

NEW INDUSTRIAL SPACE
FOR LEASE

2.15 MSF DEVELOPMENT

INDUS

COMMERCE CENTER @840

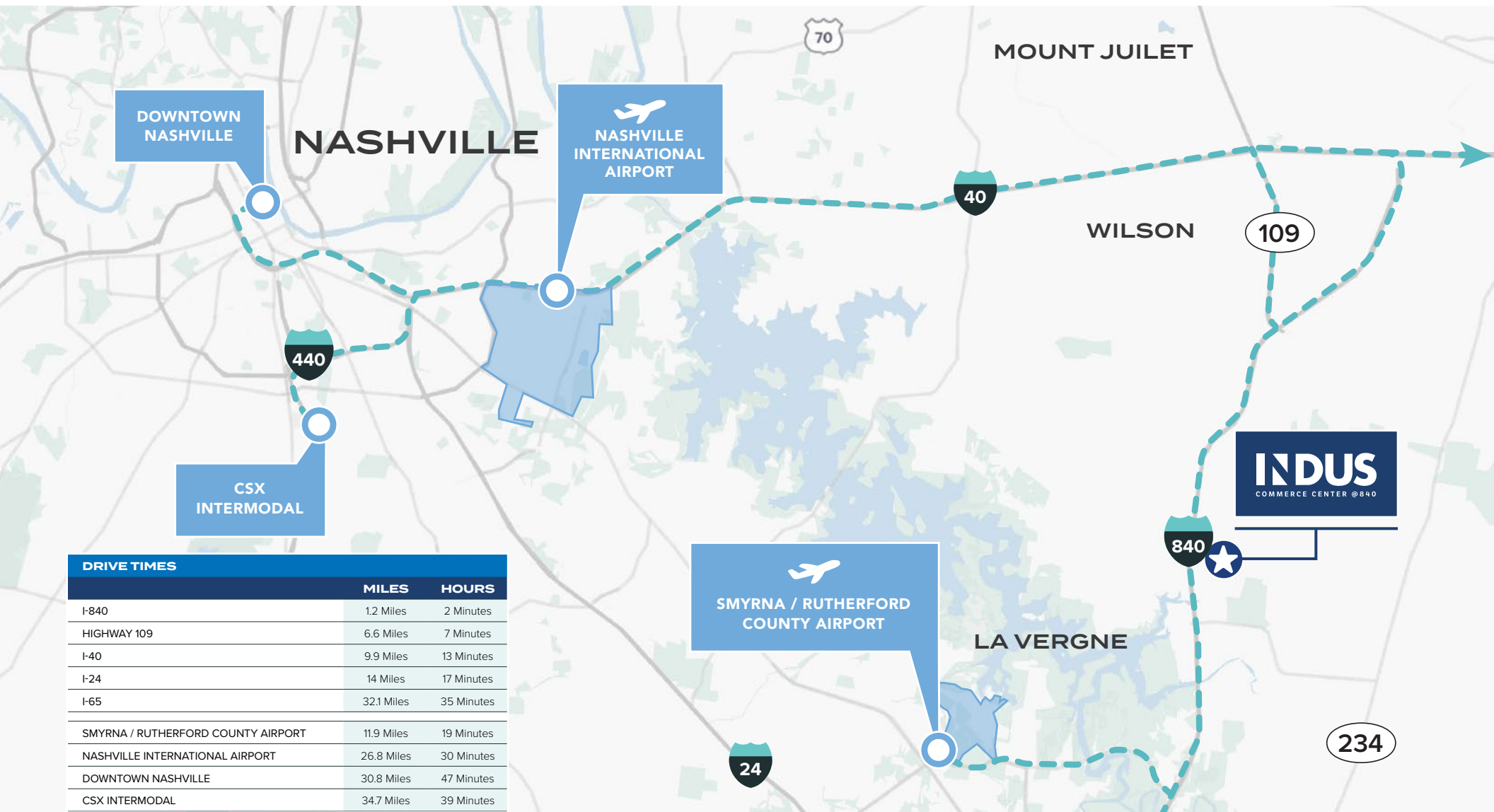


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MCCRARY ROAD, MT. JULIET, TN

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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
Total SF	537,000 SF	507,000 SF
Warehouse SF	534,000 SF	504,000 SF
Office SF	3,000 SF	3,000 SF
Building Depth	500'	450'
Configuration	Cross Dock	Cross Dock
Clear Height	40' Clear	40' Clear
Construction Type	Concrete Tilt	Concrete Tilt
Roof	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
Power	277/480V, 3p, 4,000A (Expandable)	277/480V, 3p, 4,000A (Expandable)
Column Spacing	TBD (60' Speed Bay)	TBD (60' Speed Bay)
Truck Court Depth	185'	185'-235'
Drive-in Doors	4 (12' x 14')	4 (12' x 14')
Dock High Doors	110 (9' x 10')	120 (9' x 10')
Auto Parking	196	216
Trailer Parking	120	175
Slab	7" Concrete Slab	7" Concrete Slab
Fire Prevention	ESFR	ESFR
Lighting	LED; 30' Candles	LED; 30' Candles
Zoning	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
Total SF	496,674 SF	610,480 SF
Warehouse SF	493,554 SF	607,360 SF
Office SF	3,120 SF	3,120 SF
Building Depth	570'	620'
Configuration	Cross Dock	Cross Dock
Clear Height	40' Clear	40' Clear
Construction Type	Concrete Tilt	Concrete Tilt
Roof	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty	LTTR-20 Insulation w/ 60-mil TPO; 20 Year NDL Warranty
Power	277/480V, 3p, 4,000A (Expandable)	277/480V, 3p, 4,000A (Expandable)
Column Spacing	TBD (60' Speed Bay)	TBD (60' Speed Bay)
Truck Court Depth	185'	185'-235'
Drive-in Doors	4 (12' x 14')	4 (12' x 14')
Dock High Doors	122 (9' x 10')	120 (9' x 10')
Auto Parking	196	216
Trailer Parking	144	164
Slab	7" Concrete Slab	7" Concrete Slab
Fire Prevention	ESFR	ESFR
Lighting	LED; 30" Candles	LED; 30" Candles
Zoning	C-4 Commercial	C-4 Commercial



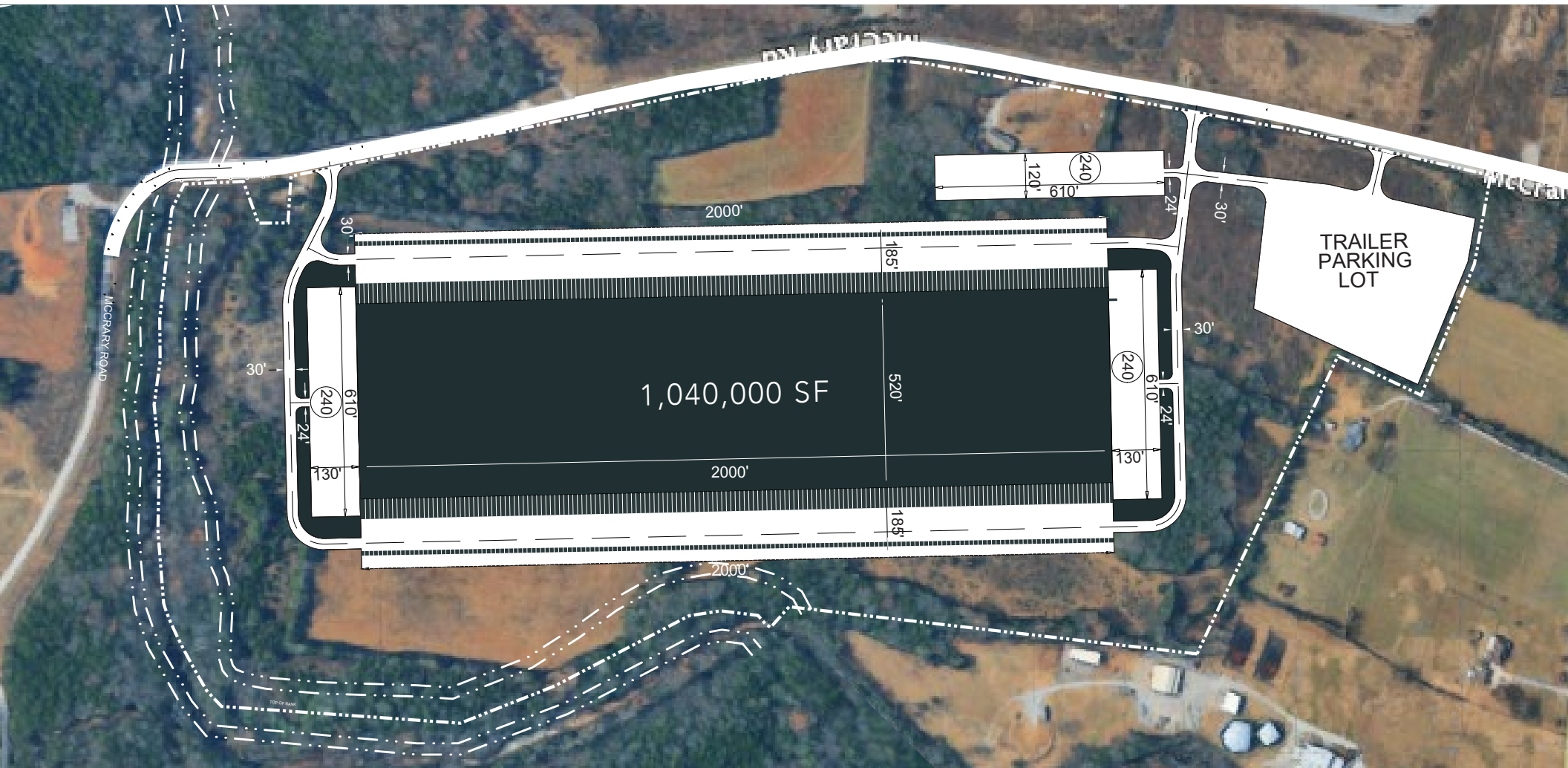
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Build-to-Suit Opportunity with Plan Flexibility up to 1.04M SF



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Road Improvement Plan



FUTURE BRIDGE IMPROVEMENT
REPLACE EXISTING BRIDGE WITH A
NEW 100-FOOT-LONG STRUCTURE

FUTURE ROAD IMPROVEMENT
29-FOOT-WIDE ROADWAY
WITH 4-FOOT SHOULDERS

FUTURE INTERSECTION IMPROVEMENT
REALIGN THE COUCHVILLE/MCCRARY ROAD
INTERSECTION TO A THREE WAY STOP PROVIDING DIRECT
ACCESS ONTO MCCRARY ROAD.
RAISE THE INTERSECTION APPROXIMATELY 10 FEET

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Access. Location. Momentum.

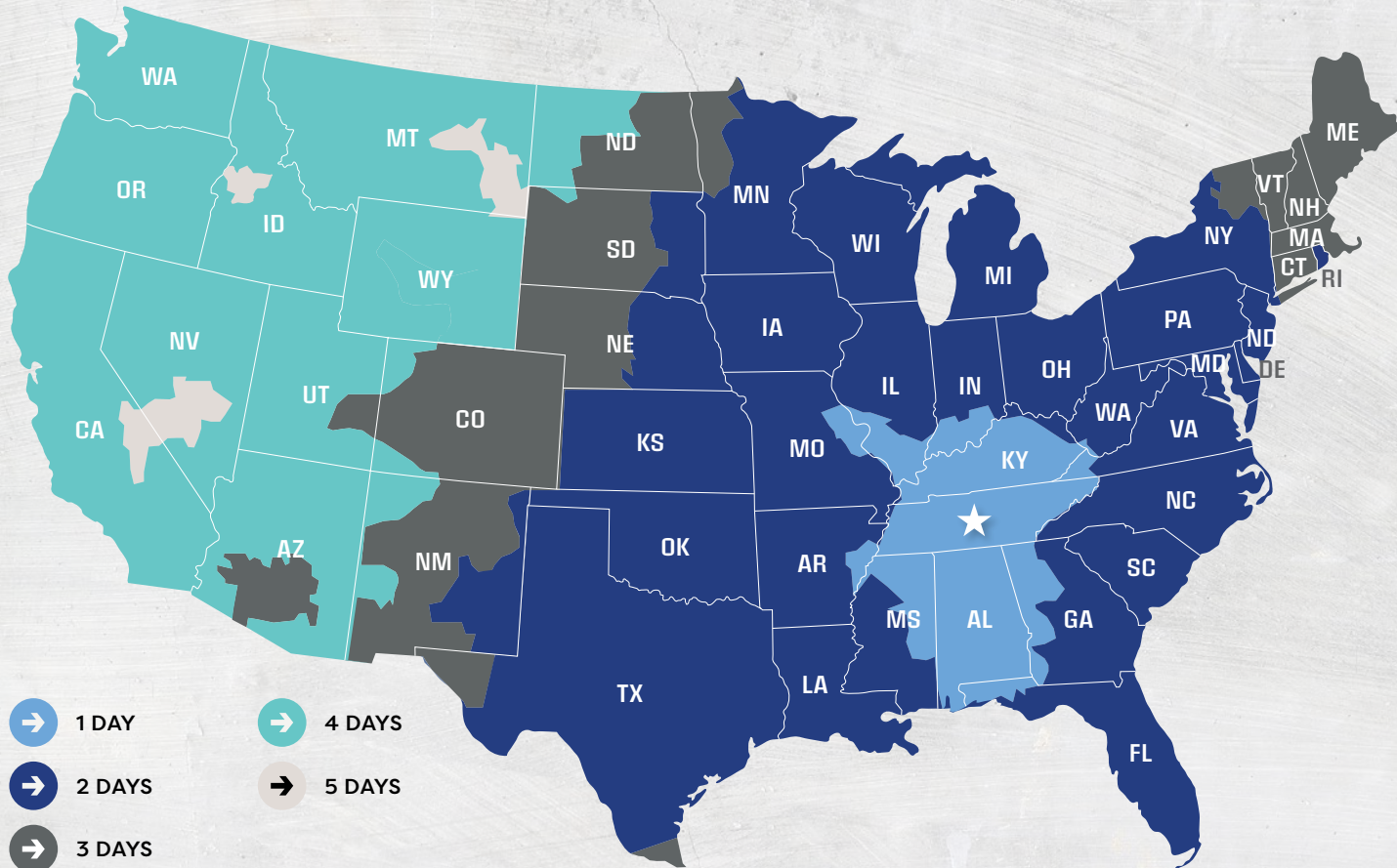


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Delivering speed to market, nationwide



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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