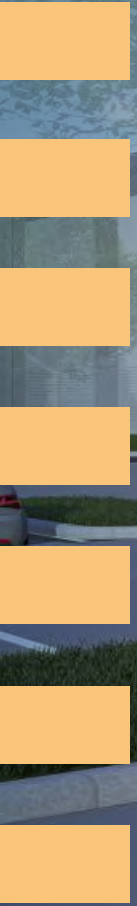


# SKYBRIDGE 40

18,720 - 100,599 SF AVAILABLE

2 BUILDINGS | 13.52 AC SITE



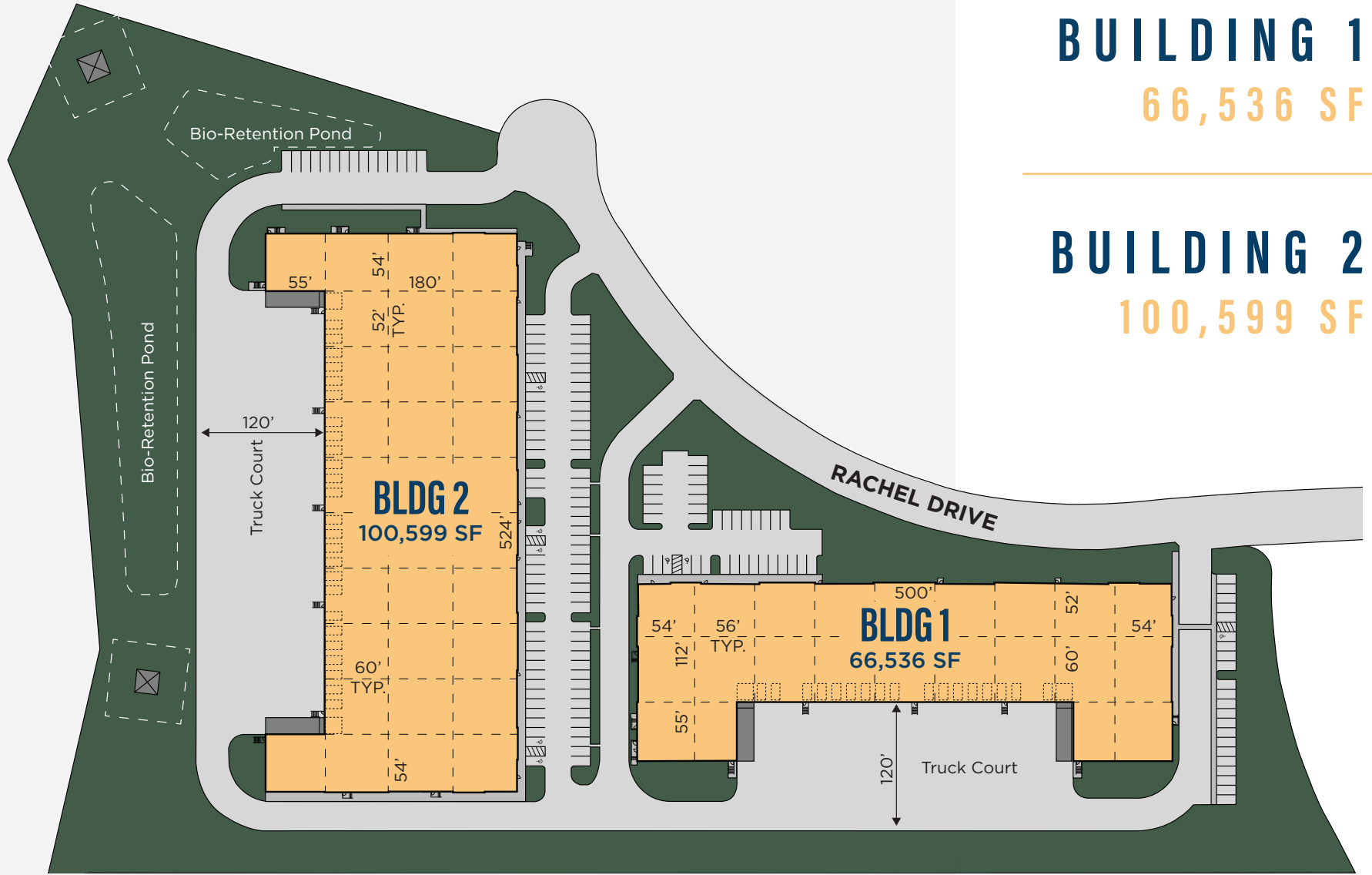
WHERE BUSINESS  
TOUCHES DOWN

41 RACHEL DRIVE, NASHVILLE,  
TN 37214



**BUILDING 1**  
66,536 SF

**BUILDING 2**  
100,599 SF





# BUILT FOR OPERATIONAL SPEED

The efficient site layout supports a range of tenants from light industrial to high-volume distribution.

	BLDG 1	BLDG 2
Building SF	66,536 SF	100,599 SF
Clear Height	32'	32'
Truck Courts	120'	120'
Bldg Depth	112'	180'
Dock Doors	17 (2.56 : 10,000 SF)	25 (2.49 : 10,000 SF)
Drive-in Doors	2 (12' x 14')	2 (12' x 14')
Auto Parking	59 (0.89 : 1,000 SF)	99 (0.98 : 1,000 SF)
Minimum Divisible	23,747 SF	18,720 SF



# LAUNCHPAD FOR BUSINESS

For businesses where speed defines performance, location matters. Positioned directly across from Nashville International Airport with immediate access to Interstate 40, SkyBridge40 sits within one of Nashville's most strategically connected infill corridors, keeping operations agile across Tennessee and throughout the Southeast. Inside, expansive floor plates and flexible infrastructure allow tenants to design their space to match operational demands.

MULTI-TENANT OPTIONS

**BUILDING 1: 66,536 SF**

**BUILDING 2: 100,599 SF**

- 5 Minutes to Nashville International Airport (BNA)
- Excellent interstate access (I-40, I-24, I-65, Briley Parkway)
- Prominent building visibility









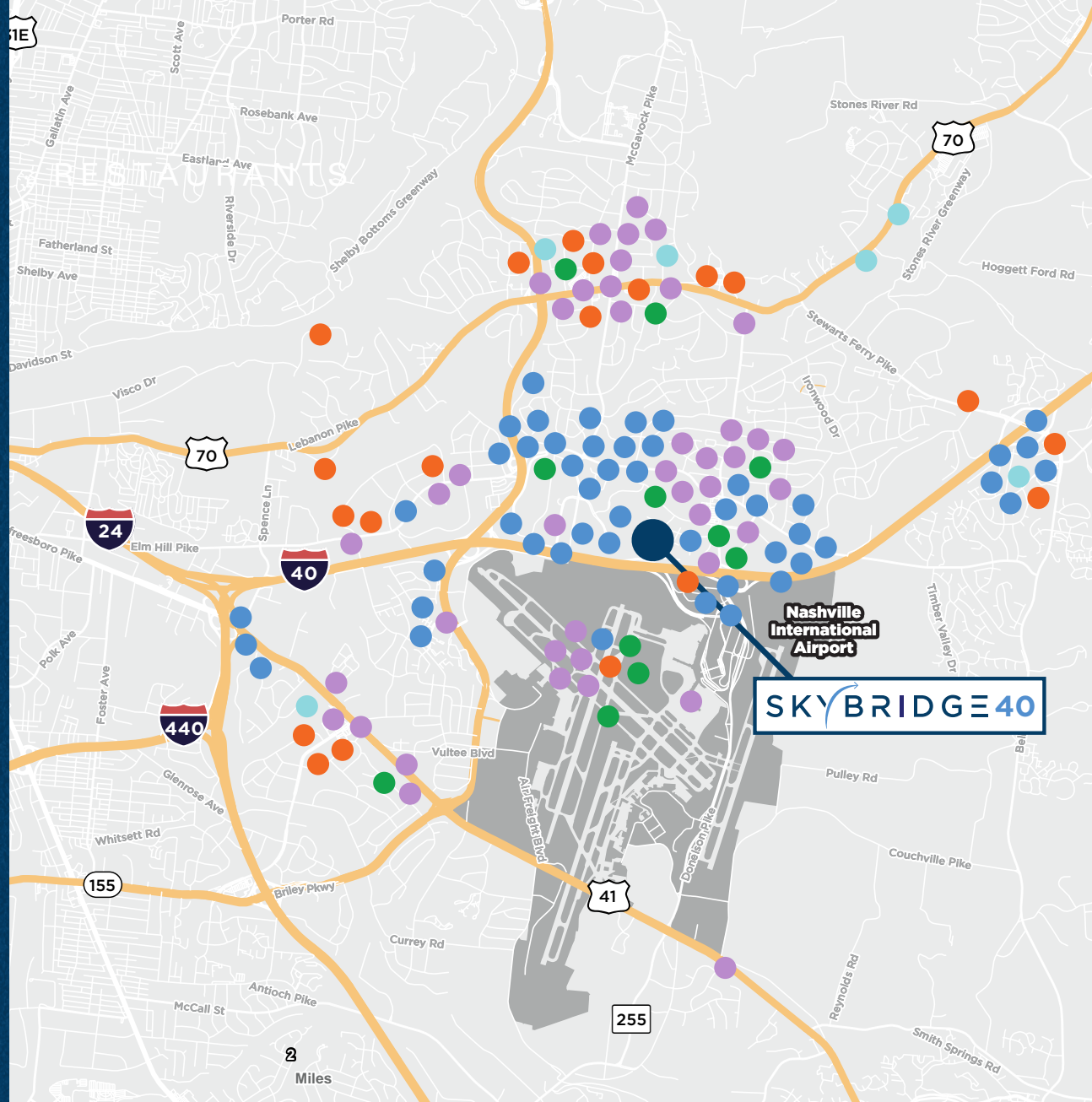
# ACCESS WITHOUT LIMITS

Situated in an infill pocket directly adjacent to Nashville International Airport and immediately accessible to Interstate 40, SkyBridge 40 delivers unmatched regional reach.



# EVERYTHING WITHIN REACH

-  FAST FOOD
-  FITNESS
-  HOTELS
-  RESTAURANTS
-  SHOPPING



53 DINING

20 RETAIL

6 FITNESS

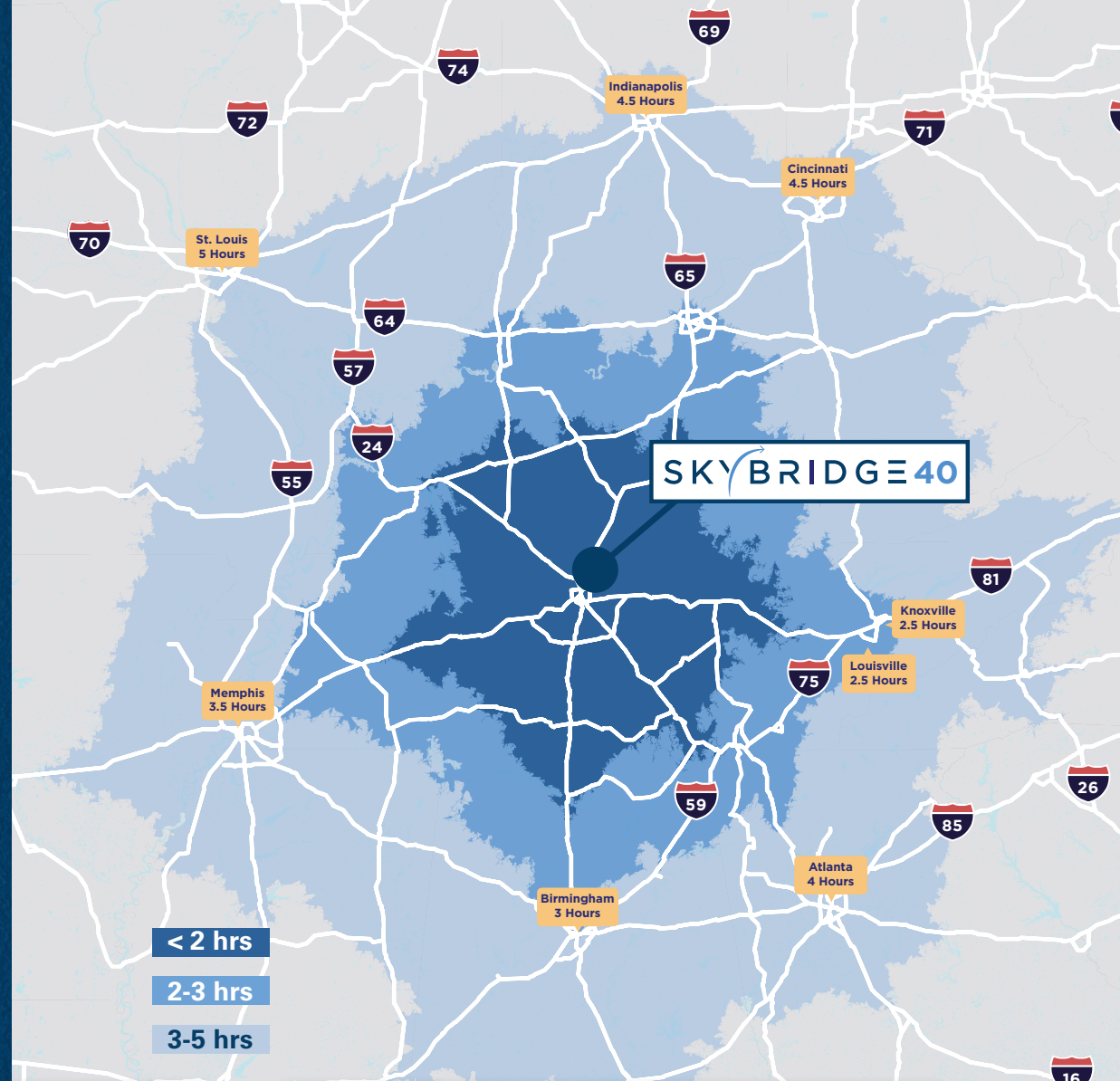
49 HOTELS

# CROSSROADS OF COMMERCE

## KEY DRIVE TIMES

With great proximity to Nashville's trisecting interstates, SkyBridge40 sits within one of the most strategic logistics corridors in the USA.

- Interstate 40 – 1 min
- Interstate 24 – 7 min
- Interstate 440 – 10 min
- Interstate 65 – 11 min
- Nashville Intl Airport (BNA) – 5 min
- Downtown Nashville – 15 min
- CSX Intermodal – 20 min



**50% OF US POPULATION**

LIVES WITHIN 650 MILES  
(1-DAY TRUCK DISTANCE)

**1 OF 6 US CITIES**

WITH 3 MAJOR INTERSTATES  
CONVERGING: I-24, I-65, I-40

# SKY BRIDGE 40

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