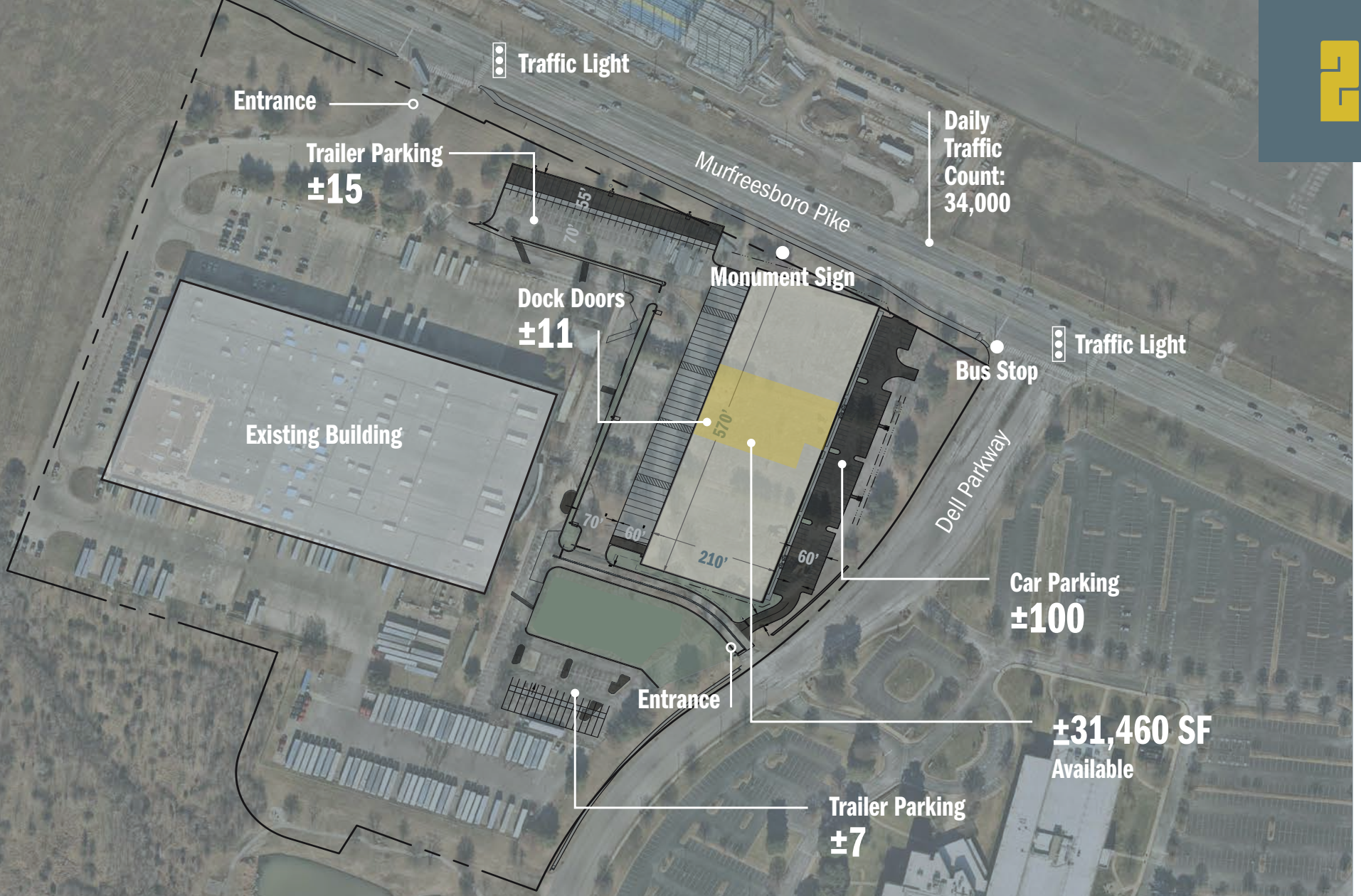


Logistics at

**DELL
PKWY**

For Lease
31,460 SF



Site Plan



Building Specs

Building	1	2
Address	2 Dell Parkway	2 Dell Parkway, Building A
Delivery Date / Date Available	Q4 2023	Delivered
Total SF	246,200	119,700
Load	Cross Dock	Rear Load
Space Available	0 SF	+31,460 SF
Min. Demise	0 SF	31,460 SF
Total Opex Est. (PSF)	\$2.92	\$2.08
Bldg Depth	380'	210'
Bldg Length	540'	570'
Clear Height	30'	32'
Column Spacing	36' x 36'	52' x 50' (51' x 50' End Bays)
Speed Bay Depth	45'	60'
Dock Doors	97 with additional 2-4 on new 40K SF box	4 Punched; Up to 11 Dock Positions
Drive In Doors	0	0
Truck Court Depth	North: 165', West: 115', South: 175'	130'
Truck Court Material	Mixed	60' Concrete Paving, 70' Asphalt
Car Parks	211 (10 ADA)	96 (4 ADA)
Trailer Parks	150	7
Const. Material	Concrete	Concrete Tilt Wall
Interior Lighting	LED	LED
Fire Protection / Sprinkler	ESFR	ESFR
Power	(3) 4,000 amp and (1) 3,000 amp service, 277/480 V	400 Amp tap can, 3-phase, 277/480 V
Slab	6" w/ #4 @16Ew reinforcing	7" Thick, 4,000 PSI
YOC	2000	2022



The Site



Property Highlights

- Adjacent to Nashville International Airport
- Less than 15 Minutes to Downtown
- Easy Access to I-24, I-40, Briley Parkway
- High Profile Location, 34,000 Vehicles per Day
- Bus Stop Access on Property
- New Infill Class A Tilt Up Construction



Property Details

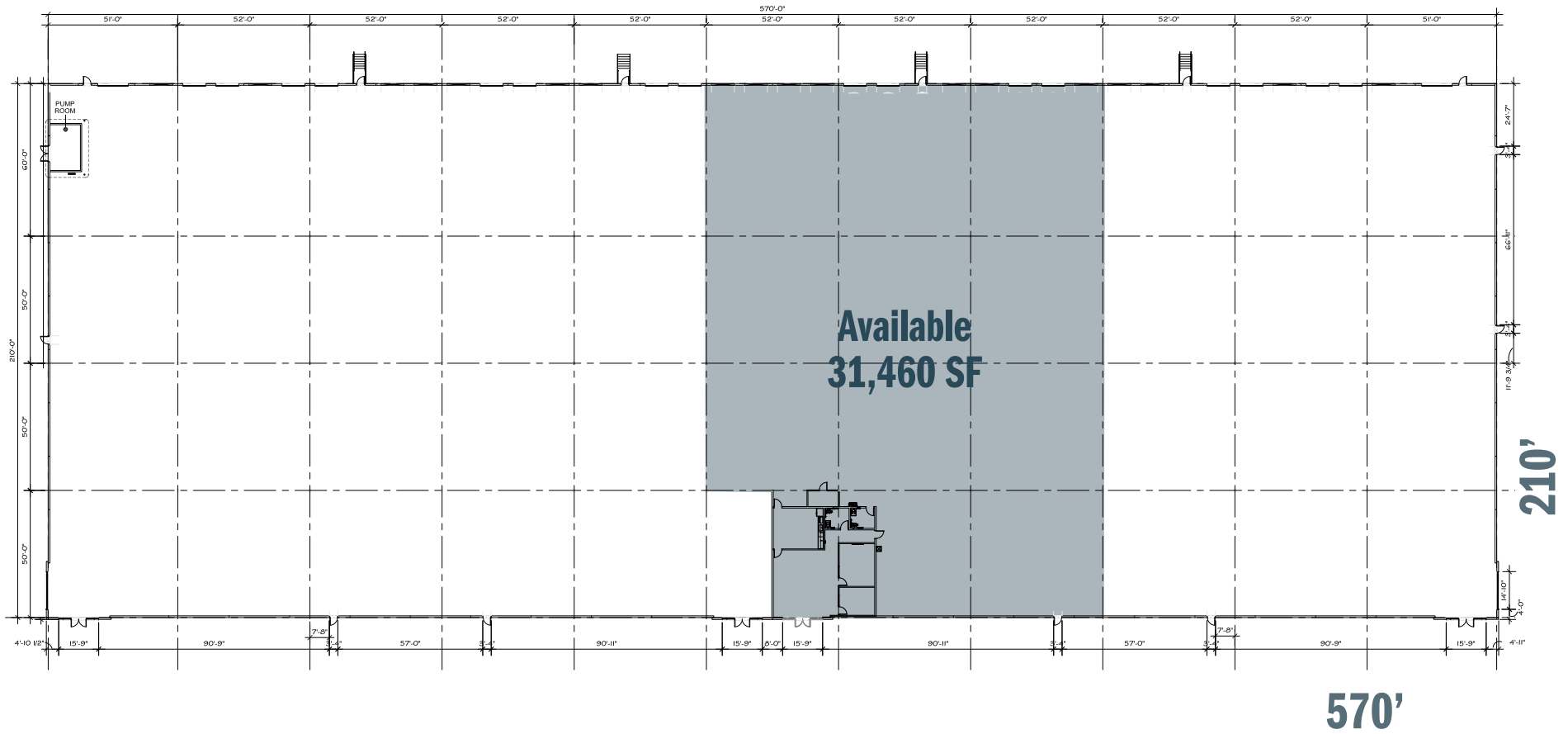
Address	2 Dell Parkway
Building Name	2 Dell, Building A
Submarket	Airport
Cross Streets	Murfreesboro Pike
SF Available	31,460
Available	Immediately
County	Davidson



Available
31,460 SF

Space Highlights

- Dock High Doors: 4 Punched
- Additional Dock High Door Option: Up to 11
- Clear Height: 32'
- Column Spacing: 36' x 36'



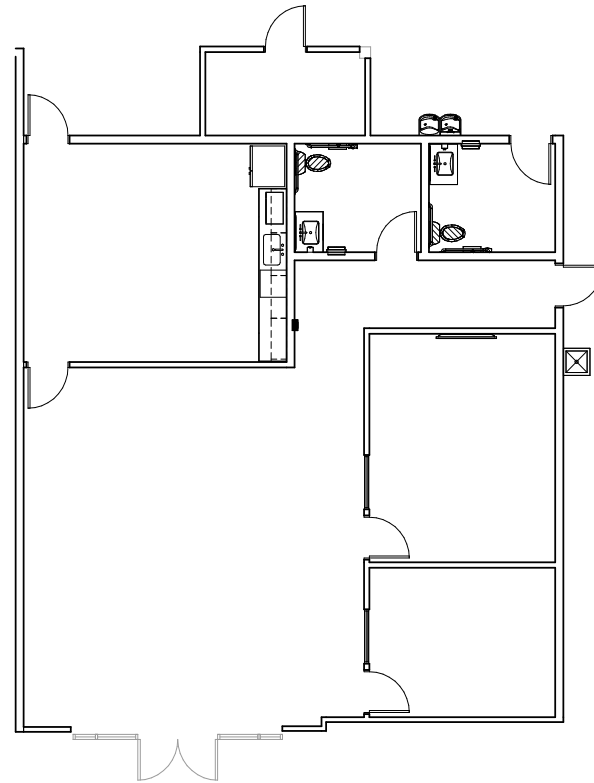
Floor Plan

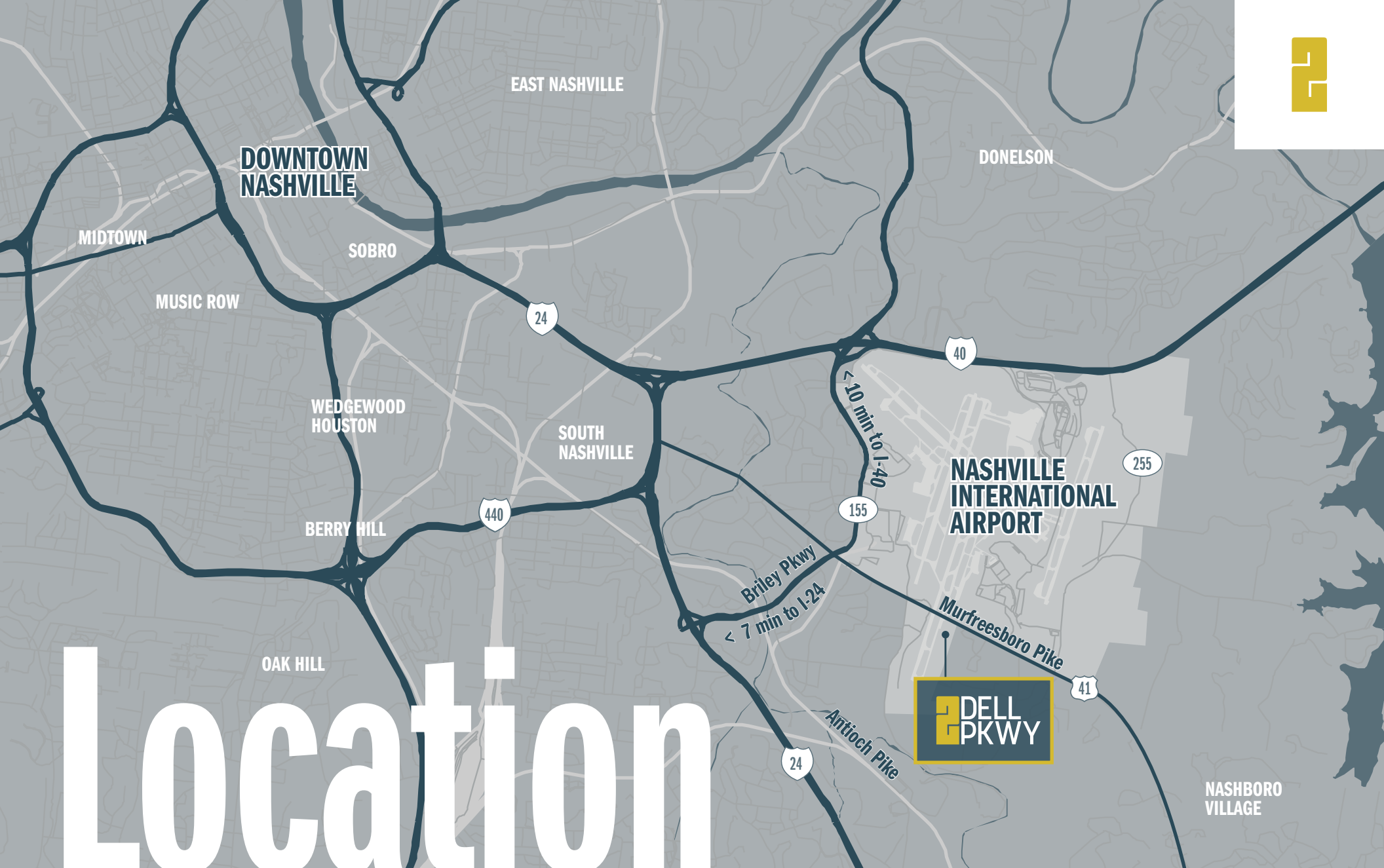


Spec Suite

Delivered April 1, 2024

1,770 SF

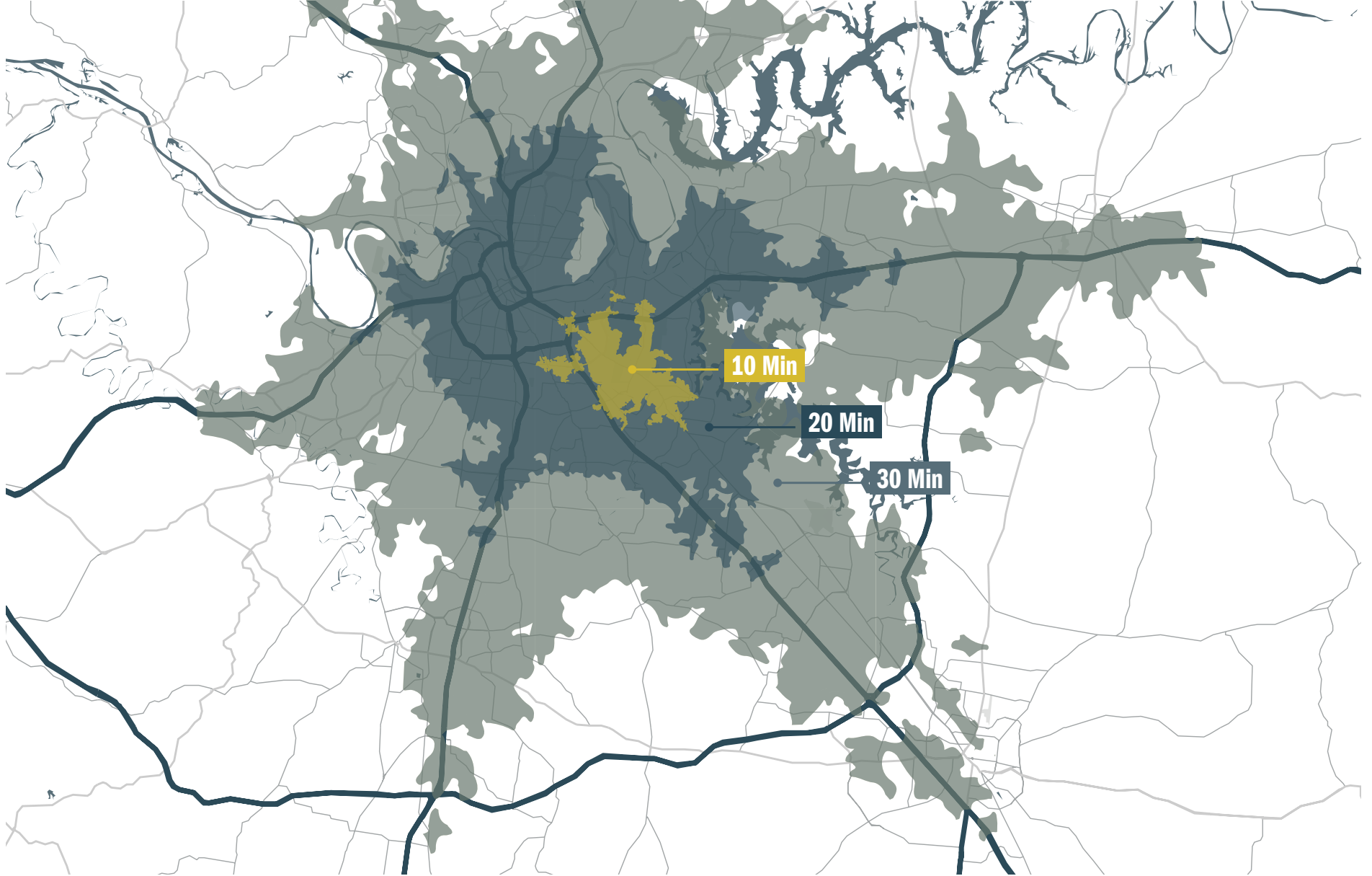




Location

Drive Times

- 7 min to I-24
- 10 min to I-40
- 11 min to Airport Terminal
- 17 min to Downtown



Drive Time Map

Logistics at

2 DELL
PKWY

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