



# FOR LEASE

514,552 SF Class A New Construction Cross-Dock Warehouse

SPRING HILL, TN

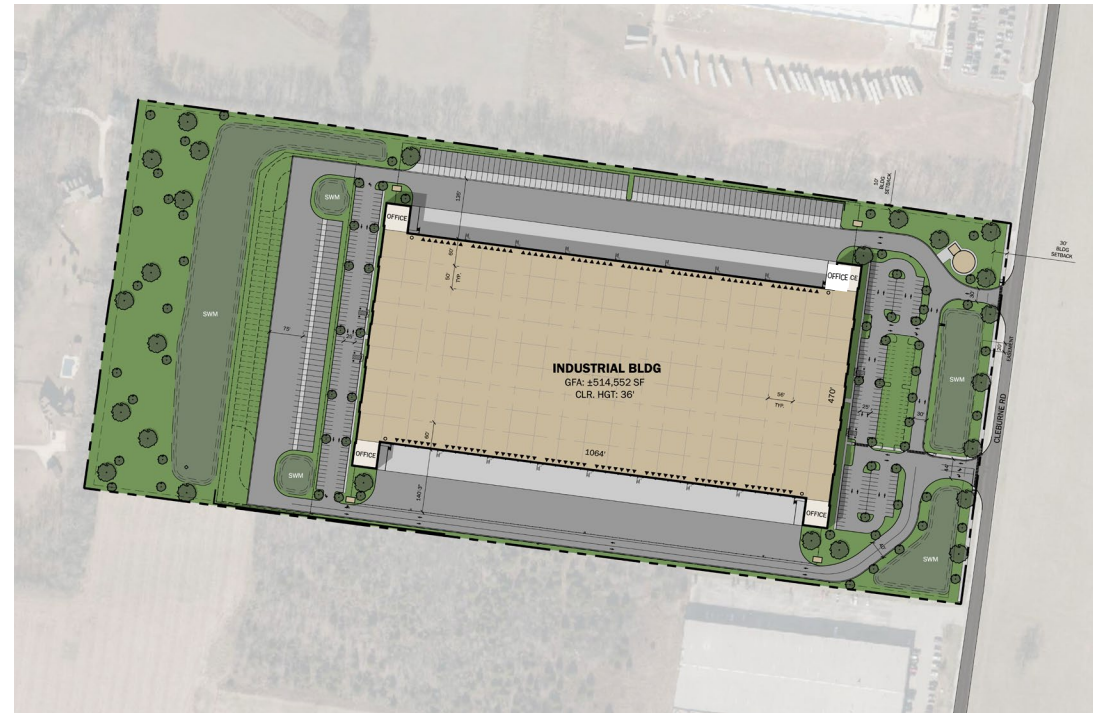


SCANNELL  
PROPERTIES

STREAM<sup>®</sup>

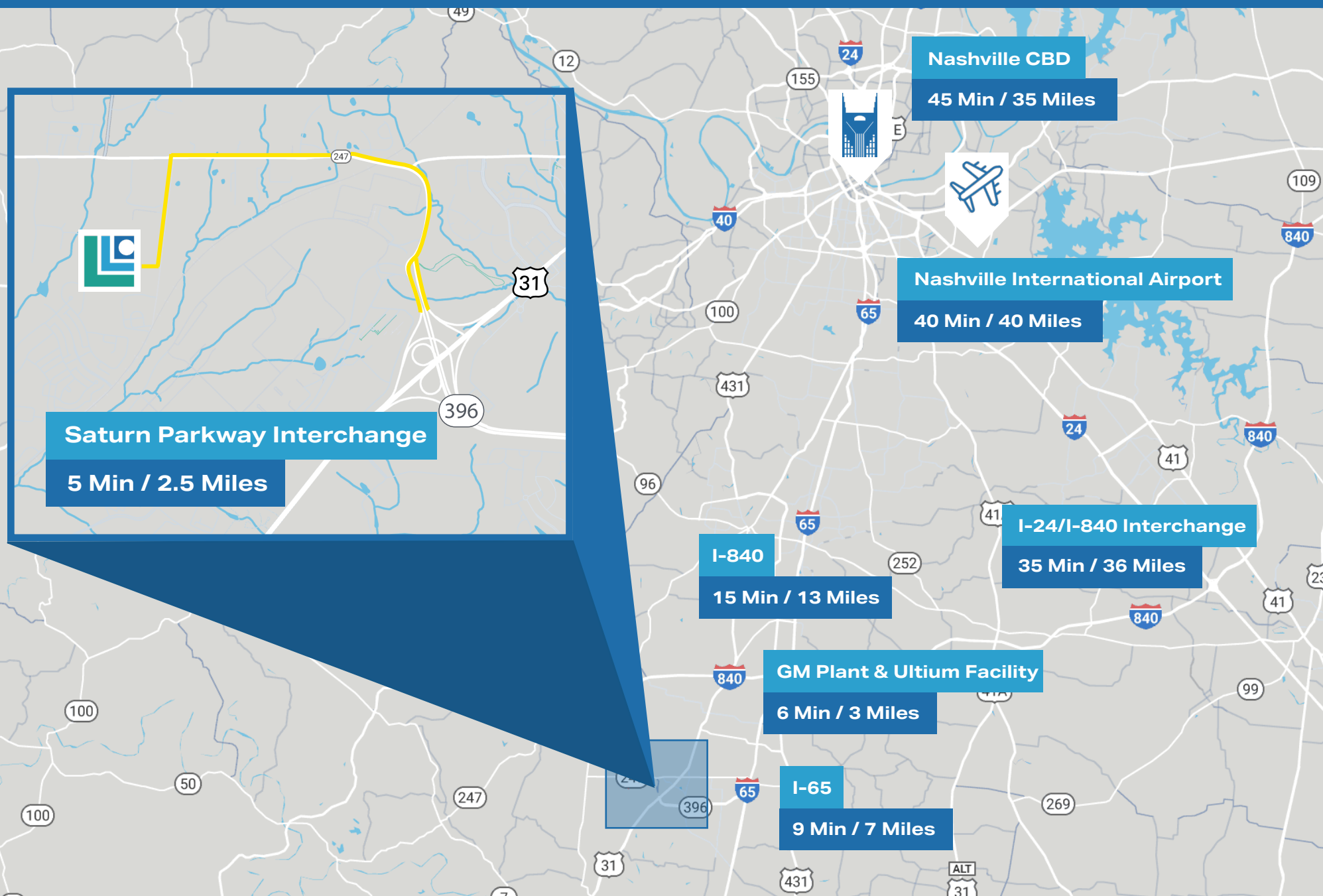
# Property Highlights

<b>Square Footage</b>	514,552 (Divisible)
<b>Ground Breaking</b>	November 2025
<b>Delivery</b>	October 2026
<b>Building Dimensions</b>	470' x 1064' (plus bump-outs)
<b>Clear Height</b>	36'
<b>Column Spacing</b>	56' x 50'
<b>Trailer Parking</b>	121 Spots (plus expansion capacity)
<b>Truck Court</b>	135'
<b>Auto Parking</b>	321 (plus expansion capacity)
<b>Dock Doors</b>	115 (40 equipped with dock packages)
<b>Drive-In Doors</b>	4
<b>Office Square Footage</b>	2,800 (easily expandable)
<b>Roofing</b>	45mil with R-20
<b>Lighting</b>	LED high-bay lighting with motion sensors. 30 FC throughout open warehouse.
<b>Electrical Service</b>	5,000 Amps





# Location



# Corporate Neighbors

## 1. GM PLANT

- 11M SF on 2,100 AC
- 3,937 Employees
- \$3.4B Total investment

## 2. ULTIUM CELLS BATTERY FACILITY

- 2.3M SF
- \$2.3B Investment
- 1,300 New jobs
- One of two Ultium facilities in the U.S.

## 3. FAURECIA

- 232,820 SF

## 4. TVS SUPPLY CHAIN

- 99,700 SF

## 5. LOGO CHAIR

- 342,858 SF

## 6. COMPREHENSIVE LOGISTICS CO

- 260,000SF

## 7. TENNECO

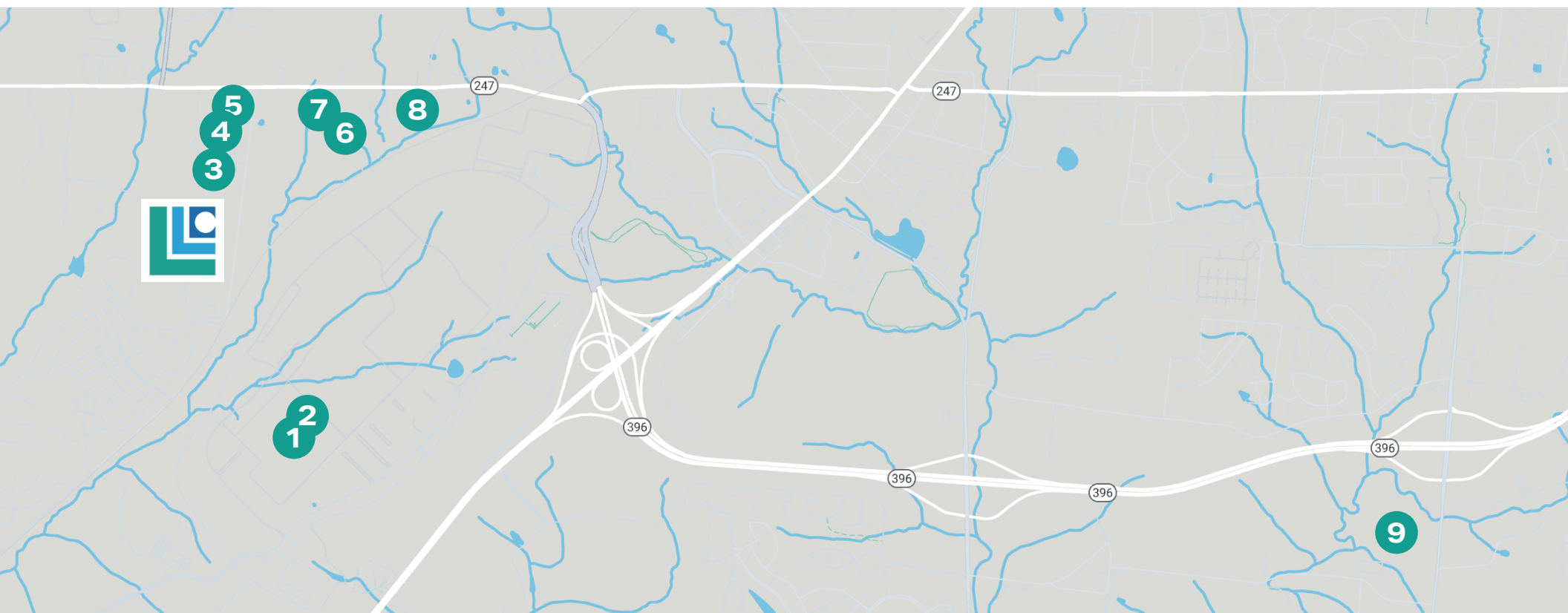
- 118,000 SF

## 8. MAGNA SEATING

- 122,500 SF

## 9. ARMADA NUTRITION

- 350,000 SF



# Maury County

Maury County is a rapidly expanding community. Maury boasts a blend of small-town charm and modern conveniences, with a variety of local restaurants, shops, and parks. The county's close-knit atmosphere, combined with its proximity to Nashville, makes it an attractive destination for both families and professionals, contributing to a median age of 40.



**\$67,710**

Median HH Income



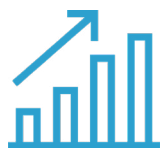
**\$469,998**

Median Home Value



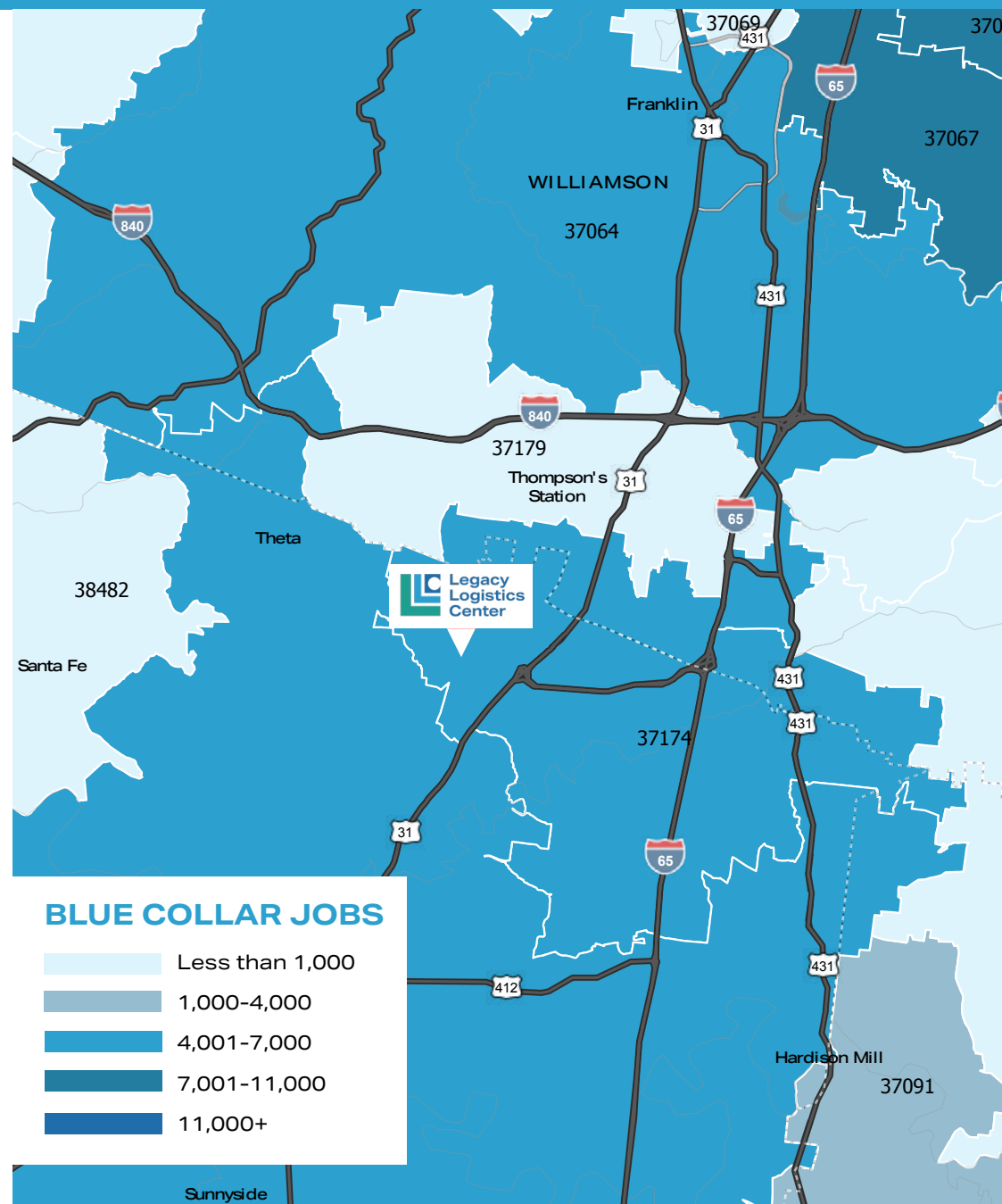
**68,701**

Population



**1.73%**

Annual Population Growth  
4x the National Rate



# Williamson County

Williamson County, located in the heart of Middle Tennessee, offers a picturesque blend of rolling hills and vibrant communities. Known for its historic sites, top-rated schools, and thriving local businesses, the area combines a rich heritage with modern amenities. The county's high quality of life, excellent public services, and growing economy attract residents.



**275,938**

Population



**97,206**

Number of Households



**\$181,672**

Average Household Income



**40**

Median Age





# Nashville



**2M**

Population



**#1**

City For Metropolitan  
Economic Strength\*



**86**

People Moved to Nashville  
Per Day in 2023\*



**1 of 6**

Cities with 3  
Major Interstates



**12M**

People Live Within  
a 3-hour Drive



**75%**

of the U.S. Market is  
within a 2-hour Flight







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