575 MADDOX SIMPSON - PKWY -

Lebanon, TN

297,000 SF | DELIVERING Q2 2025

Demisable to 100,000 SF



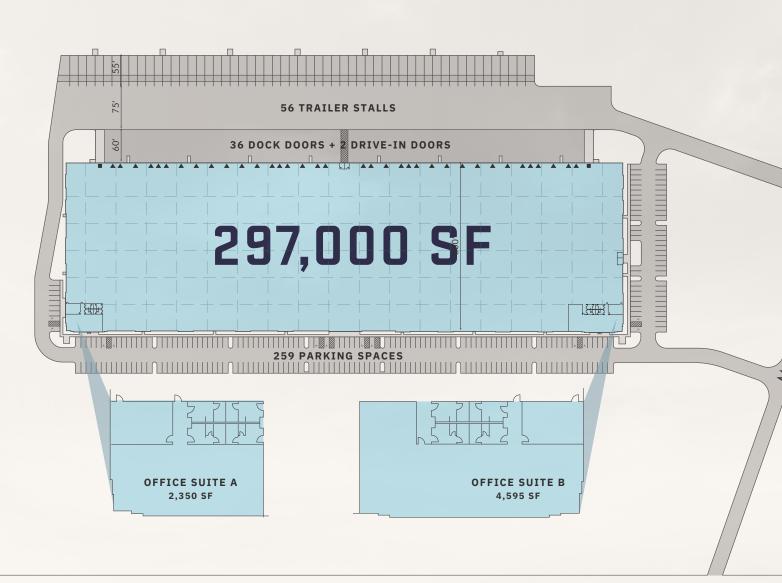
CBRE

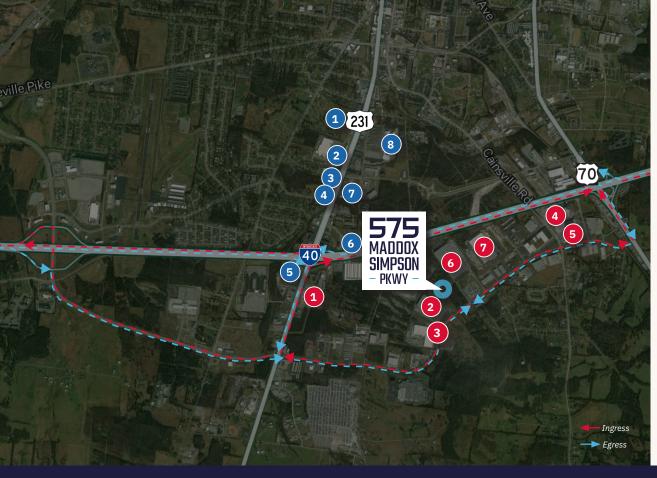
STAG

PROPERTY SPECS

Total Building Size	297,000 SF
Office Size	6,944 Total SF (Approx. 2,350 SF + 4,594 SF)
Building Dimensions	990' x 300'
Clear Height	36'
Typical Bay Spacing	54' x 48'
Speed Bay Spacing	54' x 60'
Car Parking	259 Spaces
Trailer Stalls	56
Dock Positions	54 Available (36 Provided)
Dock Levelers	36 (30,000 Lb 6' x 8' Mechanical)
Drive-In Doors	2 Motorized (12' x 14')
Lighting	LED
Sprinklers	ESFR
Power	4000-Amp 277/480 Volt

SITE PLAN





LOCATION OVERVIEW

NEARBY AMENITIES

01 Starbucks **04** Chick-Fil-A **07** McDonald's

2 Whataburger 05 O'Charley's 08 Walmart

3 Lowes 06 Logan's Roadhouse

NEARBY INDUSTRIAL USERS

01 Pilot **04** Royal Canin **07** Cracker Barrel

02 Lifeway **05** Georgia Pacific

Performance 06 Famous Footwear

Food Group





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

12 million people live within a 2.5 hour drive



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



41M People within a 300-mile radius



Three major interstates converge in Nashville



75% of the US market is within α2-hour flight

575
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