



SPEC BUILDING 317,700 SF

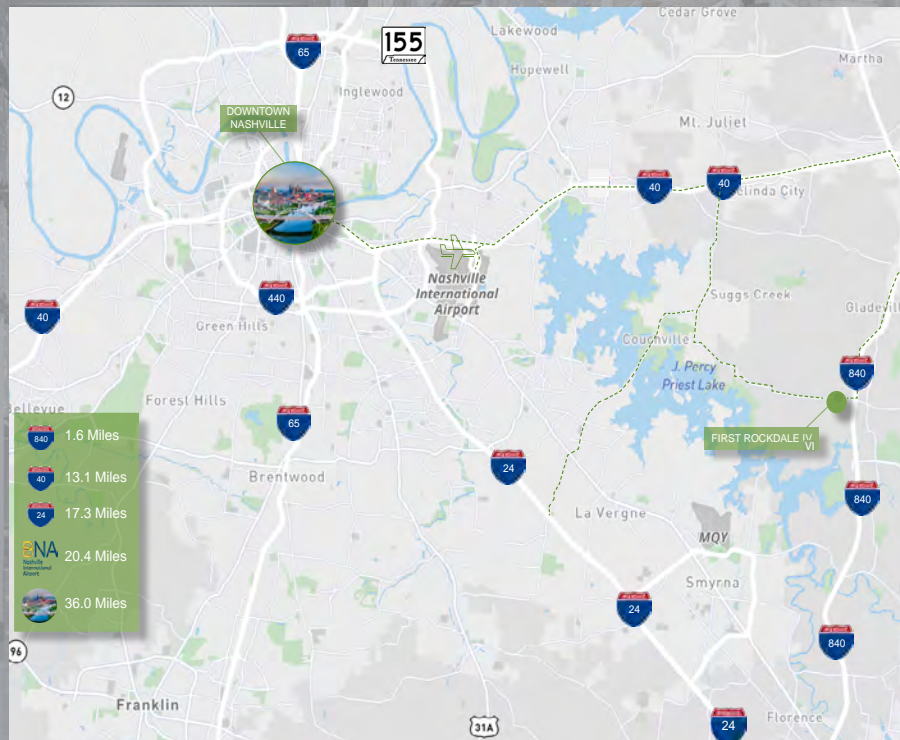
First Rockdale VI

Maddox Road | Mount Juliet, TN

First Rockdale VI is located in the Class A master-planned Rockdale Distribution Park in Wilson County, Tennessee. The site is strategically located between I-40 and I-24 on the 840 Loop, with immediate access via Couchville Pike and Maddox Road, and a half hour from Nashville International Airport. First Rockdale VI includes a 317,700 square-foot cross-dock distribution center featuring 40' clear heights, an ESFR sprinkler system, 256 car parking spaces, and 86 trailer parking spaces.

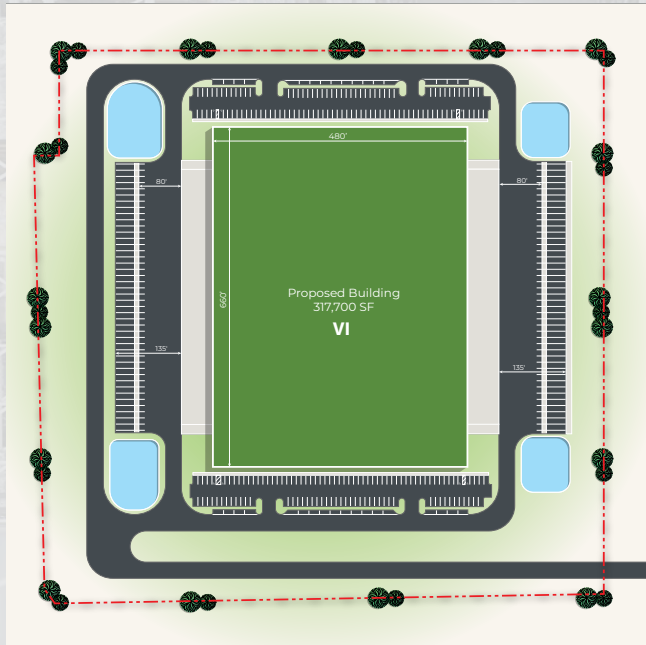
Highlights

- Building:** 317,700 SF
- Clear Height:** 40' Clear
- Sprinkler System:** ESFR
- Speed Bay:** 60'
- Typical Bay:** 54' X 45'
- Loading:** 61 Spaces
- Loading Configuration:** Cross - Dock
- Lighting:** LED
- Total Car Parking:** 256 Spaces
- Total Trailer Parking:** 86 Spaces
- Office:** 3,508 SF



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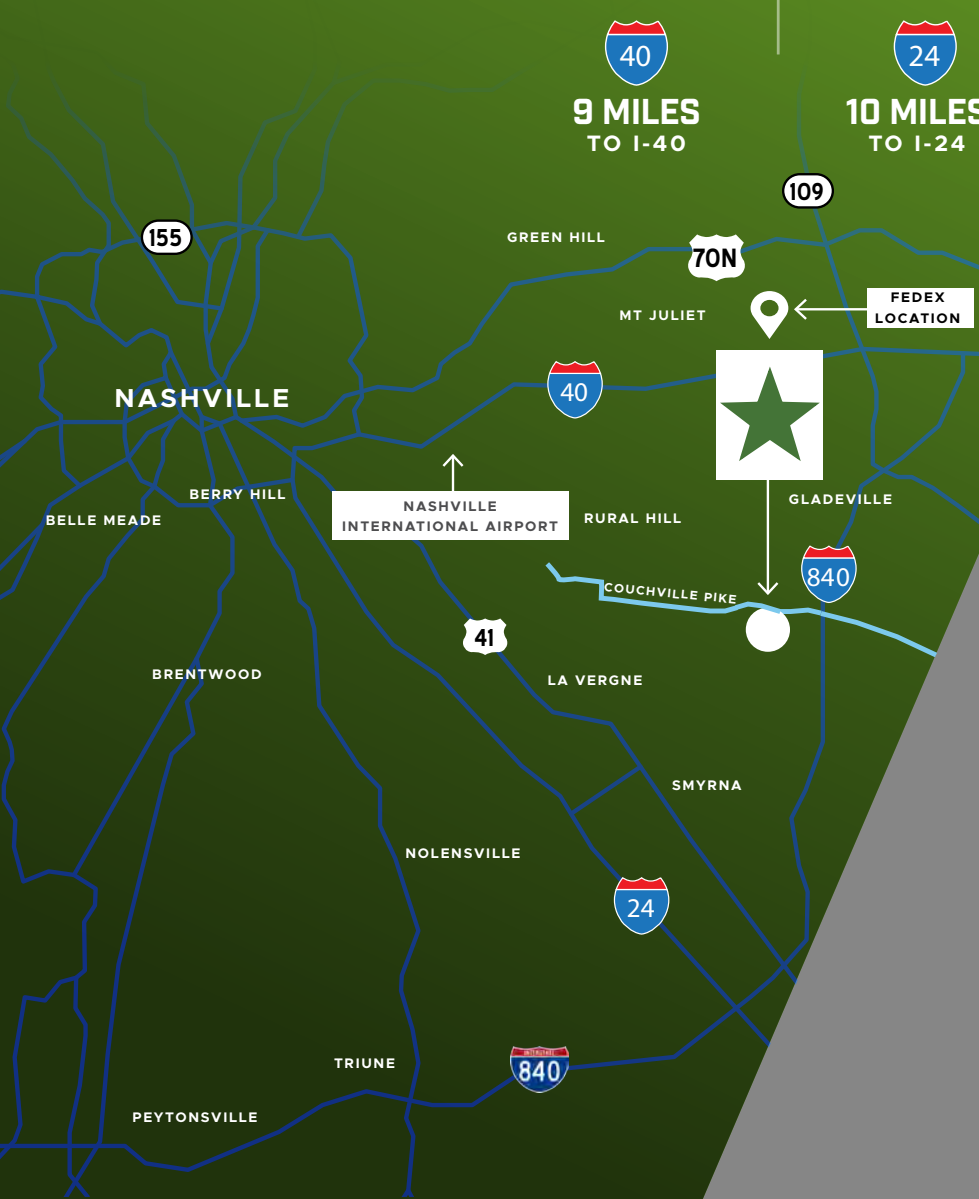


First Rockdale VI

Maddox Road | Mount Juliet, TN

PROPOSED BUILDING SPECIFICATIONS

| | |
|--------------------------------|---|
| Owner | First Industrial Realty Trust |
| Developer | First Industrial Realty Trust |
| Site Location | Couchville Pike/Maddox Rd, Mt. Juliet, TN |
| Site Acreage | +/- 26 acres |
| Site Zoning | C-4 |
| Building Size | Targeted up to 317,700 SF |
| Available Space | Targeted up to 317,700 SF |
| Building Configuration | Projected Cross-Dock Facility |
| Building Dimensions | Targeted: 660' x 480' |
| Column Spacing | 54' (W) x 45' (D) typical; Speed Bays 54' (W) x 60' (D) |
| Site Utilities | <p>Utilities are provided by the local utility companies. The local suppliers are</p> <ul style="list-style-type: none"> Telephone: AT&T, Verizon, Comcast Internet: AT&T, Verizon, Comcast Power: Middle TN Electric Cooperative Gas: Piedmont Gas Water: Gladeville Utility District Sewer: City of Lebanon |
| Exterior Walls | Site cast concrete tilt wall panels. |
| Structure | Typical joist and girder steel frame and deck. The deck is primer white and structural steel is primer only. |
| Clear Height | 40' Clear minimum, measured to the bar joist at the first column in from each dock wall. |
| Roof | 45 mil, white TPO membrane , mechanically fastened system with 15-year warranty. Insulation = R20 |
| Floor Slab | 7" thick unreinforced slab on 4" stone base. |
| Exterior Shell Finishes | Textured paint on tilt wall panels. |
| Site Lighting | LED lighting in all paved areas via pole lights or walls packs. |
| Plumbing | Domestic Water 3" loop and Sanitary service is provided by 8"PVC main line and 6" lateral into the building. |
| Dock Doors | Planned for sixty one (61) overhead door locations with 9' (w) x 10' (h) manual sectional doors. Four (4) manual 12' (w) x 14' (h) high lift door with drive in ramps. |
| Storefront | Anodized aluminum storefront system provided in corner of building. |
| Egress Doors | Hollow metal doors and frames provided around perimeter of building to provide egress per code. Standard lever hardware is provide. |
| Fire Protection System | ESFR with diesel fire pump. |
| Electrical Service | 2000 Amp- 3 phase, 480/270-volt system. |
| Parking | Designed at present for 256 automobile parking spaces. Provided as shown on site plan. |
| Trailer Parking | Designed at present for 86 trailer parking spaces. Provided as shown on site plan. |
| Light Duty Asphalt | 6" stone/2" binder/1" surface. |
| Truck Court | 8' stone/2.5"binder/1" surface. |
| Concrete Dock Aprons | 7" 4000 psi concrete , 4" stone. |
| Sidewalks | 4" 5' wide sidewalks at main office entrances for pedestrian access to parking areas. |
| Warehouse Slab | Floor densifier and sealer applied with all joints caulked with polyurea. |
| Warehouse Interior | Interior walls painted one coat white, columns painted from FFE to Clear height one color. |
| Warehouse Lighting | 30 FC at 36" AFF based on open floor plan. |
| Warehouse Ventilation | 3 air changes per hour via 60,000 CFM fans. |
| Warehouse Heating | Cambridge Units to 50°F indoors @ 15.4°F outdoor. |
| Dock Equipment | 21 ea. RHH5000 levelers. |
| Office Allowance | 3,508 SF @ allowance of \$150 PSF. |



FEDEX GROUND DELIVERY

 > 11 miles from FEDEX Shipping site

 12 million people live within a 2.5 - hour drive

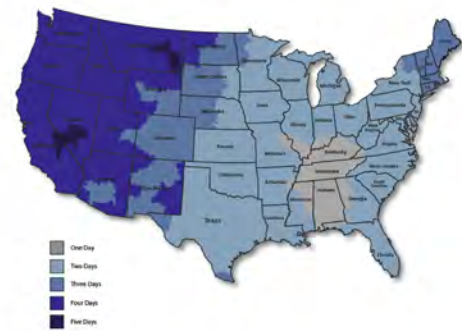
 Wilson County is located within 650 miles of 50% of the US population

 Three major interstates converge in Nashville

 75% of the US market is within a 2-hour flight

 From Nashville, 72% of the US population is reached with Two Day Ground Delivery

FEDEX - GROUND PARCEL DELIVERY MAP



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