

Highway 109 at Cedar Creek Lane | Lebanon, TN



EARHART

INDUSTRIAL PARK

Vertical Construction Commenced

FOUNDRY
COMMERCIAL

GRIFFIN
PARTNERS

36.15590429294565

HIGHLIGHTS

-86.39244777348755

LOCATION

Highway 109 at
Cedar Creek Lane

AVAILABLE

Building 1: 863,573 SF
Building 2: 1,151,585 SF

ACCESS

840 (Immediate)
I-40 (4 Minutes)

PROJECT

Up to 2,015,158 SF
with 301 Overflow
Trailer Parks

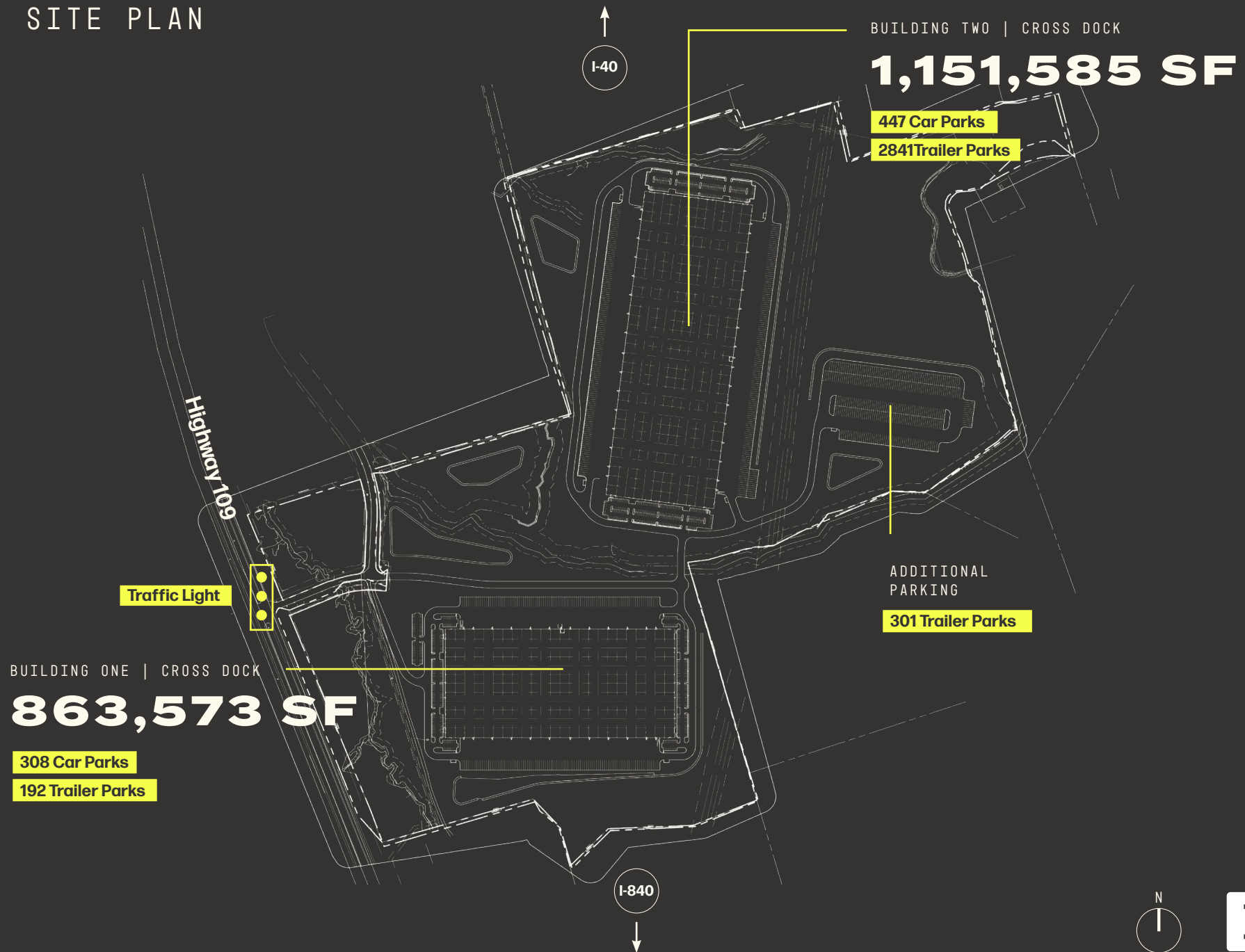
DELIVERY

Building 1: Q1 2025
Building 2: Q3 2025

SUBMARKET

Wilson County,
Nashville MSA

SITE PLAN



BUILDING ONE BUILDING TWO



Total Size	863,573 SF
Building Depth	640'
Floor Slab	8" Thick, 4,000 PSI
Electrical	277 / 480 Volt, 3 Phase, 3000 Amps service
Clear Height	40'
Column Spacing	56' x 60' Speed Bays 56' x 52' Interior Bays
Fire Sprinklers	ESFR
Drive In Ramps	(2) 50'
Car Parks	308
Trailer Parks	192
Dock Doors	(137) 9' x 10'
Drive In Doors	(4) 12' x 14'
Truck Court Depth	130' Truck Court 60' Trailer Parking

Total Size	1,151,585 SF
Building Depth	640'
Floor Slab	8" Thick, 4,000 PSI
Electrical	277 / 480 Volt, 3 Phase, 3000 Amps service
Clear Height	40'
Column Spacing	56' x 60' Speed Bays 56' x 52' Interior Bays
Fire Sprinklers	ESFR
Drive In Ramps	(2) 50'
Car Parks	447
Trailer Parks	281
Dock Doors	(193) 9' x 10'
Drive In Doors	(4) 12' x 14'
Truck Court Depth	125' Truck Court 55' Trailer Parking



BUILDING ONE

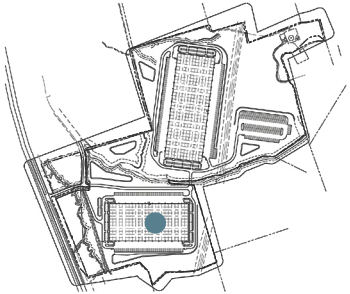
DELIVERING Q1 2025

863,573 SF

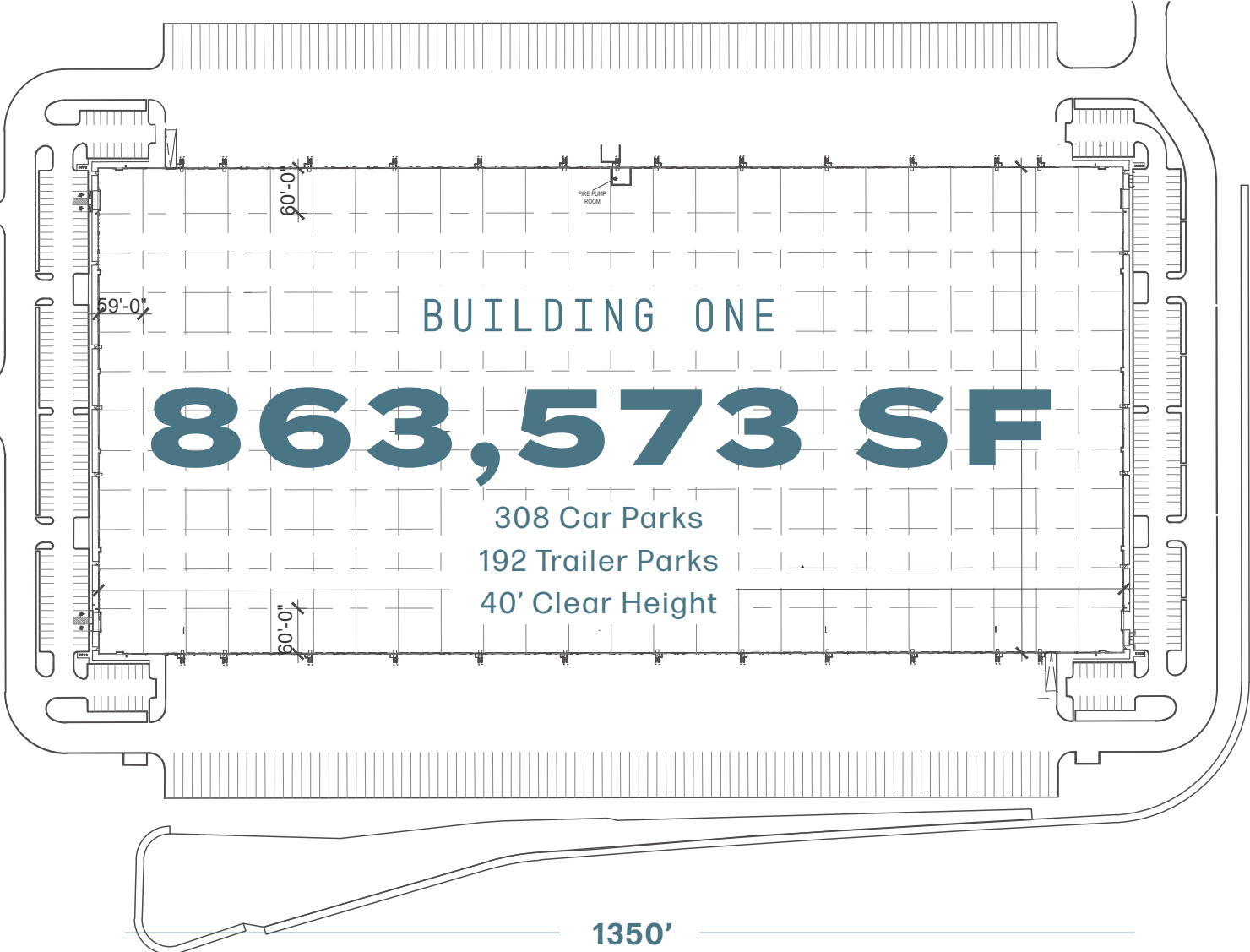
Total Size	863,573 SF
Building Depth	640'
Floor Slab	8" Thick, 4,000 PSI
Clear Height	40'
Electrical	277 / 480 Volt, 3 Phase, 3000 Amps service
Column Spacing	56' x 60' Speed Bays 56' x 52' Interior Bays

Fire Sprinklers	ESFR
Drive In Ramps	(2) 50'
Car Parks	308
Trailer Parks	192
Dock Doors	(137) 9' x 10'
Drive In Doors	(4) 12' x 14'
Truck Court	130' Truck Court
Depth	60' Trailer Parking





640'



1350'



BUILDING TWO

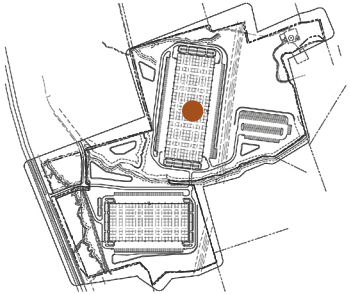
DELIVERING Q3 2025

1,151,585 SF

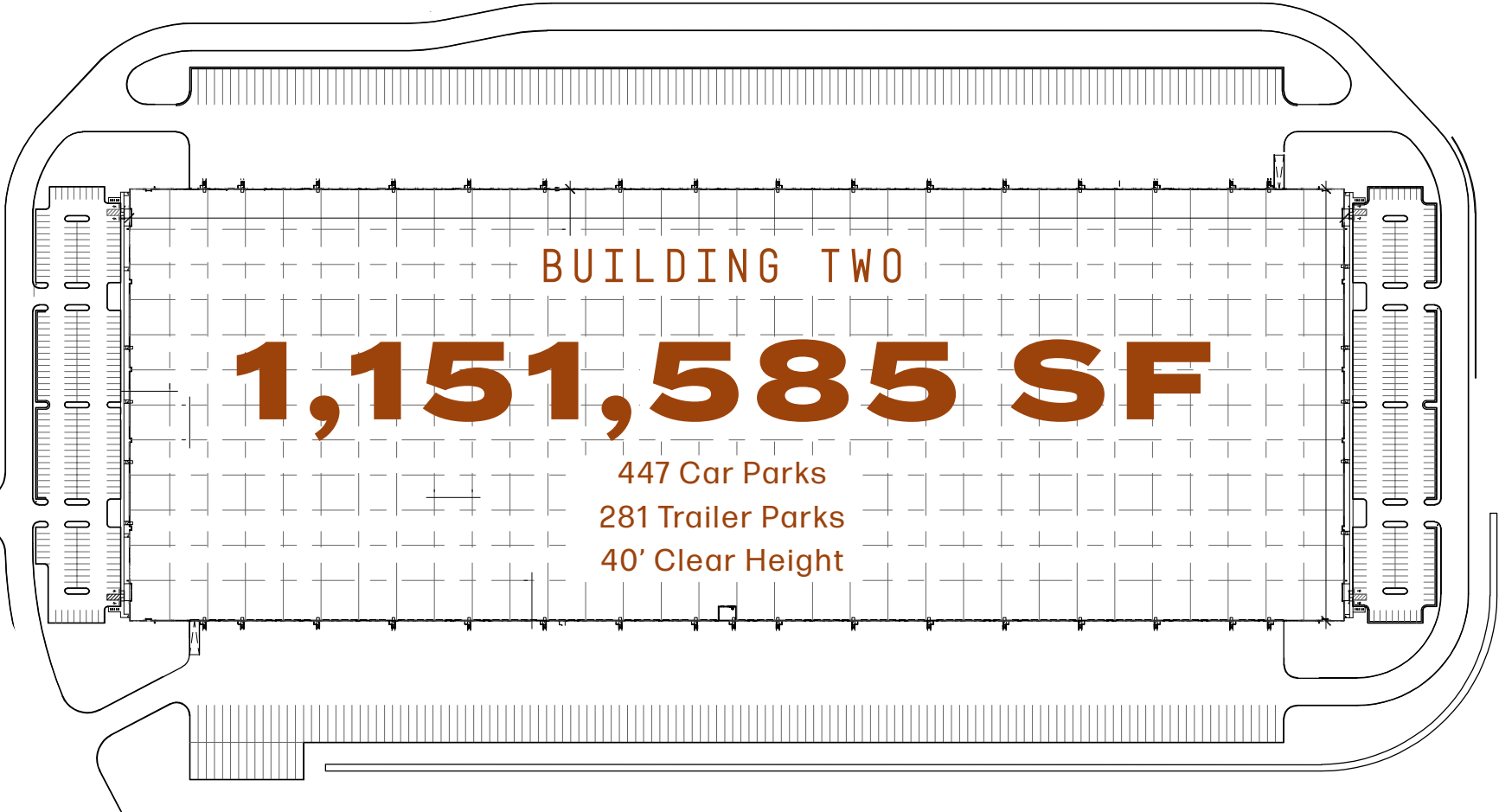
Total Size	1,151,585 SF
Building Depth	640'
Floor Slab	8" Thick, 4,000 PSI
Clear Height	40'
Electrical	277 / 480 Volt, 3 Phase, 3000 Amps service
Column Spacing	56' x 60' Speed Bays 56' x 52' Interior Bays

Fire Sprinklers	ESFR
Drive In Ramps	(2) 50'
Car Parks	447
Trailer Parks	281
Dock Doors	(193) 9' x 10'
Drive In Doors	(4) 12' x 14'
Truck Court Depth	125' Truck Court 55' Trailer Parking





640'



BUILDING TWO

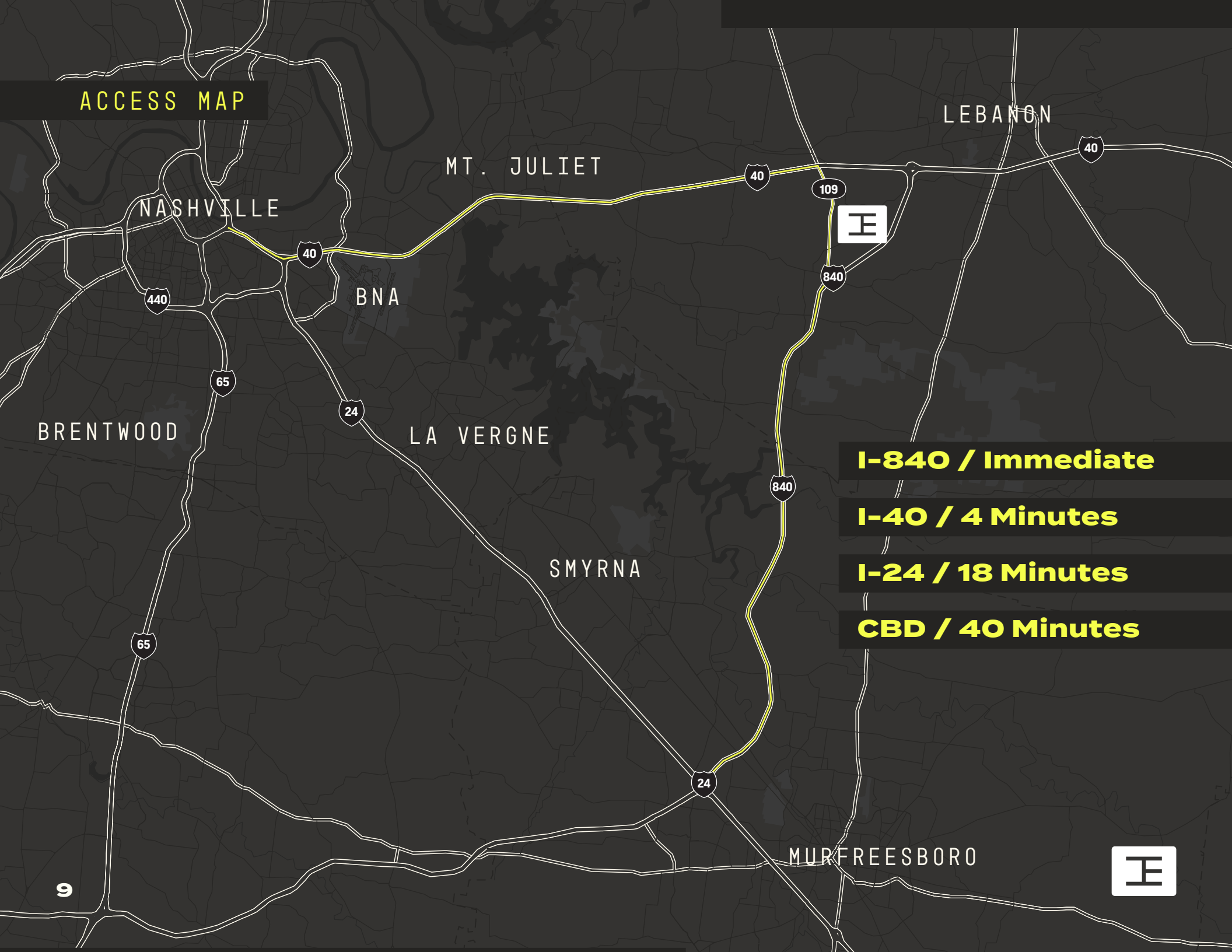
1,151,585 SF

447 Car Parks
281 Trailer Parks
40' Clear Height

1800'



ACCESS MAP



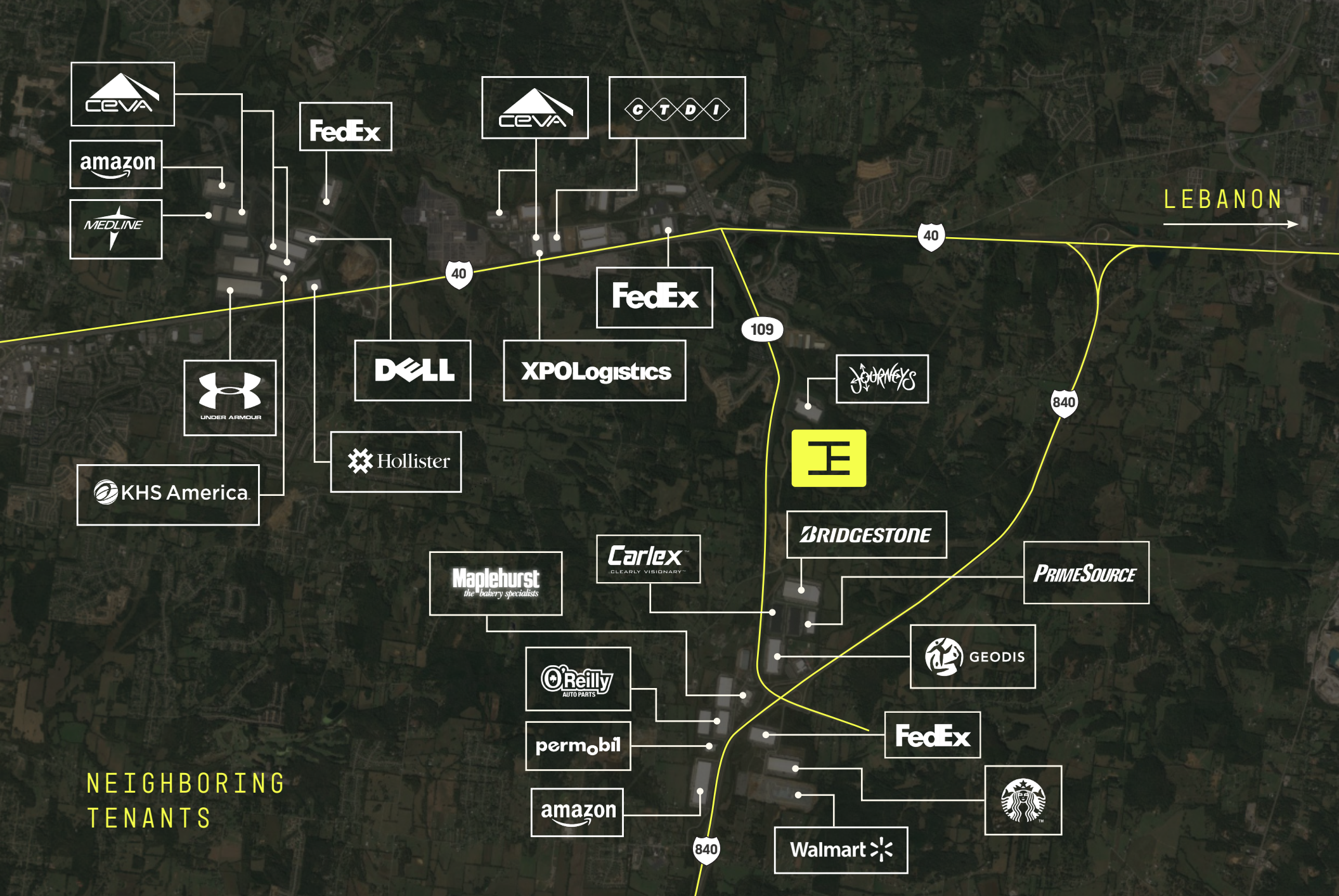
I-840 / Immediate

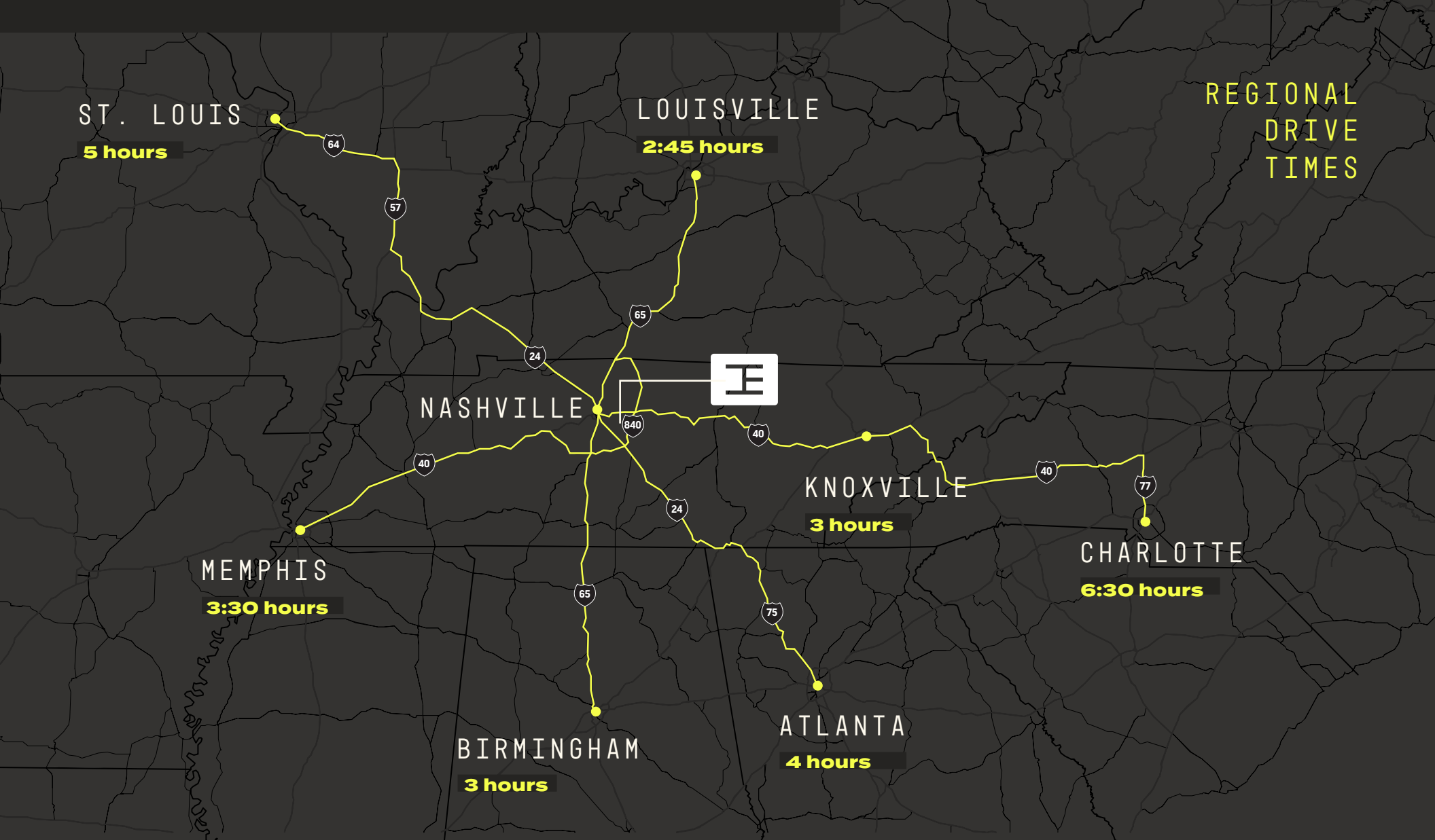
I-40 / 4 Minutes

I-24 / 18 Minutes

CBD / 40 Minutes







ST. LOUIS
332 miles via I-24W

LOUISVILLE
176 miles via I-65N

KNOXVILLE
180 miles via I-40E

CHARLOTTE
412 miles via I-40E

MEMPHIS
212 miles via I-40W

BIRMINGHAM
191 miles via I-65S

ATLANTA
248 miles via I-24E + I-75S



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EARHART

INDUSTRIAL PARK

ELEVATING NASHVILLE.