

575 MADDOX SIMPSON — PKWY —

Lebanon, TN

297,000 SF | DELIVERING Q2 2025

Demisable to 100,000 SF



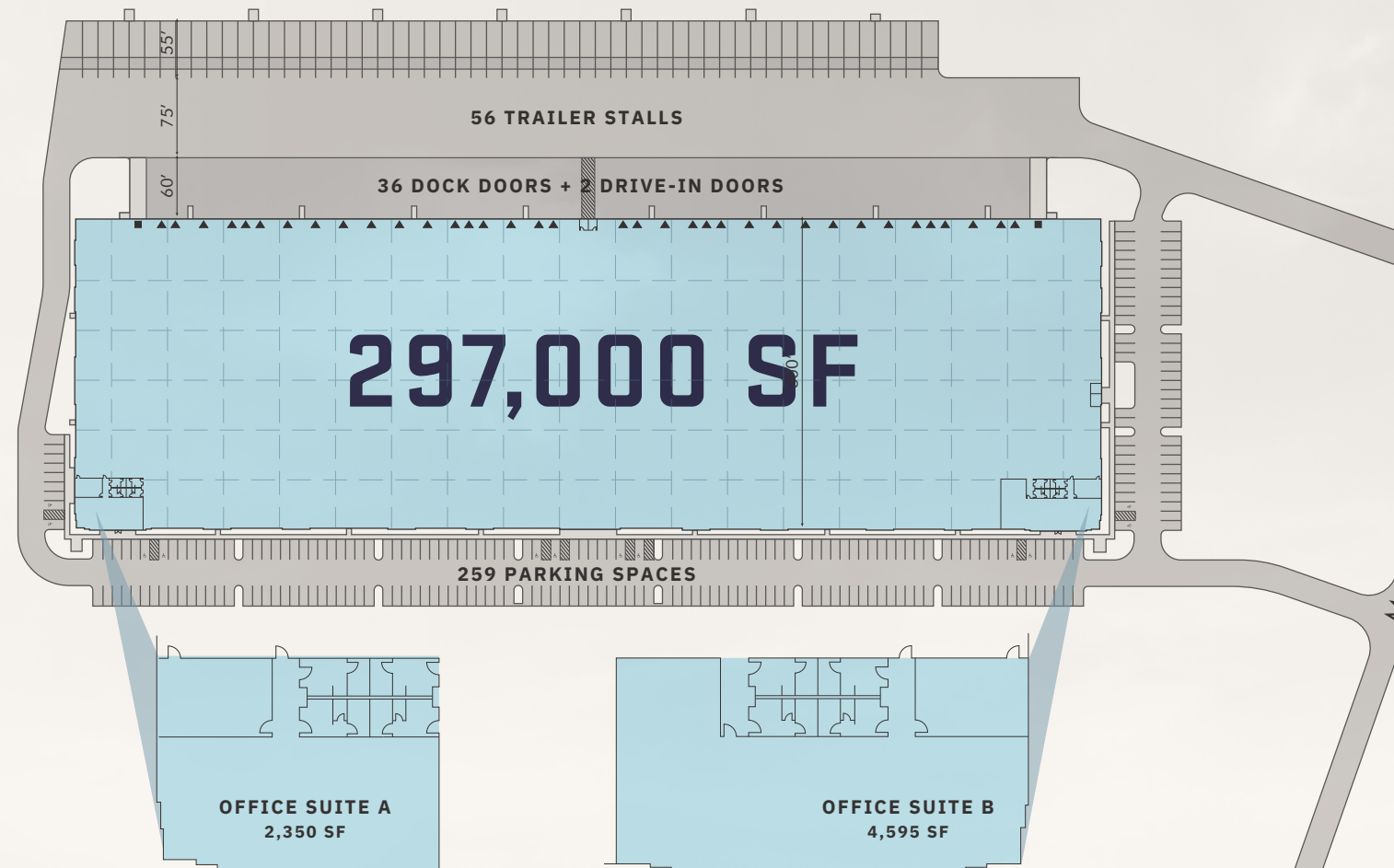
CBRE

STAG
INDUSTRIAL

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 |
| 02 Whataburger | 05 O'Charley's | 08 Walmart |
| 03 Lowes | 06 Logan's Roadhouse | |

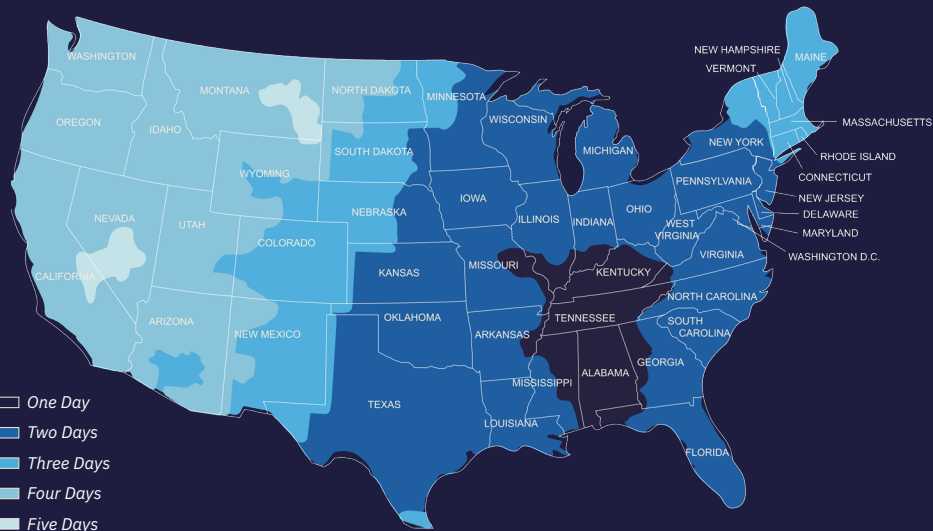
NEARBY INDUSTRIAL USERS

- | | | |
|----------------------------------|---------------------------|--------------------------|
| 01 Pilot | 04 Royal Canin | 07 Cracker Barrel |
| 02 Lifeway | 05 Georgia Pacific | |
| 03 Performance Food Group | 06 Famous Footwear | |



**575
MADDOX
SIMPSON
- PKWY -**

← Ingress
→ Egress



One Day
 Two Days
 Three Days
 Four Days
 Five Days



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

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

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



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

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