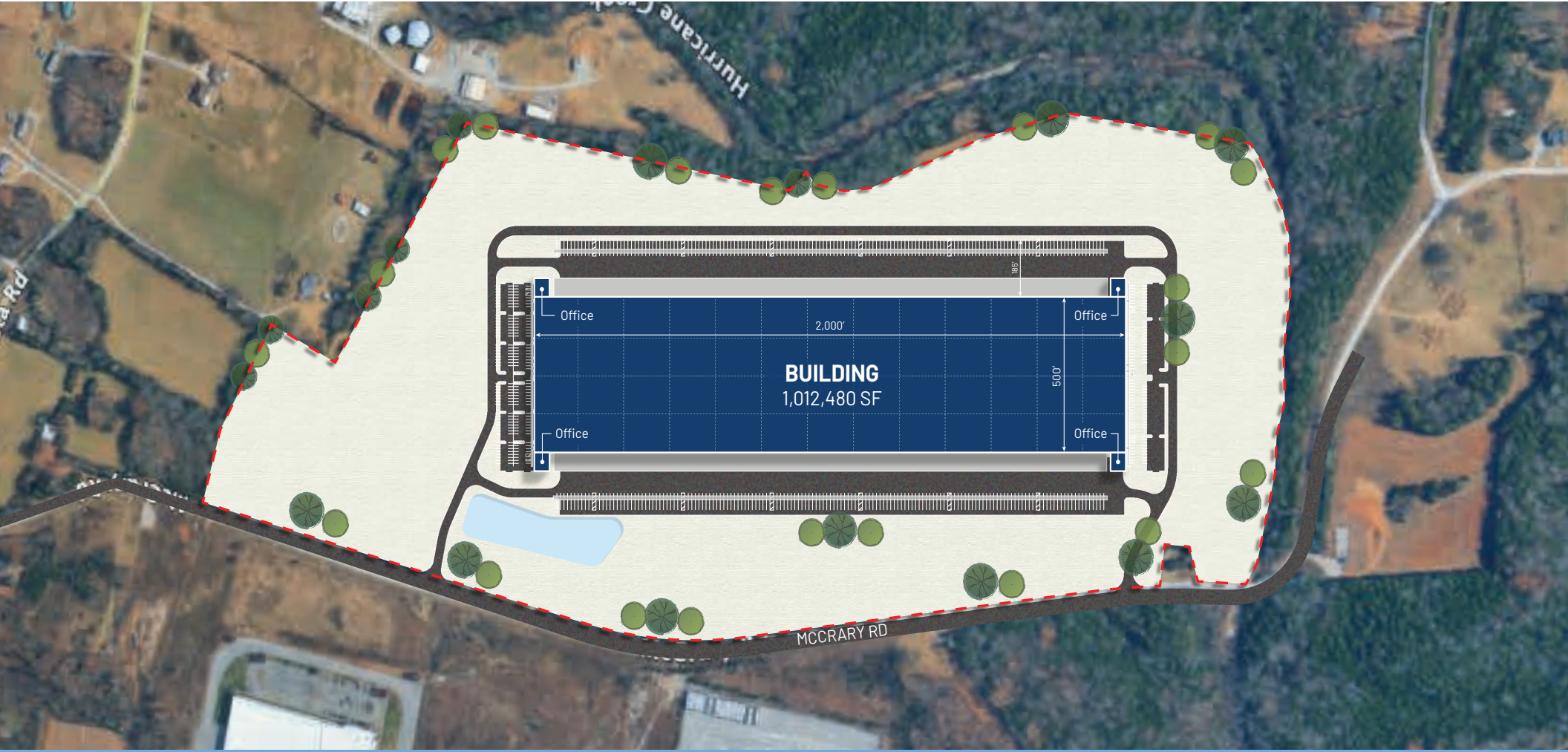
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Build-to-Suit Opportunity Flexibility up to 1.01 MSF on East Side



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Road Improvement Plan



840

UNDER CONSTRUCTION

PAD READY

BUILDING TWO
507,000 SF

FUTURE ROAD IMPROVEMENT
29-FOOT-WIDE ROADWAY
WITH 4-FOOT SHOULDERS

840

McCrary Road

Couchville Pike

FUTURE BRIDGE IMPROVEMENT
REPLACE EXISTING BRIDGE WITH A
NEW 100-FOOT-LONG STRUCTURE

PAD READY

BUILDING FOUR
610,480 SF

FUTURE INTERSECTION IMPROVEMENT
REALIGN THE COUCHVILLE/MCCRARY ROAD
INTERSECTION TO A THREE WAY STOP PROVIDING DIRECT
ACCESS ONTO MCCRARY ROAD.
RAISE THE INTERSECTION APPROXIMATELY 10 FEET

Vesta Road

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Access. Location. Momentum.



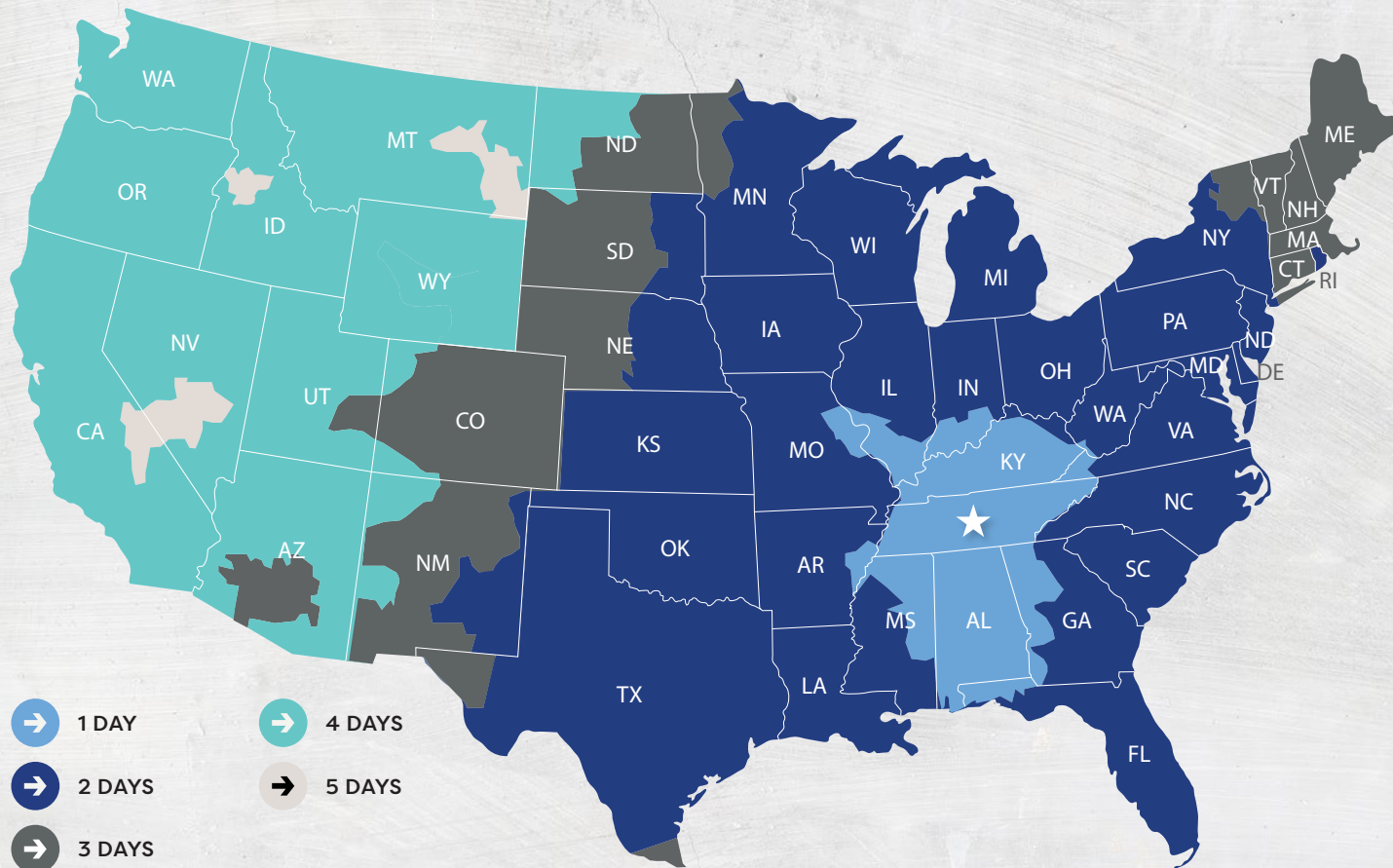
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Delivering speed to market, nationwide



Gateway to the Southeast
from the West Coast

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

75%
OF MAJOR US
MARKETS
ARE WITHIN A TWO
HOUR FLIGHT

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