



802 SWAN DRIVE

SMYRNA, TN 37167

FOR LEASE

58,377 SF - 236,632 SF
AVAILABLE



 **AERIAL**



	1	2	Full
SF	58,377	86,586	144,963
OFFICE	Build-to-suit	1,500	Build-to-suit
DOCKS	9	10	19
DRIVE-INS	3	1	4
CLEAR HEIGHT	up to 25'	up to 25'	up to 25'
COLUMN SPACING	29' x 48'	29'x48'	29'x48'
ELECTRIC	2000 AMP (shared)	2000 AMP (shared)	2000 AMP
SPRINKLER	ESFR	ESFR	ESFR

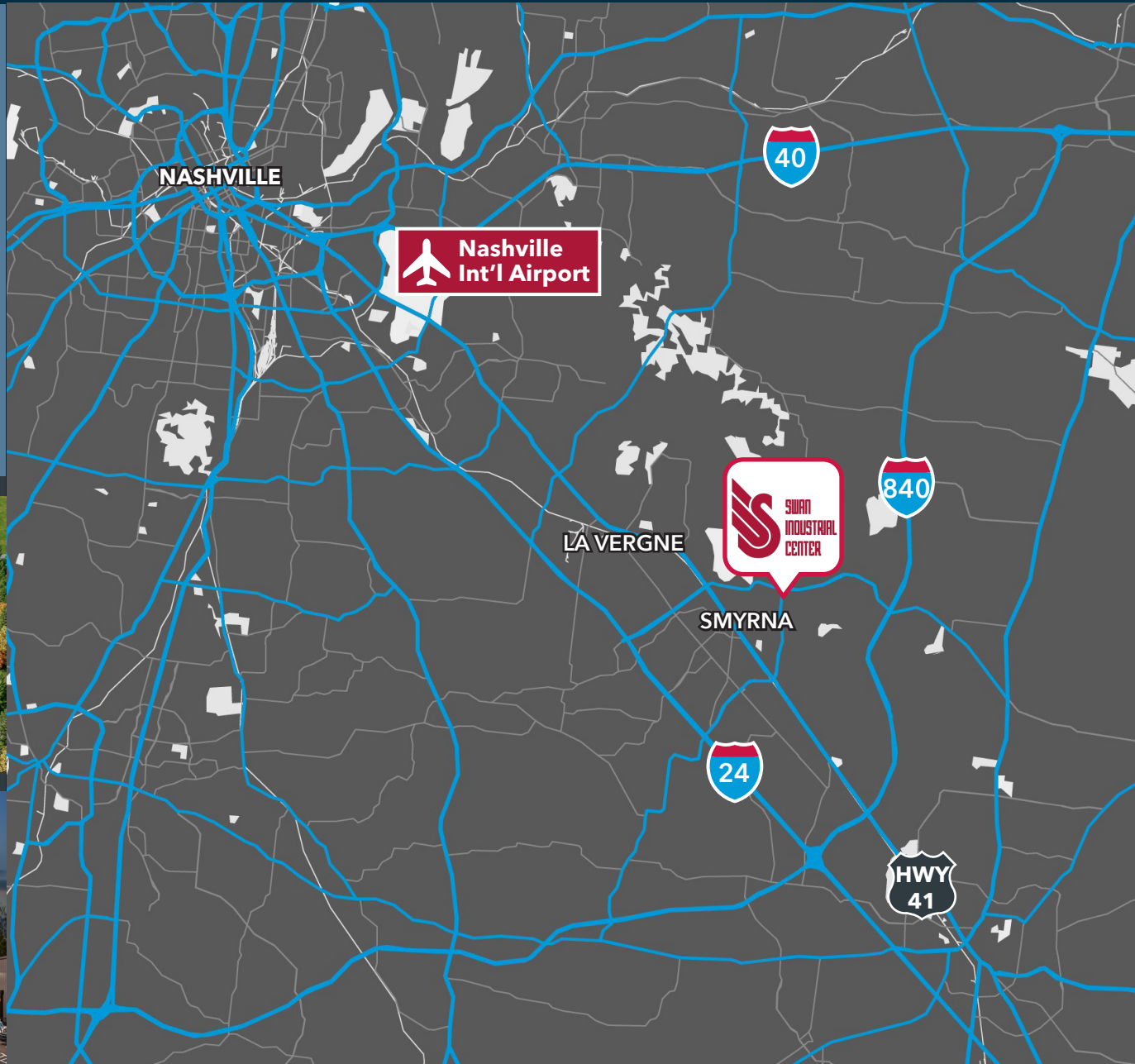
	3
SF	91,699
OFFICE	1,500 SF
DOCKS	11 (1 box truck dock)
DRIVE-INS	1
CLEAR HEIGHT	up to 25'
COLUMN SPACING	27' x 46'; 27' x 48'
ELECTRIC	1600 AMP
SPRINKLER	ESFR

- 4" high pressure gas supply line located on site
- 8" domestic water supply line located on site

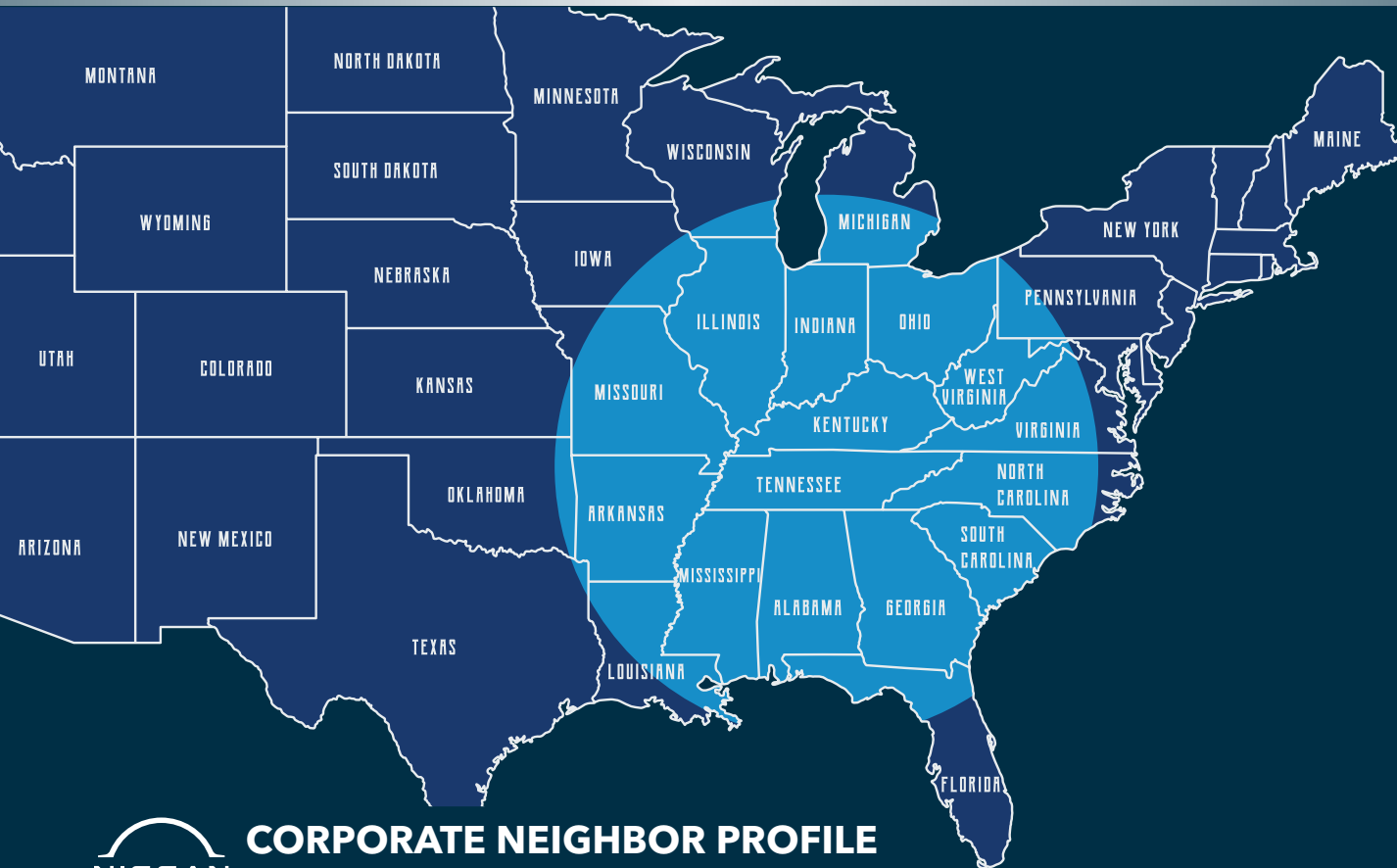
LOCATION OVERVIEW

DRIVE TIMES FROM SITE

Smyrna Airport	3 Miles
Interstate 840	4 Miles
Interstate 24	6 Miles
Murfreesboro	16 Miles
Nashville Int. Airport	16.6 Miles
Downtown Nashville	23.9 Miles



WHY RUTHERFORD COUNTY



RUTHERFORD VOTED #6
Best place to buy a home in the US



RUTHERFORD COUNTY MSA IS
#3 in the USA per job growth



60-70% US
population is within a day's drive



LOCAL INCENTIVES
PILOT Program offered to qualifying companies



CORPORATE NEIGHBOR PROFILE

- 2.5 Mile Drive Time
- Largest Nissan manufacturing plant in North America
- 5,700 Employees
- 7.1B in investment

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