



**GOLDEN**  
BEAR WEST

DELIVERY DATE  
**Q1 2027**

SQUARE FEET  
**183,651**



AVAILABLE FOR SALE OR LEASE

1271 E DIVISION STREET, MT. JULIET, TN

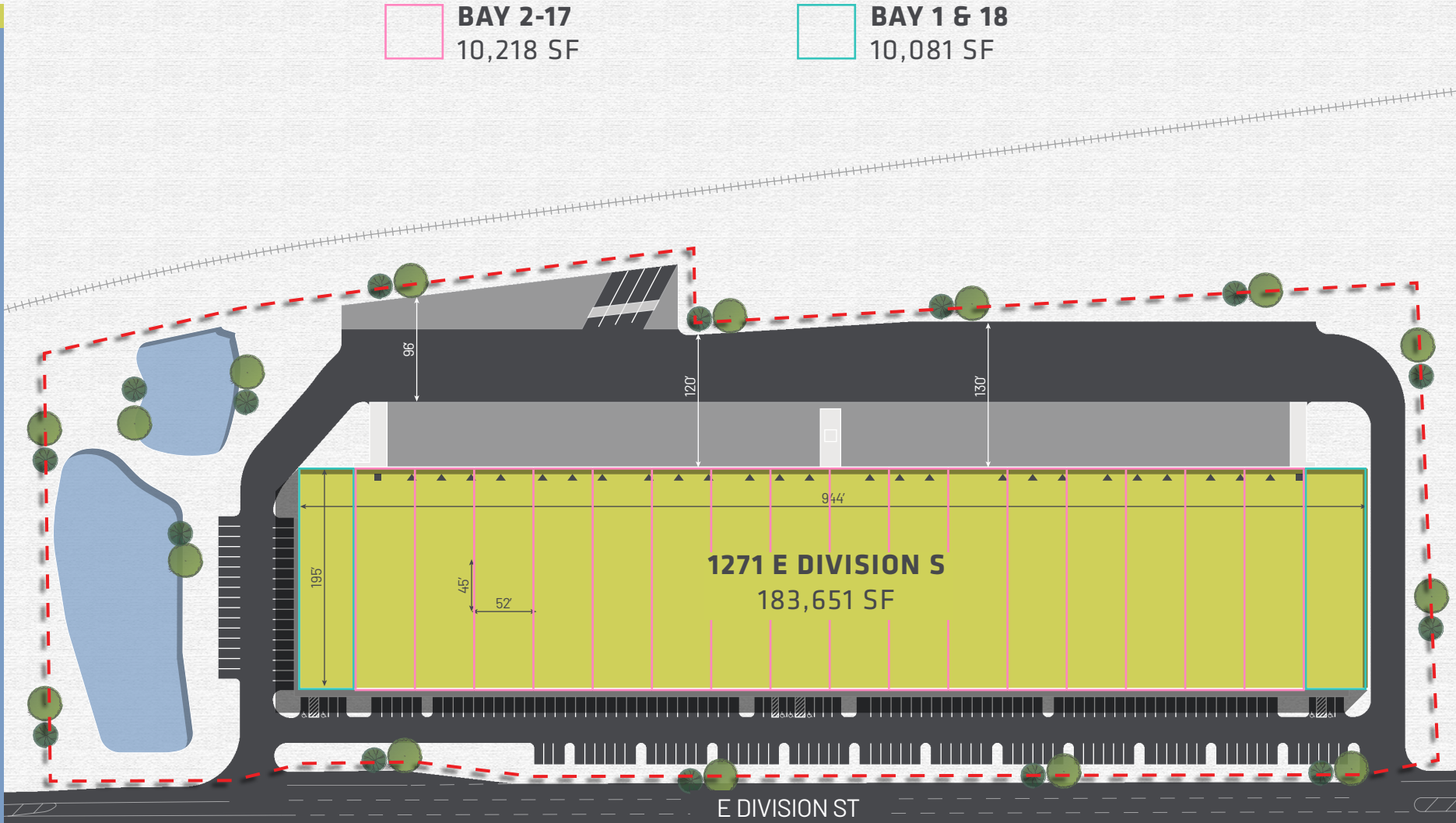
**CBRE**

## PROPERTY OVERVIEW

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



E DIVISION STREET





Manheim  
by Cox Automotive

FedEx

GOLDEN BEAR GATEWAY

amazon

COSTCO  
WHOLESALE

Airtron  
HEAVY EQUIPMENT

CEVA  
LOGISTICS

randstad

MEDLINE

Hollister

CEVA  
LOGISTICS

KHS Amerlca

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



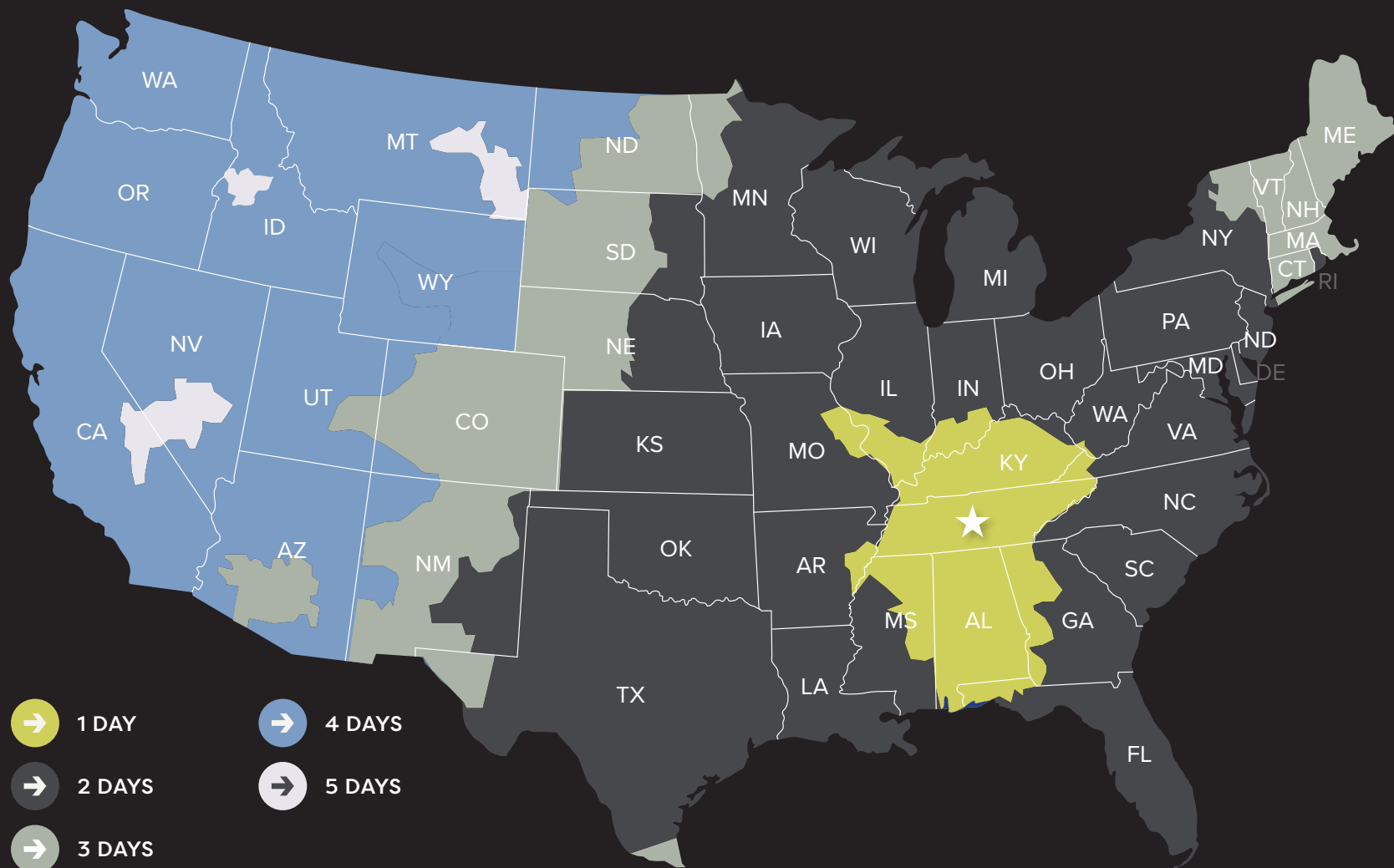


GATEWAY TO THE SOUTHEAST  
FROM THE WEST COAST

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



1 DAY



4 DAYS



2 DAYS



5 DAYS



3 DAYS



**GBW**  
GOLDEN  
BEAR WEST



## CONTACT

### JACK ARMSTRONG

Senior Vice President

[jack.armstrong@cbre.com](mailto:jack.armstrong@cbre.com)

+1 615 248 3500

+1 561 339 9071

### WILL GOODMAN

Senior Vice President

[will.goodman@cbre.com](mailto:will.goodman@cbre.com)

+1 615 248 3500

+1 321 230 1522

### DAVIS GOODMAN

Senior Associate

[davis.goodman@cbre.com](mailto:davis.goodman@cbre.com)

+1 615 248 3500

+1 407 361 7474

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**