



**SWAN
INDUSTRIAL
CENTER**

FOR LEASE

58,377 SF - 236,632 SF AVAILABLE



Site Overview

1

2

3

1

2

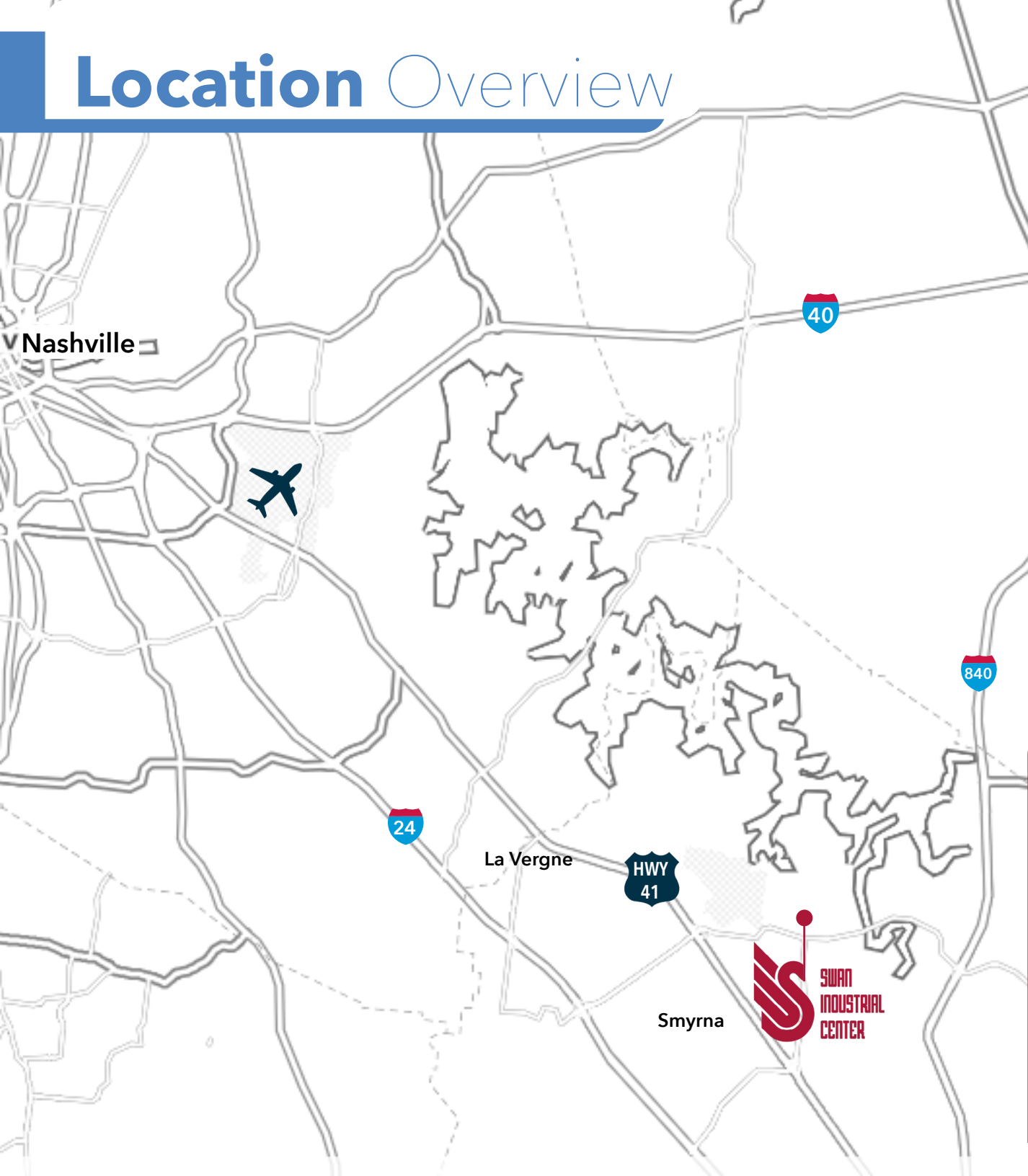
Full

SF	58,377	86,586	144,963
OFFICE	TBD	TBD	TBD
DOCKS	9	10	19
DRIVE-INS	3	TBD	TBD
CLEAR HEIGHT	22'-24'	22'-24'	22'-24'
COLUMN SPACING	27' x 48'	27'x48'	27'x48'
ELECTRIC	2000 AMP (shared)	2000 AMP (shared)	2000 AMP
SPRINKLER	ESFR	ESFR	ESFR

3

SF	91,699
OFFICE	TBD
DOCKS	11 (1 box truck dock)
DRIVE-INS	1
CLEAR HEIGHT	22'-24'
COLUMN SPACING	12' x 25'; 28' x 48'
ELECTRIC	1600 AMP
SPRINKLER	ESFR

Location Overview



NASHVILLE MSA
IS #8 fastest growing
major MSA in the USA
(2.1 Million residents; 86
new residents per day).



**RUTHERFORD
COUNTY MSA IS**
#3 in the USA per job
growth

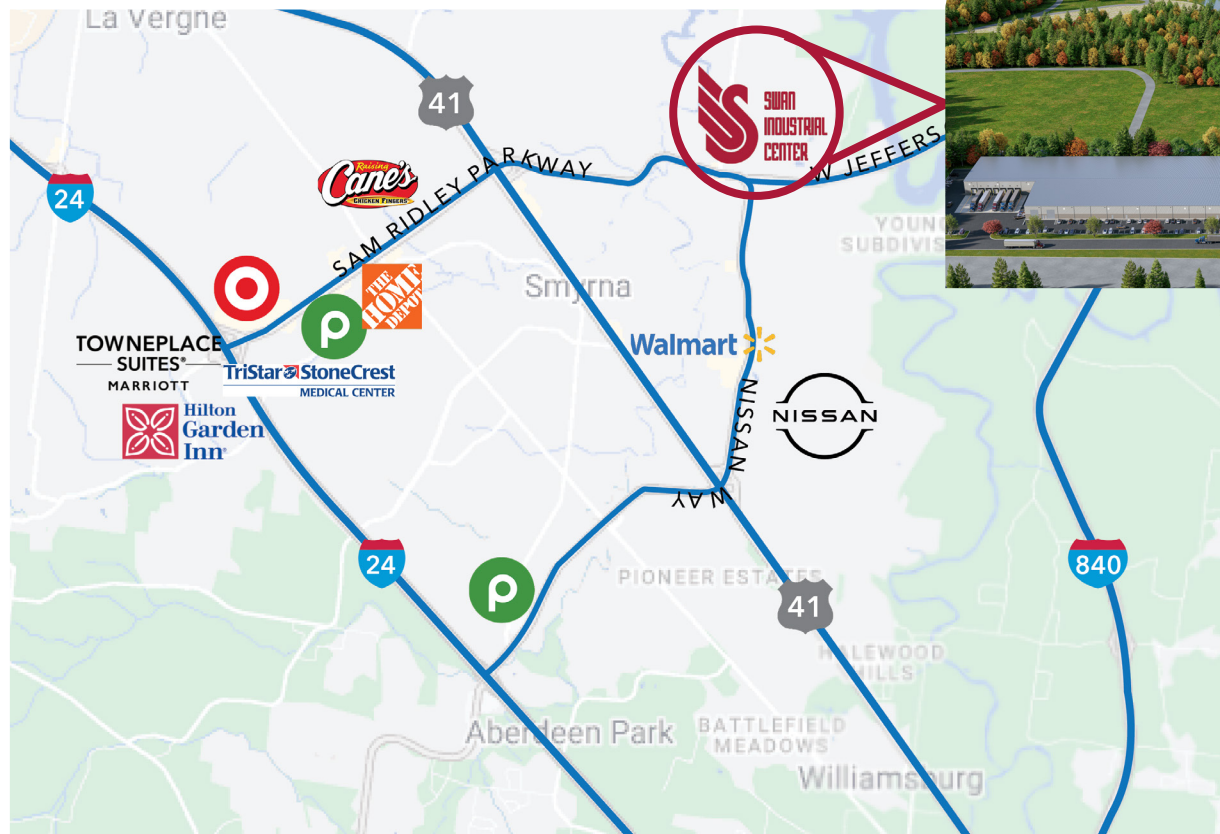


**MAJORITY OF
THE US** population is
within a day's drive

DRIVE TIMES FROM SITE

Smyrna Airport	3 Miles
Interstate 840	4 Miles
Interstate 24	6 Miles
Murfreesboro	16 Miles
Nashville Int. Airport	16.6 Miles
Downtown Nashville	23.9 Miles

Nearby Amenities



CORPORATE NEIGHBOR PROFILE



- 2.5 Mile Drive Time
- 5,700 Employees
- Largest Nissan manufacturing plant in North America
- 7.1B in investment

CONTACT BROKERS FOR PRICING



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