



**MT. JULIET
LOGISTICS**

1271 E Division Street, Mt. Juliet, TN

DELIVERY DATE

Q2 2027

SQUARE FEET

183,651

AVAILABLE FOR SALE OR LEASE

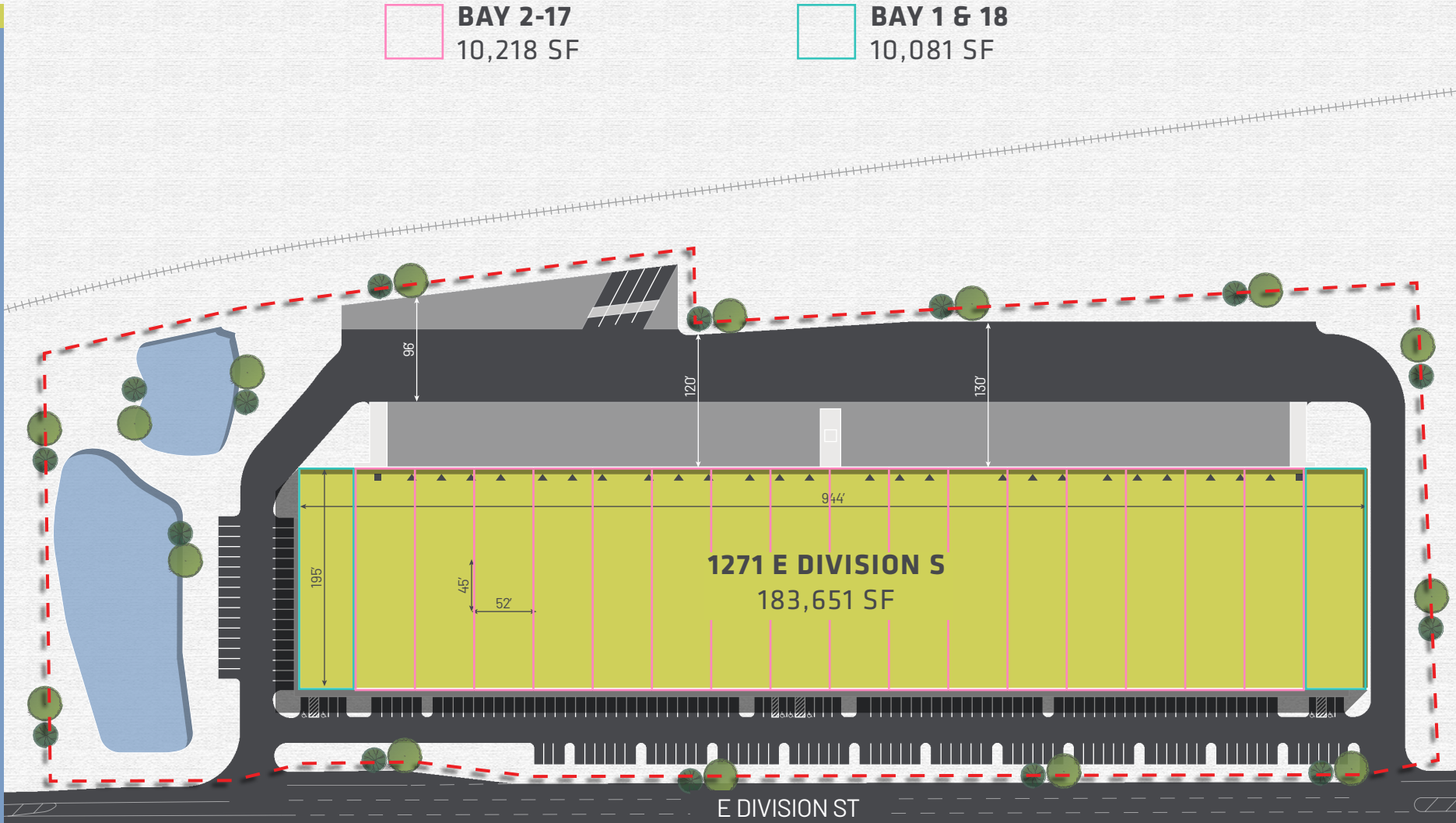
CBRE

PROPERTY OVERVIEW

| | | | |
|--------------------------|---|-----------------------|--|
| TOTAL SF | 183,651 SF | ROOF | R-20, 60mil TPO roof, 20yr warranty |
| WAREHOUSE SF | 181,451 SF | POWER | 2,000 amps |
| OFFICE SF | 1,918 SF spec office | COLUMN SPACING | 44'-6" x 52'-4" (60' Speed Bay) |
| CONFIGURATION | Rear-load | SPRINKLER | ESFR sprinkler system |
| CLEAR HEIGHT | 32' | DRIVE IN DOORS | 2 (12'x14') and ramps |
| BUILDING DEPTH | 195' | DOCK DOORS | 50 Total - 26 dock doors with bumpers (24 knock-outs) |
| TRUCK COURT DEPTH | 130' | PARKING | TBD |
| CONSTRUCTION TYPE | 8.5" - 9.25" thick concrete tilt panels | SLAB | 6" concrete slab |



E DIVISION STREET



- ▲ Dock Door
- Drive-In Door





Manheim
by Cox Automotive

FedEx

GOLDEN BEAR GATEWAY

amazon

COSTCO
WHOLESALE

Airtron
HEAVY & SPECIALIZED

ceVA
LOGISTICS

randstad

MEDLINE

Hollister

ceVA
LOGISTICS

KHS Amerlca

ceVA
LOGISTICS

amazon

UNDER ARMOUR

40

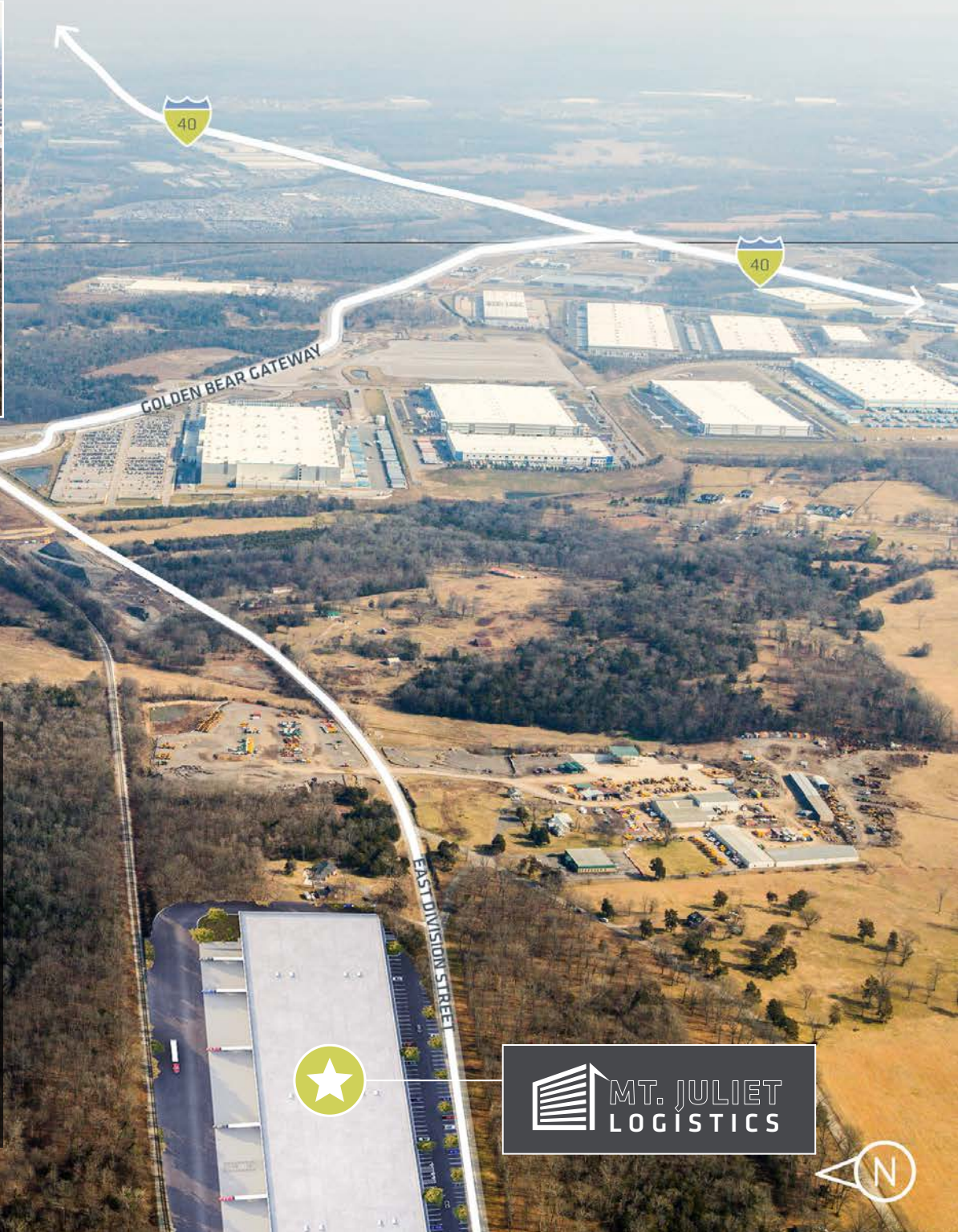
JONES
BROS

ROAD TO BE WIDENED TO 29'
WITH 4' SHOULDERS

R.-J. CORMAN RAIL ROAD

EAST DIVISION STREET





| DRIVE TIMES | |
|------------------------|------------|
| I-40 | >5 Minutes |
| 1-840 | 10 Minutes |
| HIGHWAY 109 | 10 Minutes |
| NASHVILLE INT. AIRPORT | 20 Minutes |
| DT NASHVILLE | 25 Minutes |
| 1-24 | 30 Minutes |
| 1-65 | 30 Minutes |



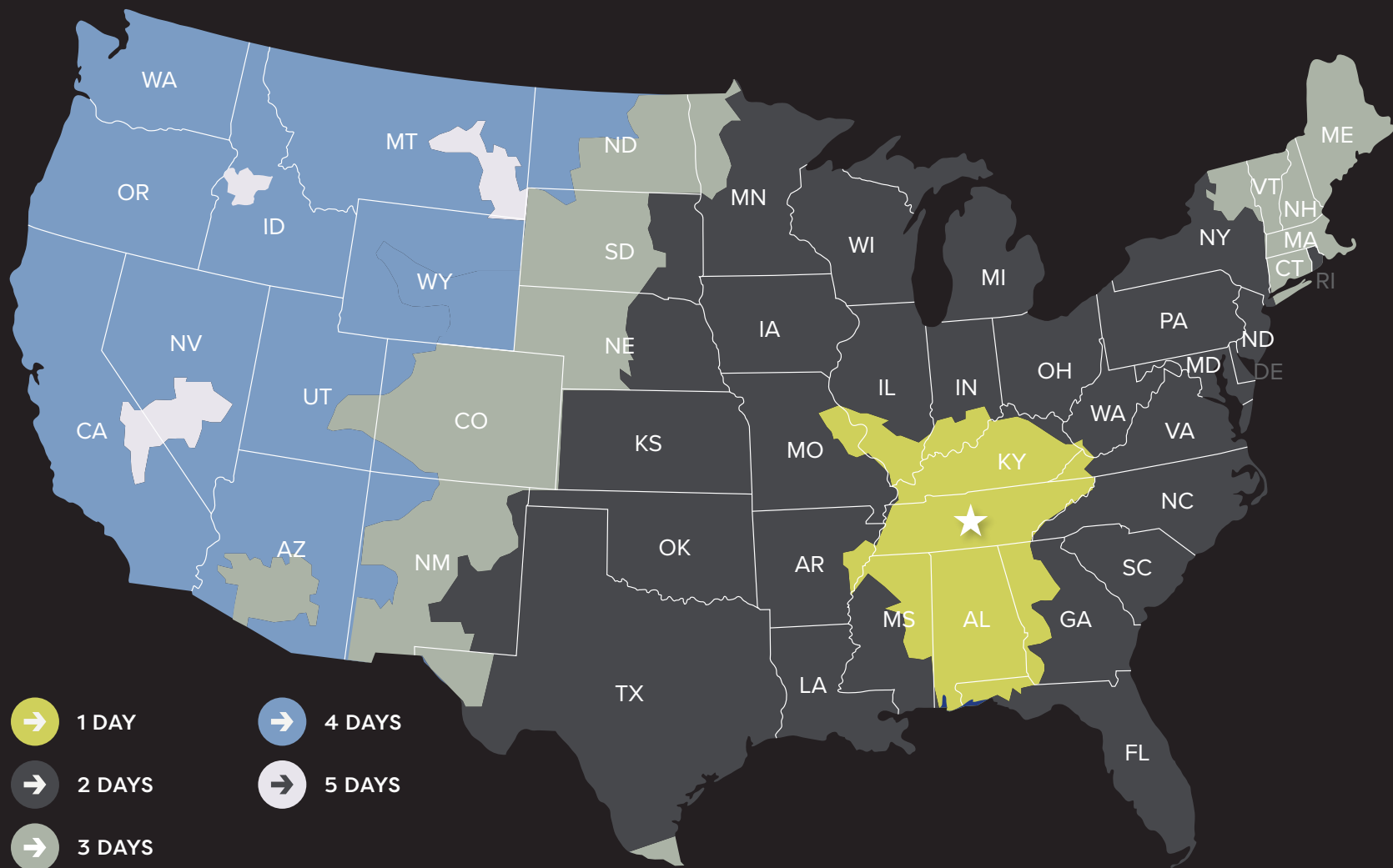


GATEWAY TO THE SOUTHEAST
FROM THE WEST COAST

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 2 HOUR FLIGHT





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