

575 MADDOX SIMPSON — PKWY —

Lebanon, TN

90,896 SF AVAILABLE FOR LEASE

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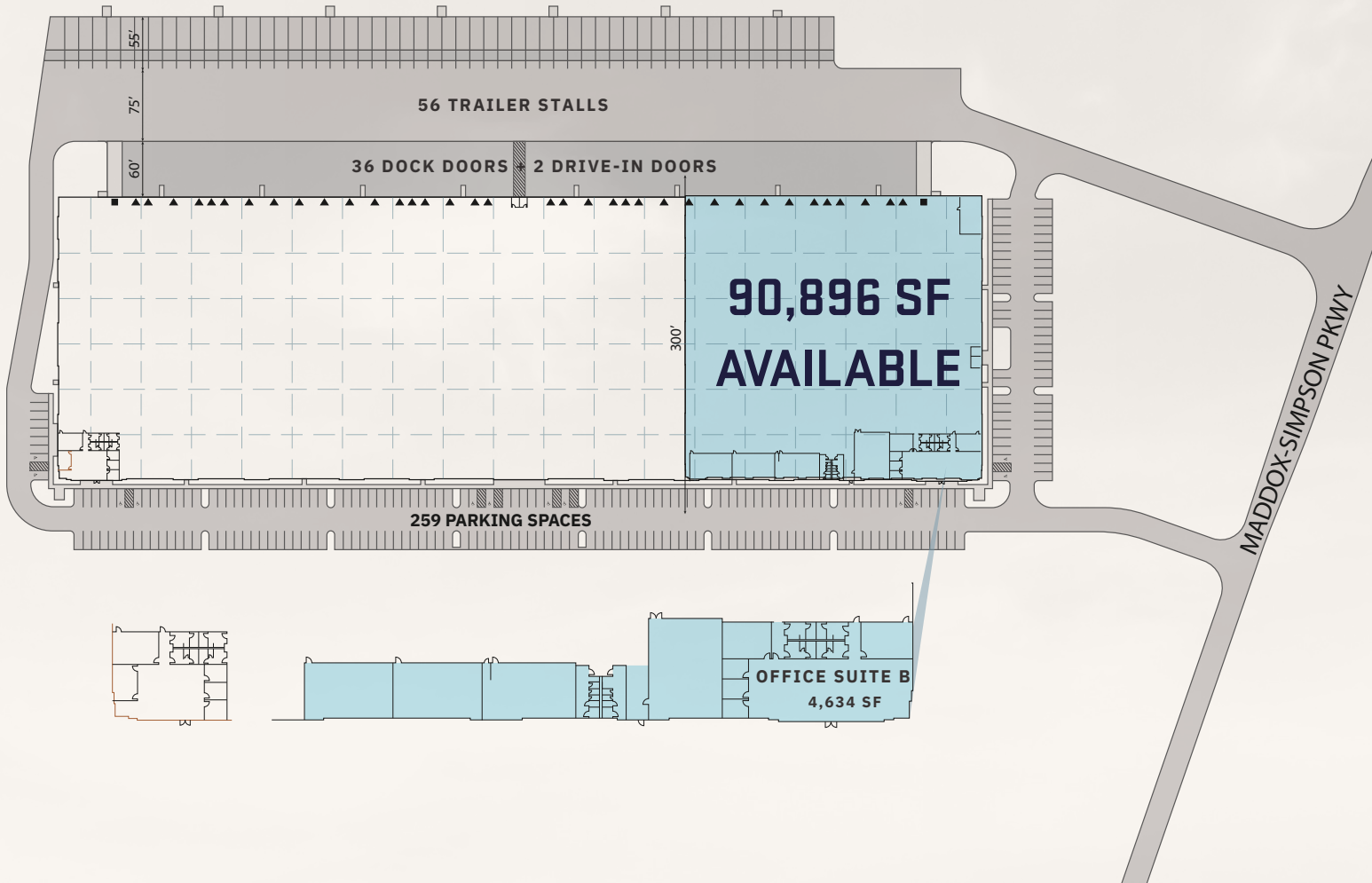
CBRE

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INDUSTRIAL

PROPERTY SPECS

Total Available SF	90,896 SF
Office Size	12,007 SF
Building Dimensions	990' x 300'
Clear Height	36'
Typical Bay Spacing	54' x 48'
Speed Bay Spacing	54' x 60'
Car Parking	259 Total Spaces
Trailer Stalls	17 Available (56 Total)
Dock Positions	10 Provided (14 Available)
Dock Levelers	10 (30,000 Lb 6' x 8' Mechanical)
Drive-In Doors	1 Motorized (18' W x 14' H)
Lighting	LED
Sprinklers	ESFR
Power	2,400 Amps, (2) 1,200-Amp Panels @ 277/480V, 3-Phase

SITE PLAN





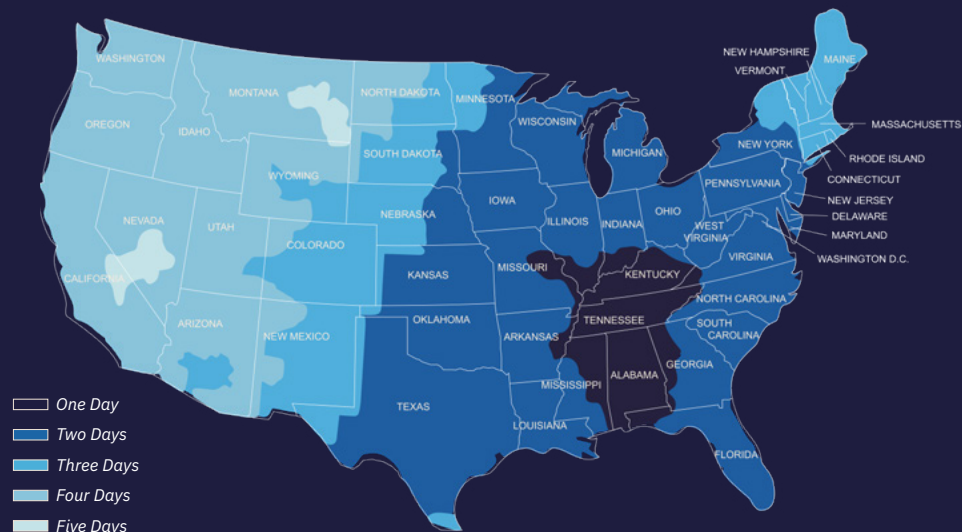
LOCATION OVERVIEW

NEARBY AMENITIES

- | | | | | | |
|----|-------------|----|-------------------|----|------------|
| 01 | Starbucks | 04 | Chick-fil-A | 07 | McDonald's |
| 02 | Whataburger | 05 | O'Charley's | 08 | Walmart |
| 03 | Lowe's | 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 | | |



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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