

**CLASS A INDUSTRIAL  
WAREHOUSE SPACE IN  
THE I-40E SUBMARKET**



**THE SUMMIT**  
AT CEDARTREE FARMS

**TWO BUILDINGS  
TOTALING 314,178 SF**



**CBRE**

**Summit**  
Real Estate Group

**LEBANON, TN**

# PROPERTY OVERVIEW

Summit Hwy 109 comprises 314,178 SF of Class A industrial warehouse space in the highly sought after I-40 E submarket.

**BREAKING GROUND: Q2 2026**

	BUILDING 1	BUILDING 2
<b>BUILDING SIZE</b>	±152,528 SF	±161,650 SF
<b>MINIMUM SQUARE FOOTAGE</b>	±25,000 SF	±25,000 SF
<b>CLEAR HEIGHT</b>	32'	32'
<b>POWER</b>	2,000 Amps 600 Amp Panel Per Suite	2,000 Amps 600 Amp Panel Per Suite
<b>BUILDING DEPTH</b>	220'	180'
<b>TRUCK COURT DEPTH</b>	185'	130'
<b>DOCK COUNT</b>	38 Dock Doors, 2 Knock Outs	52 Dock Doors, 4 Knock Outs
<b>CAR PARKS</b>	133	169
<b>TRAILER STALLS</b>	40	0
<b>DRIVE-IN</b>	2	2
<b>SPRINKLER</b>	ESFR	ESFR
<b>COLUMN SPACING</b>	54' W x 53'-4" D	54' W x 60' D
<b>SPEC OFFICES</b>	2,531 SF & 1,857 SF	2,531 SF & 1,857 SF



# POWERED TO FIT YOUR NEEDS

## SUMMIT AT CEDARTREE FARMS – BUILDING 1

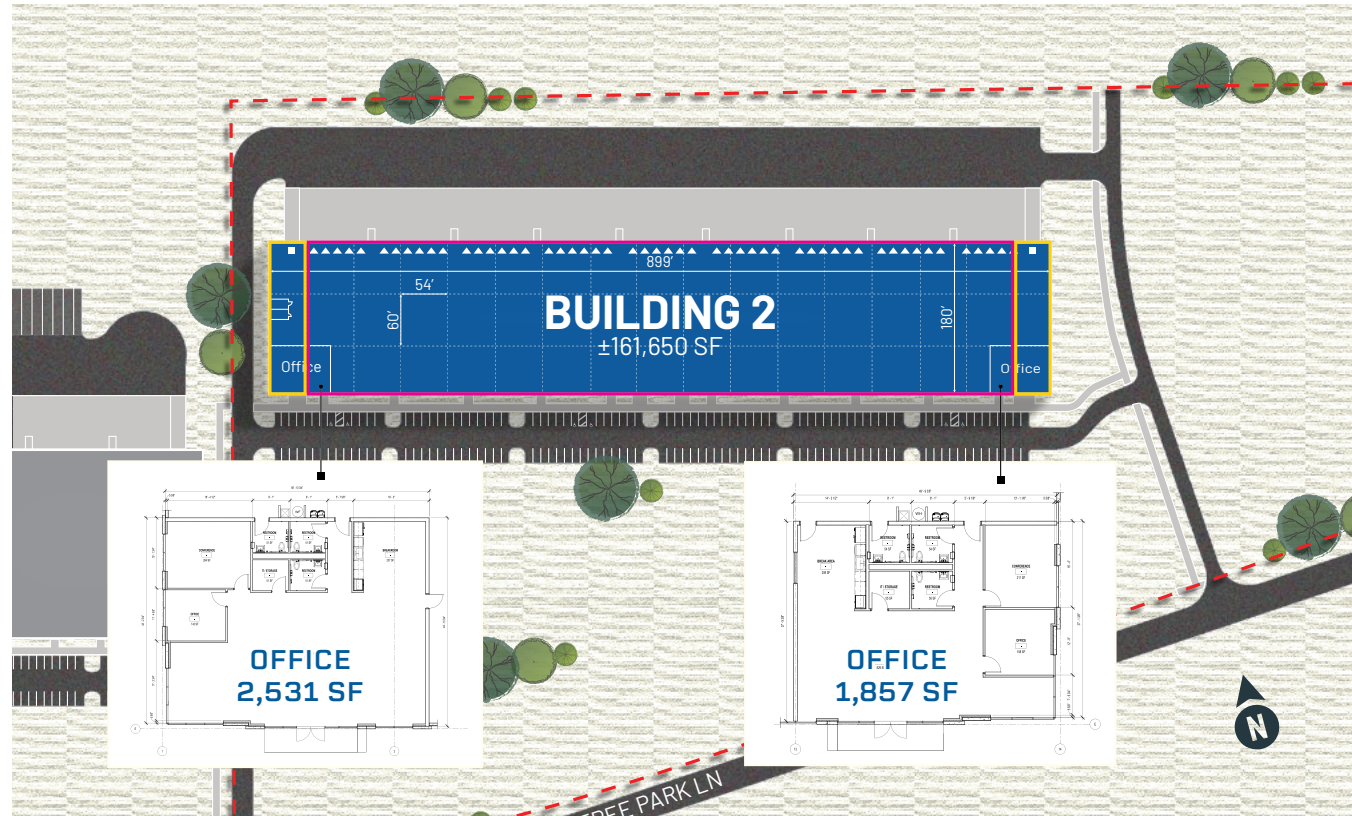
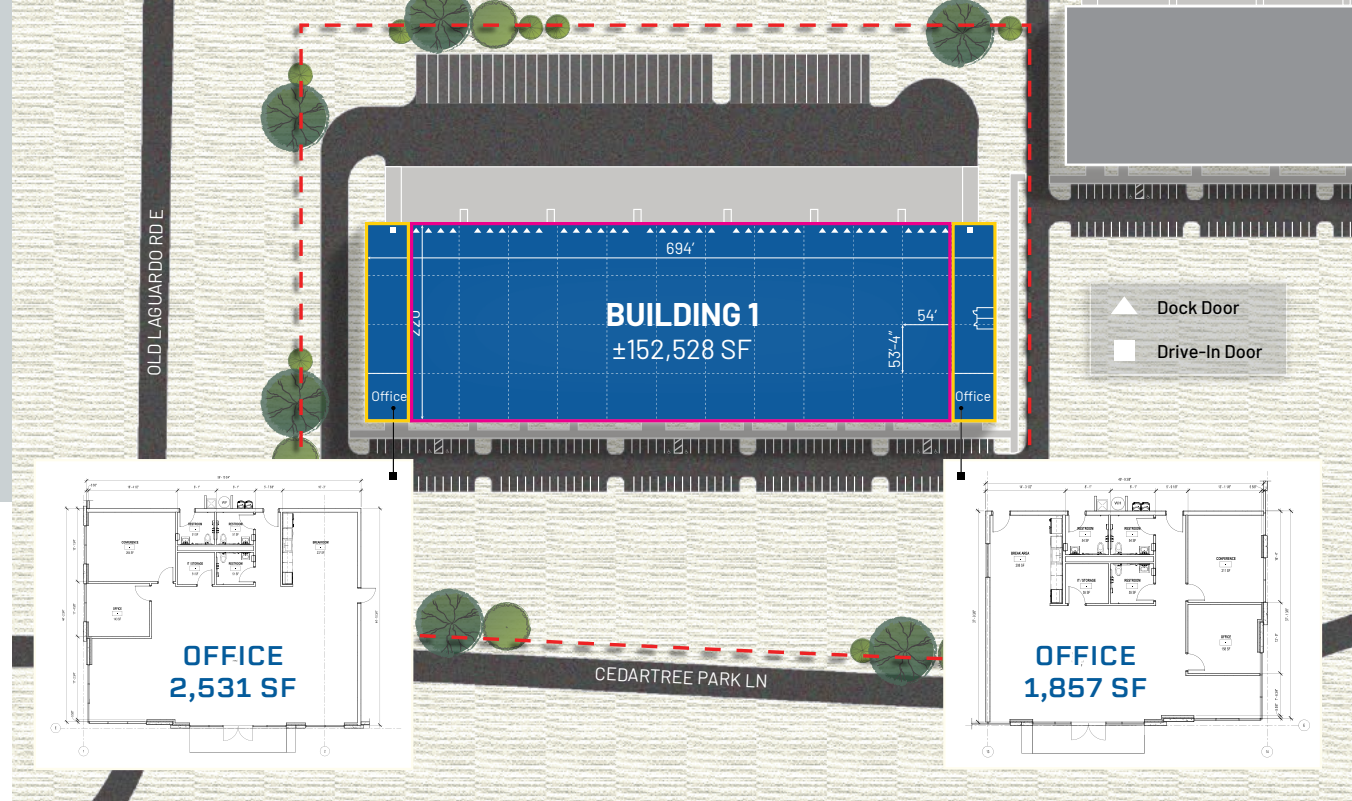
 **BAY 1 & 17**  
±7,925 SF

 **BAY 2-16**  
±9,720 SF

## SUMMIT AT CEDARTREE FARMS – BUILDING 2

 **BAY 1 & 13**  
±10,924 SF

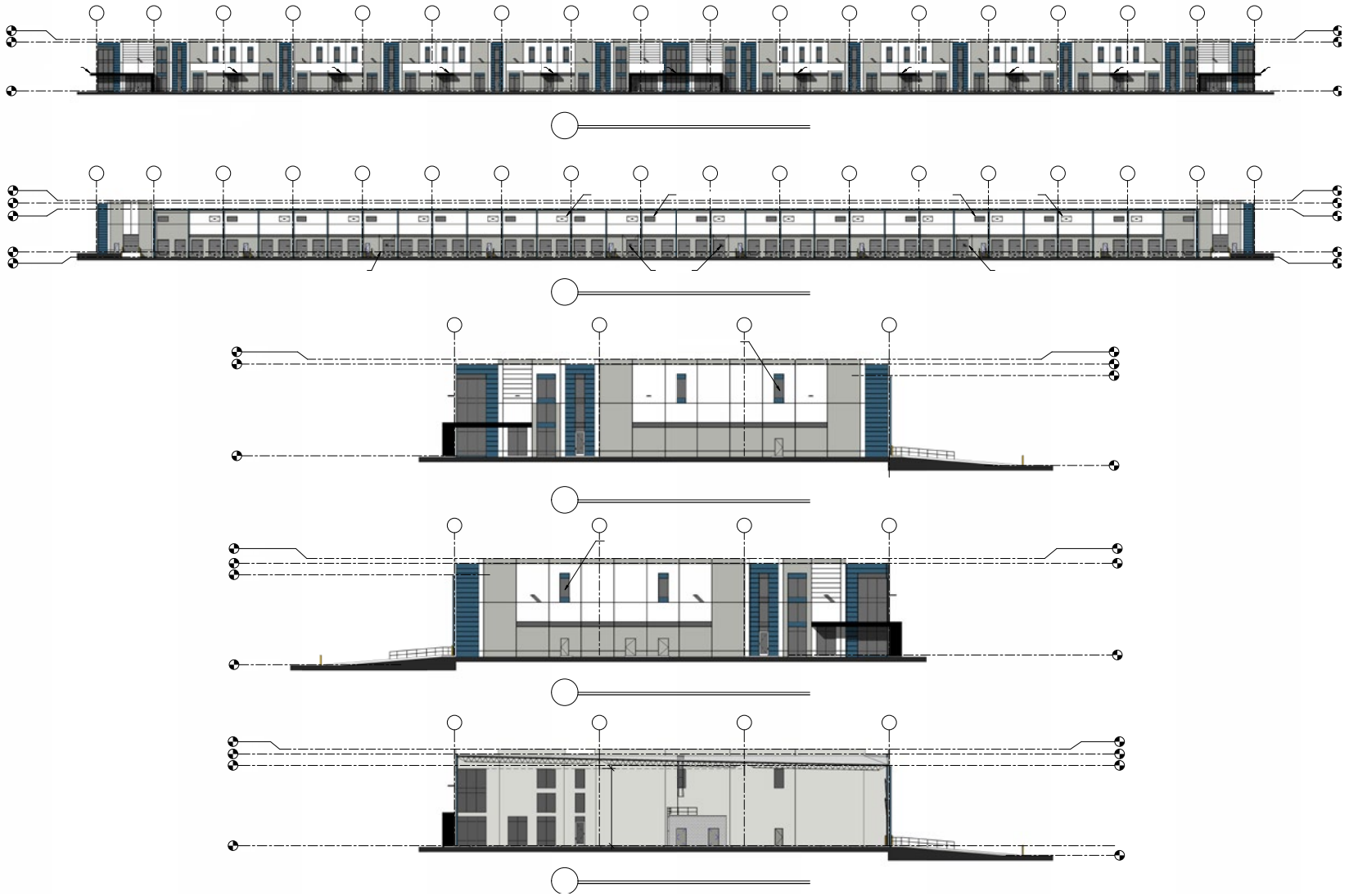
 **BAY 2-12**  
±11,880 SF



# ELEVATIONS BUILDING 1



# ELEVATIONS BUILDING 2



# INTERSTATE CONNECTIVITY ALLOWING YOU TO REACH FURTHER, FASTER

DRIVE TIMES	
Highway 109	less than a mile, 1 minute
I-40E	10 minutes, 5 miles
I-840	15 minutes, 8 miles
I-24	35 minutes, 30 mile
I-65	35 minutes, 30 miles
Briley Pkwy (TN 155)	25 minutes, 20 miles
Gallatin	16 minutes, 10.4 miles
DT Nashville	30 minutes, 27 miles
Clarksville	1 hour 23 minutes, 65 miles
Smyrna	32 minutes, 25 miles
Shelby	30 minutes, 25 miles

**27.6 MI**  
TO  
DOWNTOWN  
NASHVILLE

**20.8 MI**  
TO  
BNA AIRPORT



**41M PEOPLE**  
within a 300 mile radius



**75% OF THE U.S.**  
market within a 2 hour flight



**3 MAJOR INTERSTATES**  
converge in Nashville

### ACCESS TO MAJOR MARKETS

- 243 MI Atlanta
- 451 MI Mobile
- 405 MI Charlotte
- 491 MI Savannah

Hopkinsville

Clarksville

Gallatin

Old Hickory Lake

Cheatham Lake

Lebanon

Murfreesboro

Columbia

109

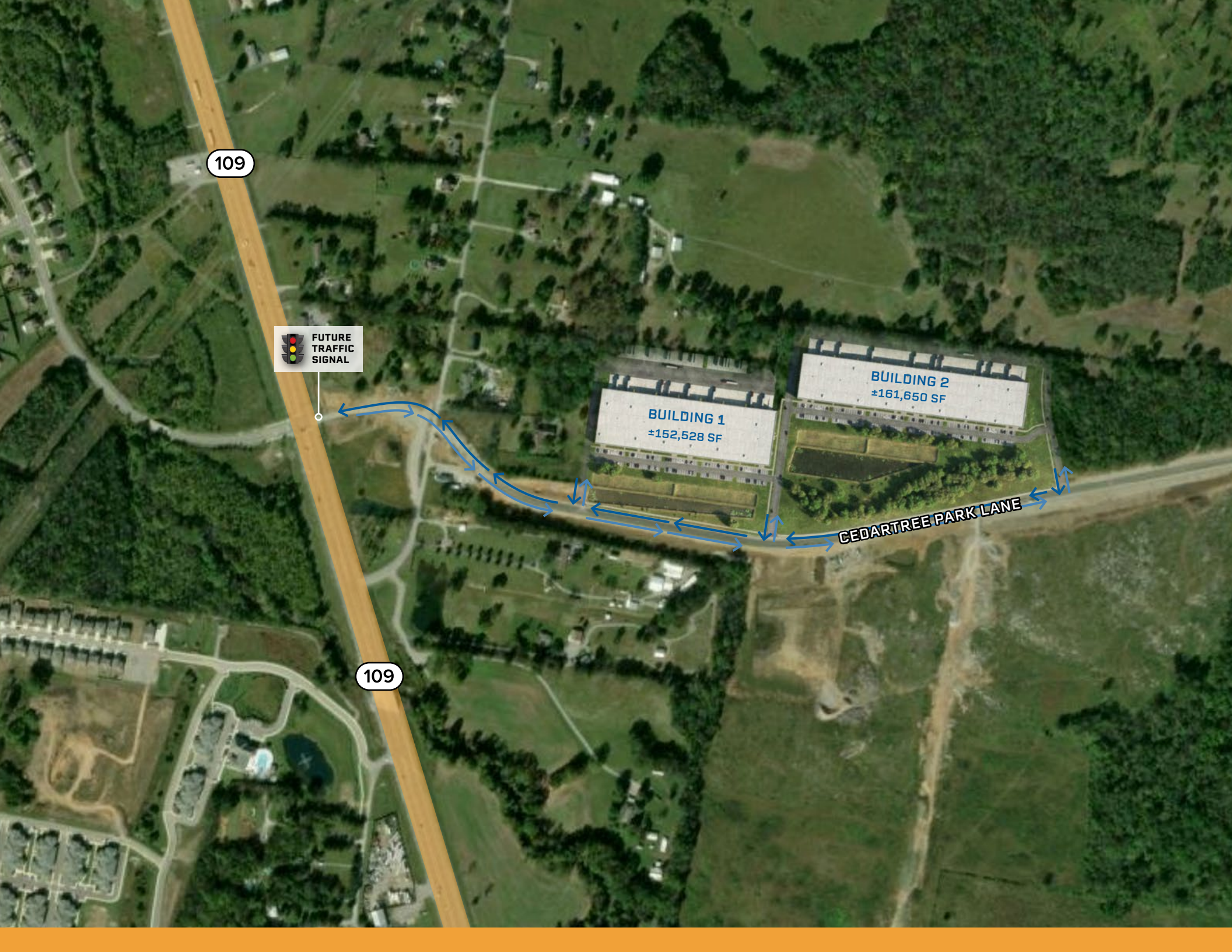


109

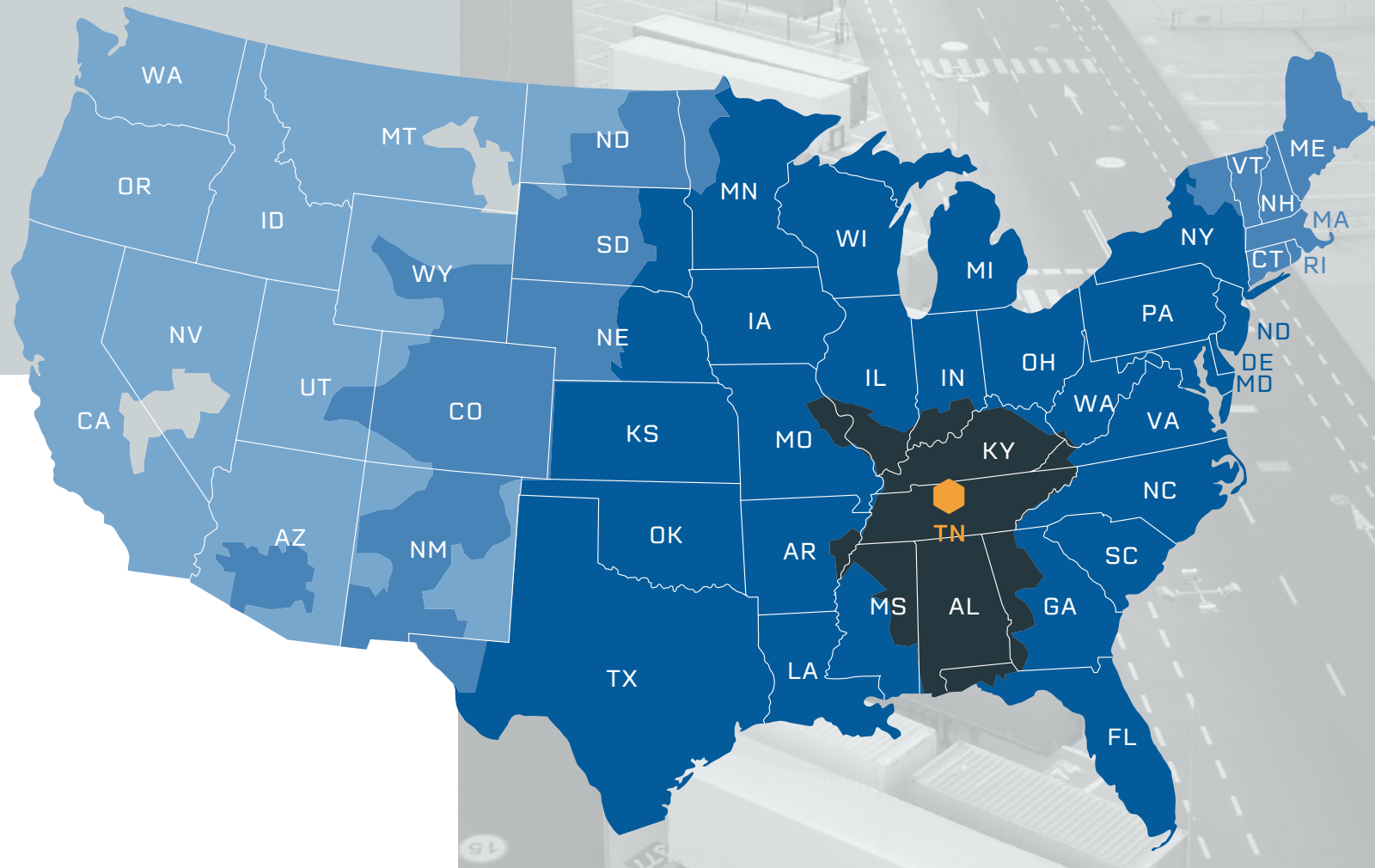
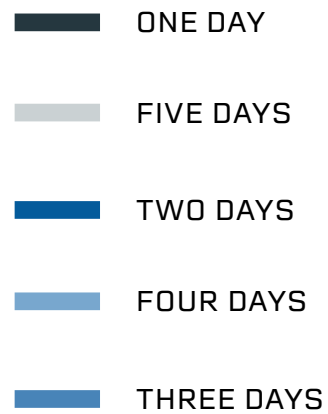
**BUILDING 1**  
±152,528 SF

**BUILDING 2**  
±161,650 SF

**CEDARTREE PARK LANE**



# FEDEX DRIVE TIMES



**50% OF THE US**  
population are within 650 miles  
of Rutherford County



**12M PEOPLE**  
live within a 2.5 hour drive



**72% OF THE US**  
population within Two-Day  
Ground Delivery from Nashville

# DEMOGRAPHIC SNAPSHOT

## TOTAL POPULATION

2.1M

Population  
USA: 337M

28.6%

Increase  
Since 2010  
USA: 9.3%

1.5%

Projected  
Population  
Growth by 2027

## MILLENNIAL/GEN-Z POPULATION

537K

Millennial Population  
USA: 82M

25.4%

Of Millennial Population  
USA: 24.3%

490K

Gen-Z Population  
USA: 77M

23.2%

Gen-Z Population;  
USA: 22.7%

## ECONOMY

\$171B

GDP Oxford Economics

15%

Forecasted GDP  
Growth by 2029

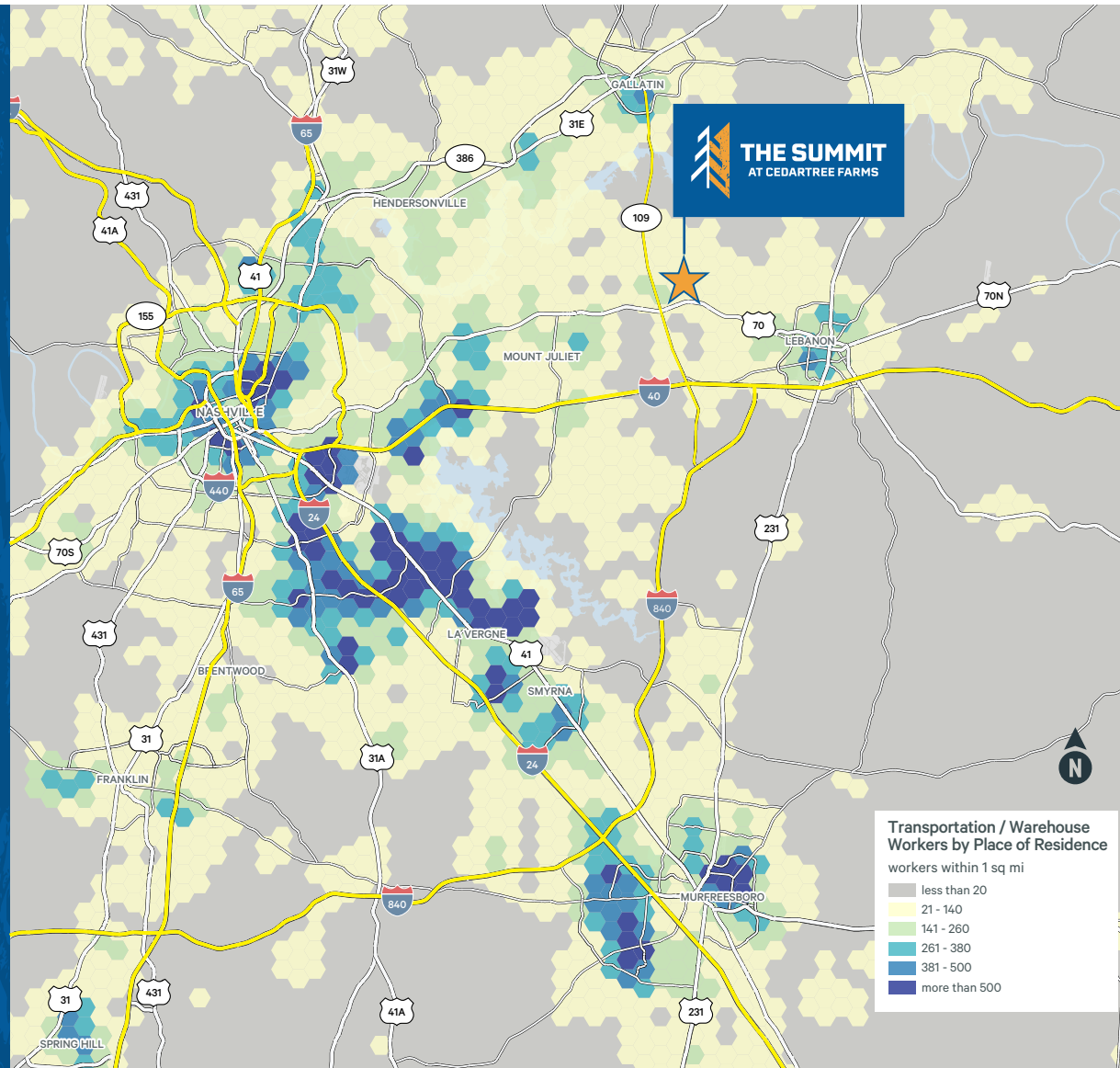
52%

Job Growth Since 2010

6%

Forecasted Job  
Growth by 2029

Source: Nashville Chamber of Commerce, CBRE Research





# THE SUMMIT

AT CEDARTREE FARMS

## CLASS A INDUSTRIAL WAREHOUSE SPACE IN THE I-40E SUBMARKET

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**CBRE**

**Summit**  
Real Estate Group

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