

NORTHSIDE LOGISTICS PARK

MOLLY WALTON DRIVE, HENDERSONVILLE, TN 37075

WAREHOUSE/
DISTRIBUTION
CENTER
5 BUILDINGS | 497,160 SF



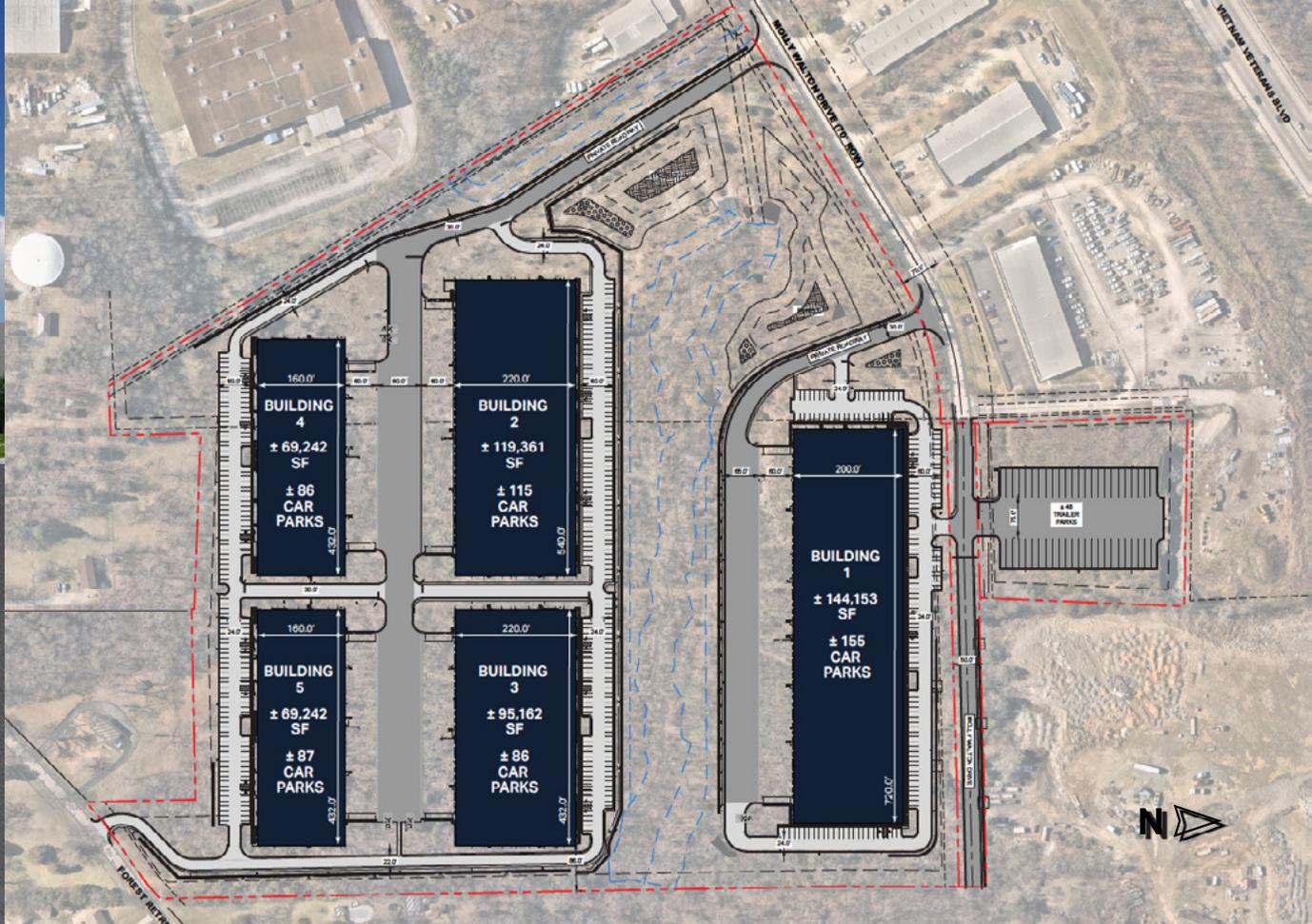
Lincoln CBRE



SITE PLAN

45.6 AC

WAREHOUSE/
DISTRIBUTION
CENTER



BUILDING 1

144,153 RSF
 DIMENSIONS: 720x200
 OFFICE: 3,330 RSF
 CAR PARKS: 155 Stalls
 TRAILER PARKS: 48
 LOADING: 39
 DRIVE-IN-DOORS: 2
 POWER: 2,000 amps
 CLEAR HEIGHT: 32'

BUILDING 2

119,361 RSF
 DIMENSIONS: 540x220
 OFFICE: 3,000 RSF
 CAR PARKS: 115 Stalls
 TRAILER PARKS: -
 LOADING: 28
 DRIVE-IN-DOORS: 2
 POWER: 1,600 amps
 CLEAR HEIGHT: 32'

BUILDING 3

95,162 RSF
 DIMENSIONS: 432x220
 OFFICE: 2,500 RSF
 CAR PARKS: 86 Stalls
 TRAILER PARKS: -
 LOADING: 20
 DRIVE-IN-DOORS: 2
 POWER: 1,600 amps
 CLEAR HEIGHT: 32'

BUILDING 4

69,242 RSF
 DIMENSIONS: 432x160
 OFFICE: 2,500 RSF
 CAR PARKS: 86 Stalls
 TRAILER PARKS: -
 LOADING: 20
 DRIVE-IN-DOORS: 2
 POWER: 1,200 amps
 CLEAR HEIGHT: 32'

BUILDING 5

69,242 RSF
 DIMENSIONS: 432x160
 OFFICE: 2,000 RSF
 CAR PARKS: 87 Stalls
 TRAILER PARKS: -
 LOADING: 20
 DRIVE-IN-DOORS: 2
 POWER: 1,200 amps
 CLEAR HEIGHT: 32'

CONSTRUCTION TIMELINE



VIEW CONSTRUCTION
PROGRESS PHOTOS



DEMOGRAPHICS

Hendersonville, TN, located in Sumner County, has experienced significant population growth in recent years, reflecting its appeal as a vibrant suburban community. The city's population has seen an increase of over 15% since 2010, an upward trend that is attributed to its proximity to Nashville, excellent schools, and family-friendly amenities.

The economy of Hendersonville is robust, characterized by a diverse range of industries including healthcare, retail, and manufacturing. The city has seen a surge in new businesses and commercial developments, contributing to job creation and economic stability. Hendersonville's strategic location along major highways enhances its attractiveness to both residents and businesses, further fueling its economic growth.

2024 HENDERSONVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

40

MEDIAN AGE

96.4%

EMPLOYED CIVILIAN
POP. 16+

3.6%

POP. GROWTH OVER
NEXT 5 YEARS

65K

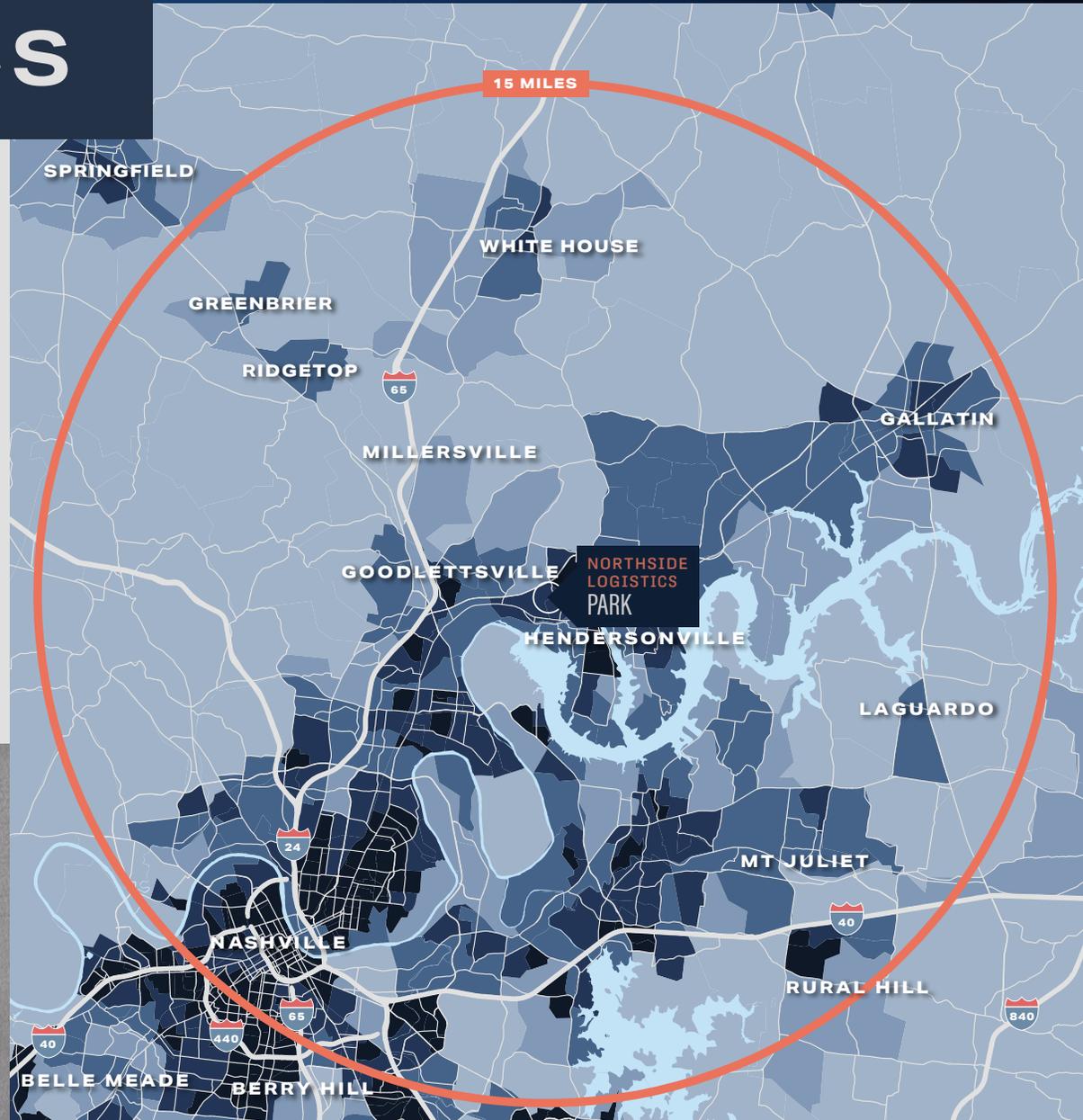
TOTAL POP.

\$131,030

2024 MEDIAN
HOUSEHOLD INCOME

6.0%

POP. GROWTH OVER
LAST 4 YEARS



HEAT MAP

POPULATION

250 OR LESS

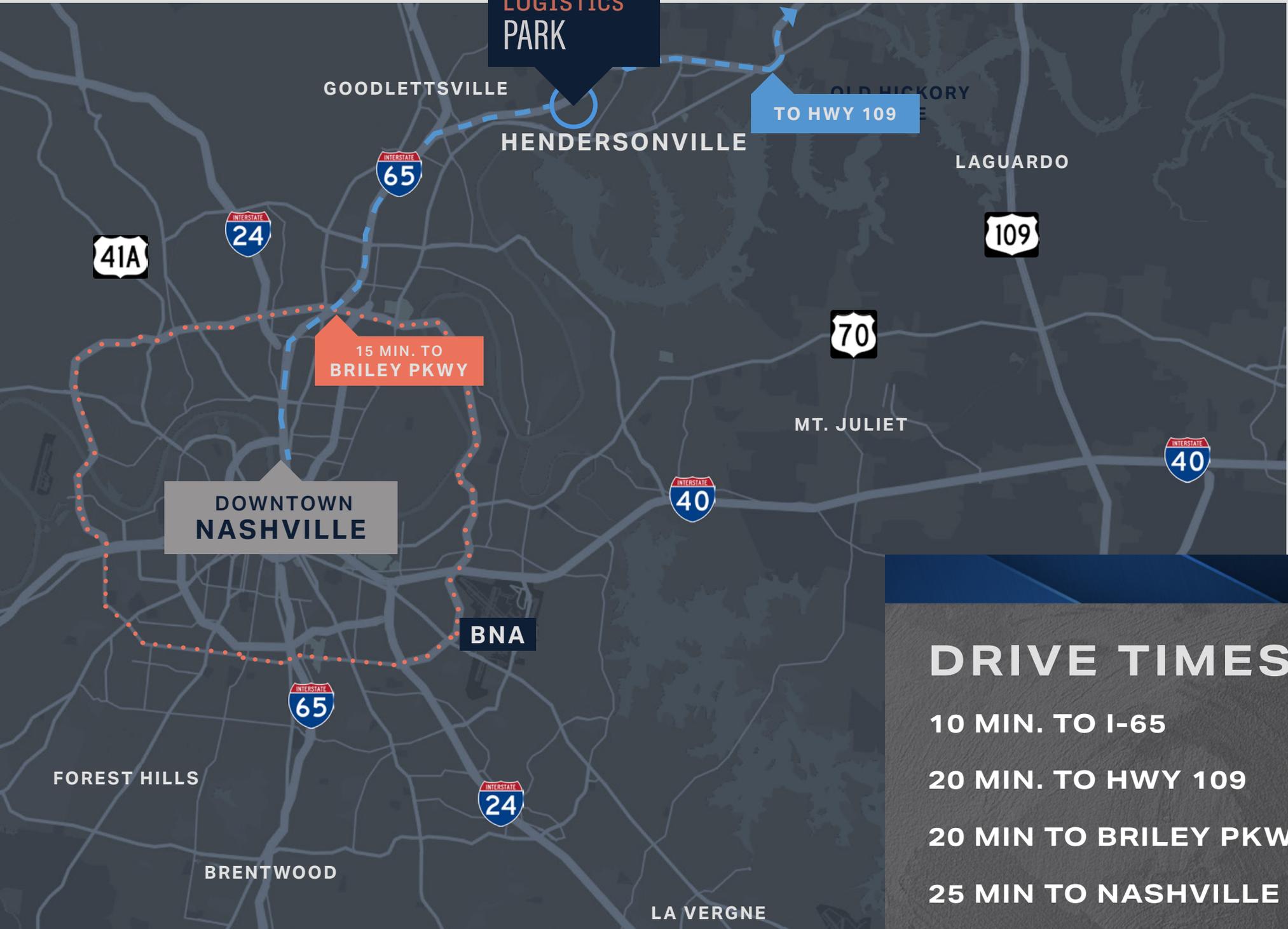
251-500

501-1,000

1,001-2,000

2,001 OR MORE

**NORTHSIDE
LOGISTICS
PARK**



DRIVE TIMES

- 10 MIN. TO I-65
- 20 MIN. TO HWY 109
- 20 MIN TO BRILEY PKWY
- 25 MIN TO NASHVILLE

PRIME LOCATION

TOP NEIGHBORING USERS

BRAUER

CROWLEY TOOL COMPANY
PRECISION INSERT TOOLING



WELLER
TRUCK PARTS

MGM
INDUSTRIES
Painted Vinyl Windows & Doors



STEELWORKS
SUPPLY · DESIGN

TOP DINING & RETAIL

COSTCO
WHOLESALE

Chick-fil-®



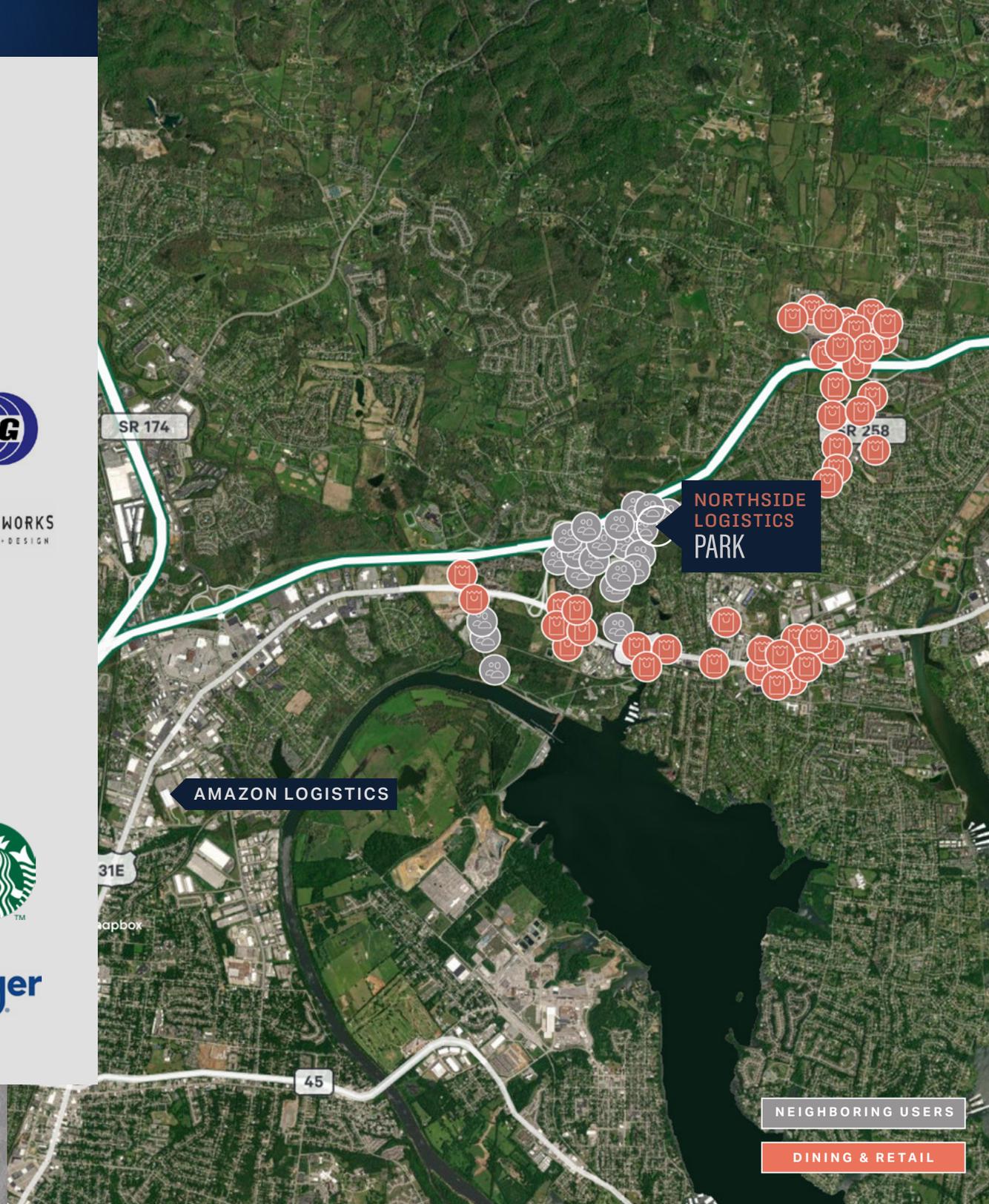
RaceTrac



M.G. Newell

CRUNCH

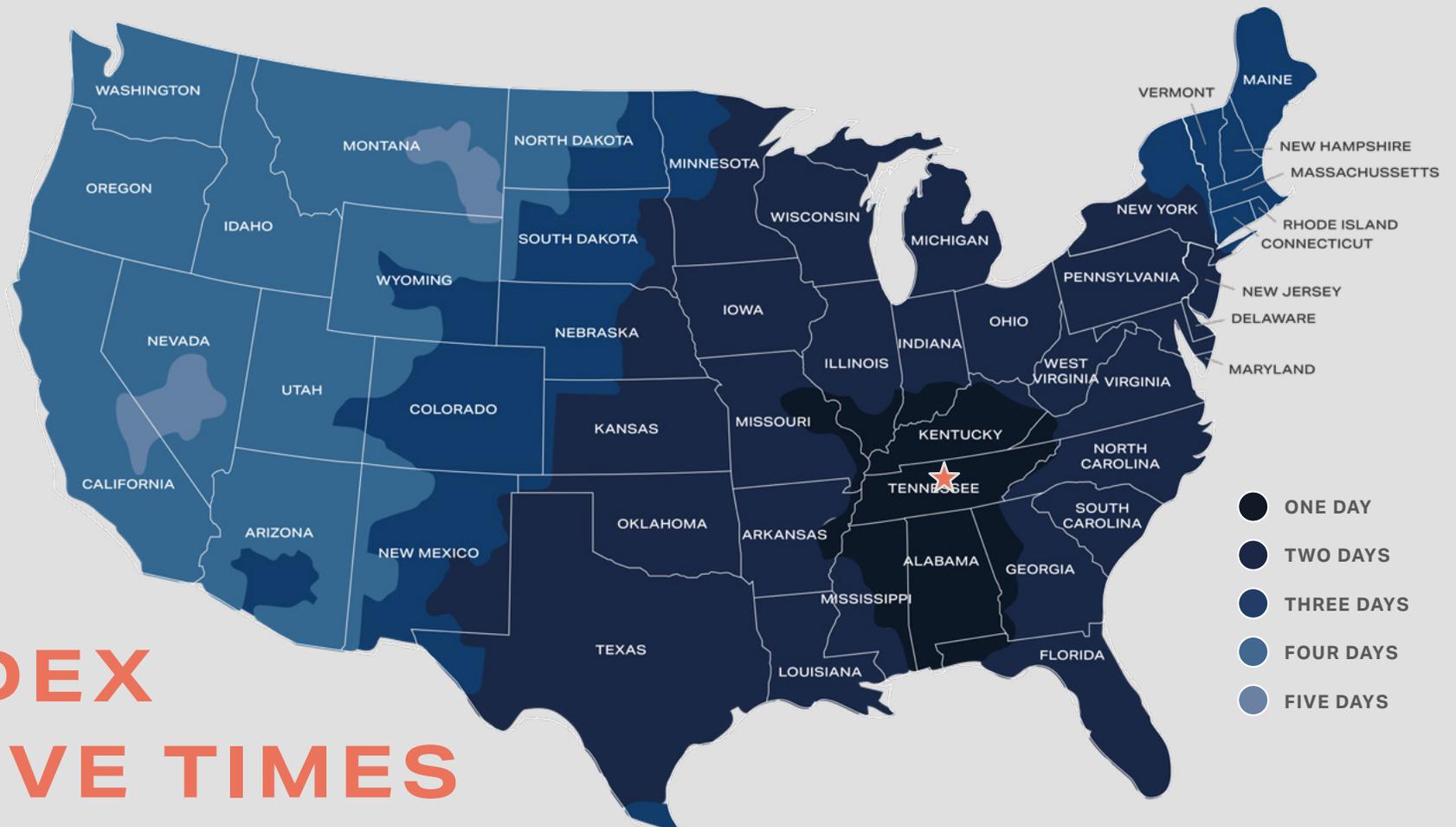
Kroger



NEIGHBORING USERS

DINING & RETAIL

FEDEX DRIVE TIMES



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



41M People within a **300-mile radius**



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



12 million people live within a **2.5 hour drive**



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



Three major interstates converge in Nashville

A 3D architectural rendering of a modern, multi-story office building with a light-colored facade and large glass windows. The building is set in a landscaped area with green lawns, young trees, and a paved walkway. A white car is visible in the background on the left. The sky is blue with scattered white clouds.

Lincoln



HENDERSONVILLE, TN

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