

NEW INDUSTRIAL SPACE  
FOR LEASE

INDUS  
COMMERCE CENTER @ 840

2.15 MSF DEVELOPMENT

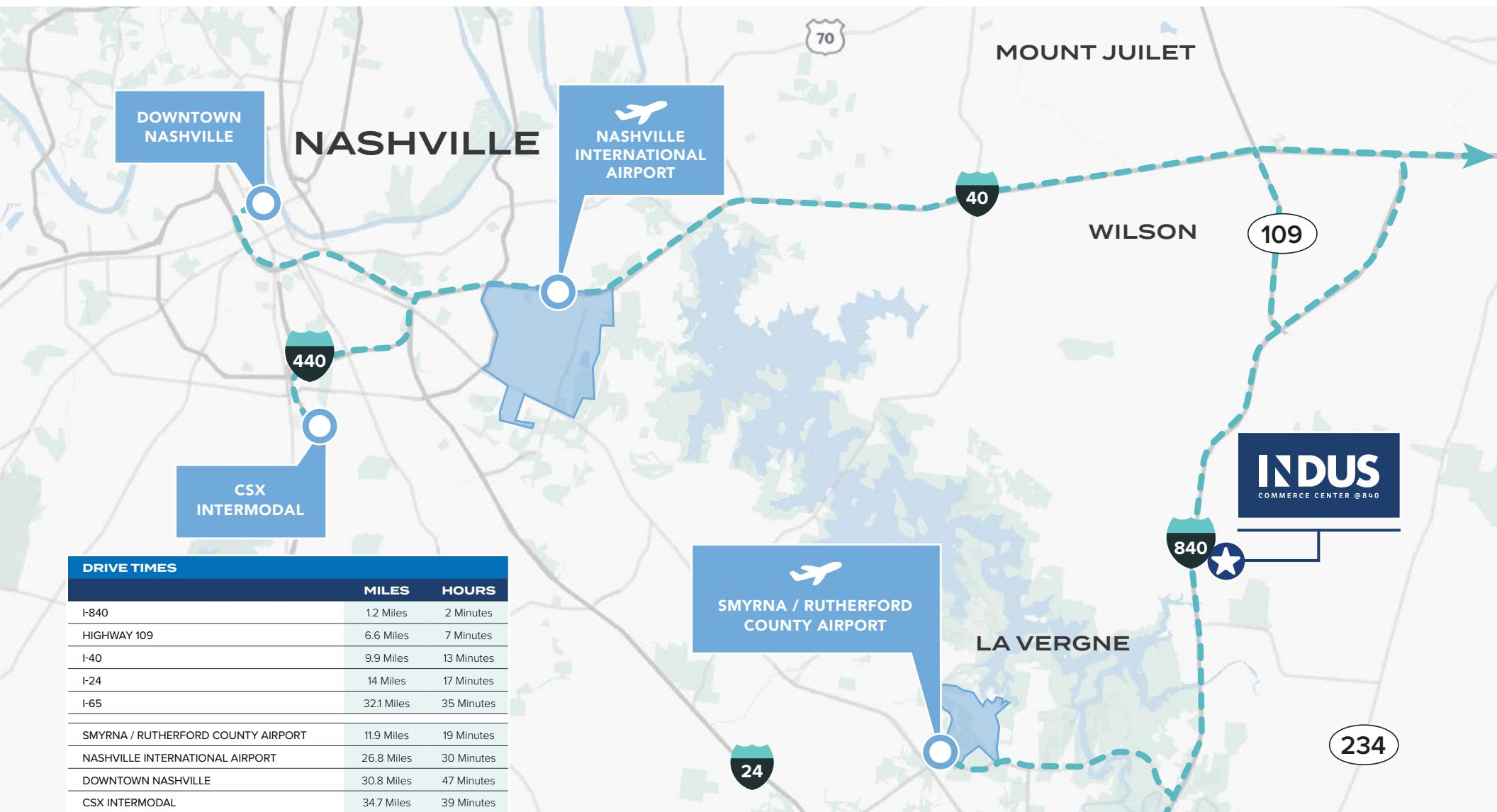


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# Irreplaceable Location



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# West Side Building Overview

## PHASE I

Indus Commerce Center at 840 West comprises 1M+ SF of Class A industrial warehouse space in Nashville's sought after I-840 submarket.

**BROKE GROUND**  
**Q3 2025**

**DELIVERING**  
**Q3/Q4 2026**

	BUILDING ONE	BUILDING TWO
<b>Total SF</b>	537,000 SF	507,000 SF
<b>Warehouse SF</b>	534,000 SF	504,000 SF
<b>Office SF</b>	3,000 SF	3,000 SF
<b>Building Depth</b>	500'	450'
<b>Configuration</b>	Cross Dock	Cross Dock
<b>Clear Height</b>	40' Clear	40' Clear
<b>Construction Type</b>	Concrete Tilt	Concrete Tilt
<b>Roof</b>	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
<b>Power</b>	277/480V, 3p, 4,000A (Expandable)	277/480V, 3p, 4,000A (Expandable)
<b>Column Spacing</b>	TBD (60' Speed Bay)	TBD (60' Speed Bay)
<b>Truck Court Depth</b>	185'	185'-235'
<b>Drive-in Doors</b>	4 (12' x 14')	4 (12' x 14')
<b>Dock High Doors</b>	110 (9' x 10')	120 (9' x 10')
<b>Auto Parking</b>	196	216
<b>Trailer Parking</b>	120	175
<b>Slab</b>	7" Concrete Slab	7" Concrete Slab
<b>Fire Prevention</b>	ESFR	ESFR
<b>Lighting</b>	LED; 30' Candles	LED; 30' Candles
<b>Zoning</b>	C-4 Commercial	C-4 Commercial

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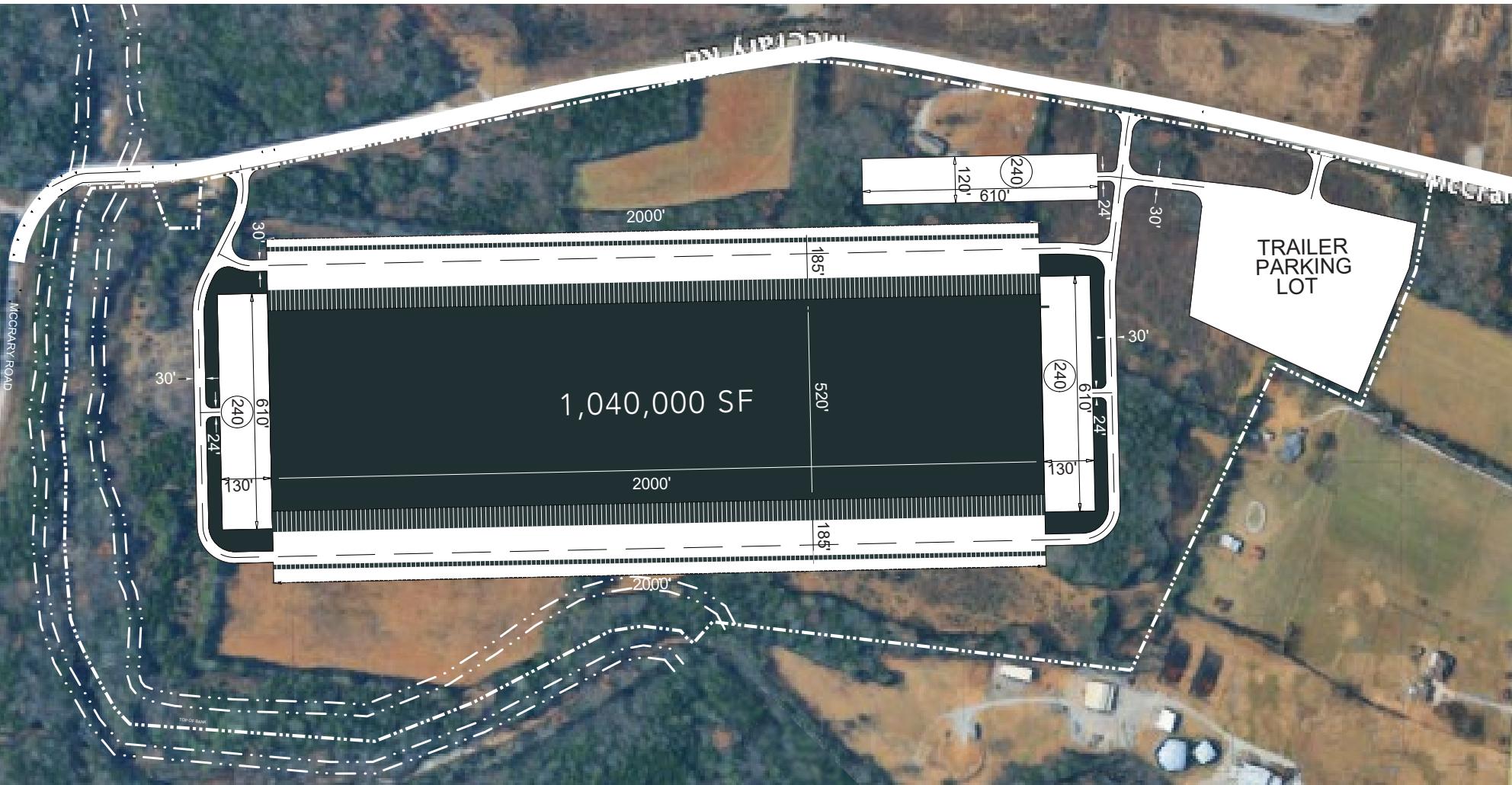
# East Side Building Overview

## PHASE II

Indus Commerce Center at 840 East comprises 1M+ SF of Class A industrial warehouse space in Nashville's sought after I-840 submarket.

	BUILDING THREE	BUILDING FOUR
<b>Total SF</b>	496,674 SF	610,480 SF
<b>Warehouse SF</b>	493,554 SF	607,360 SF
<b>Office SF</b>	3,120 SF	3,120 SF
<b>Building Depth</b>	570'	620'
<b>Configuration</b>	Cross Dock	Cross Dock
<b>Clear Height</b>	40' Clear	40' Clear
<b>Construction Type</b>	Concrete Tilt	Concrete Tilt
<b>Roof</b>	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
<b>Power</b>	277/480V, 3p, 4,000A (Expandable)	277/480V, 3p, 4,000A (Expandable)
<b>Column Spacing</b>	TBD (60' Speed Bay)	TBD (60' Speed Bay)
<b>Truck Court Depth</b>	185'	185'-235'
<b>Drive-in Doors</b>	4 (12' x 14')	4 (12' x 14')
<b>Dock High Doors</b>	122 (9' x 10')	120 (9' x 10')
<b>Auto Parking</b>	196	216
<b>Trailer Parking</b>	144	164
<b>Slab</b>	7" Concrete Slab	7" Concrete Slab
<b>Fire Prevention</b>	ESFR	ESFR
<b>Lighting</b>	LED; 30' Candles	LED; 30' Candles
<b>Zoning</b>	C-4 Commercial	C-4 Commercial

# Build-to-Suit Opportunity with Plan Flexibility up to 1.04M SF



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# Road Improvement Plan



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# Access. Location. Momentum.



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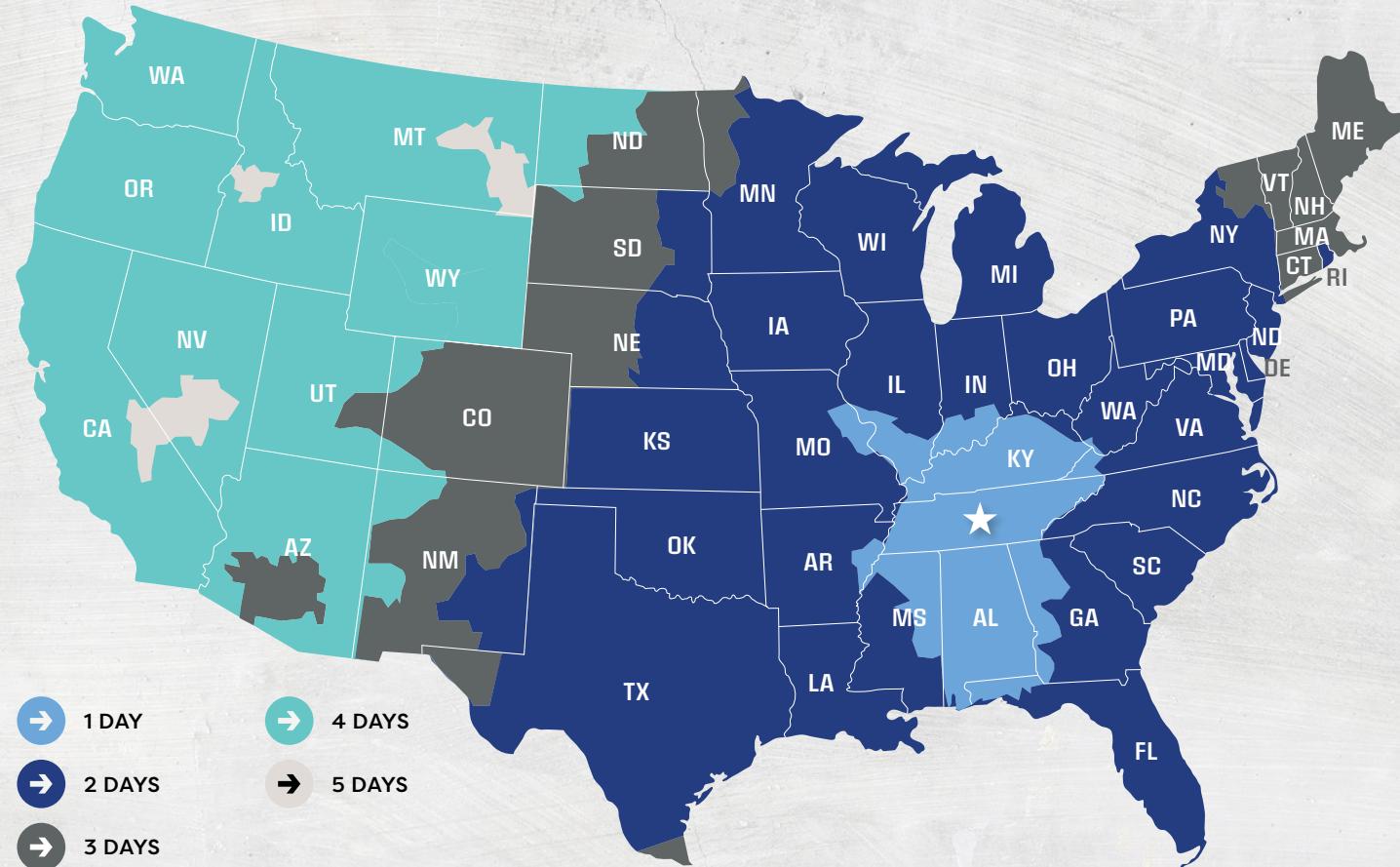
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## SPEEDWAY INDUSTRIAL PARK



# Delivering speed to market, nationwide



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 A DAY'S DRIVE

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