

BECKWITH POINT INDUSTRIAL PARK



FOR LEASE

BUILDING 1: 235,179 SF

1000 PURPLE MARTIN WAY
MT. JULIET, TN

BUILDING 2: 188,139 SF

1010 PURPLE MARTIN WAY
MT. JULIET, TN



LBA Logistics

A GATEWAY TO NASHVILLE'S BOOMING LOGISTICS HUB



Located in Mt. Juliet, TN in one of Nashville's fastest growing submarkets, Beckwith Point presents a remarkable well-located opportunity for companies to tap into a robust workforce, optimize their operations and expand their reach. Offering quick access to major regional interstates and critical shipping hubs, Beckwith Point positions businesses at the forefront of Nashville's booming East industrial submarket.

PROPERTY HIGHLIGHTS

- New construction spanning 75 acres
- 496,126 SF available over three buildings
- 4-way access to Interstate 40 via Beckwith Road Interchange
- Interstate visibility
- Close proximity to Mt. Juliet shopping, dining, hotels and more
- 14 miles from Nashville International Airport
- 20 miles east of downtown Nashville
- Newly built spec offices
- Full LED lighting, interior paint, and dock packages in each building ensuring quick occupancy

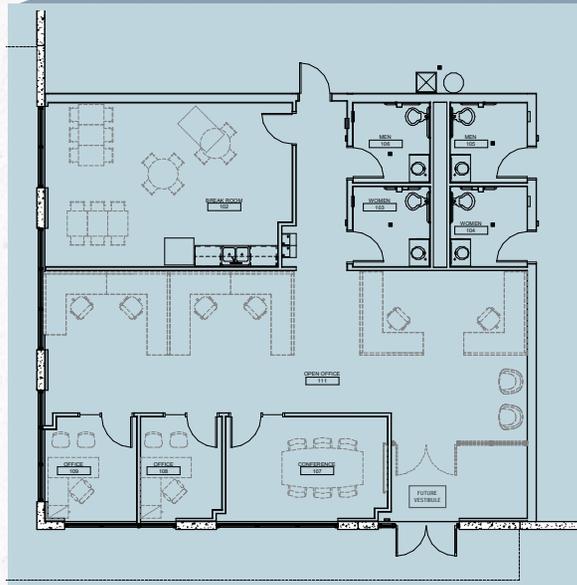
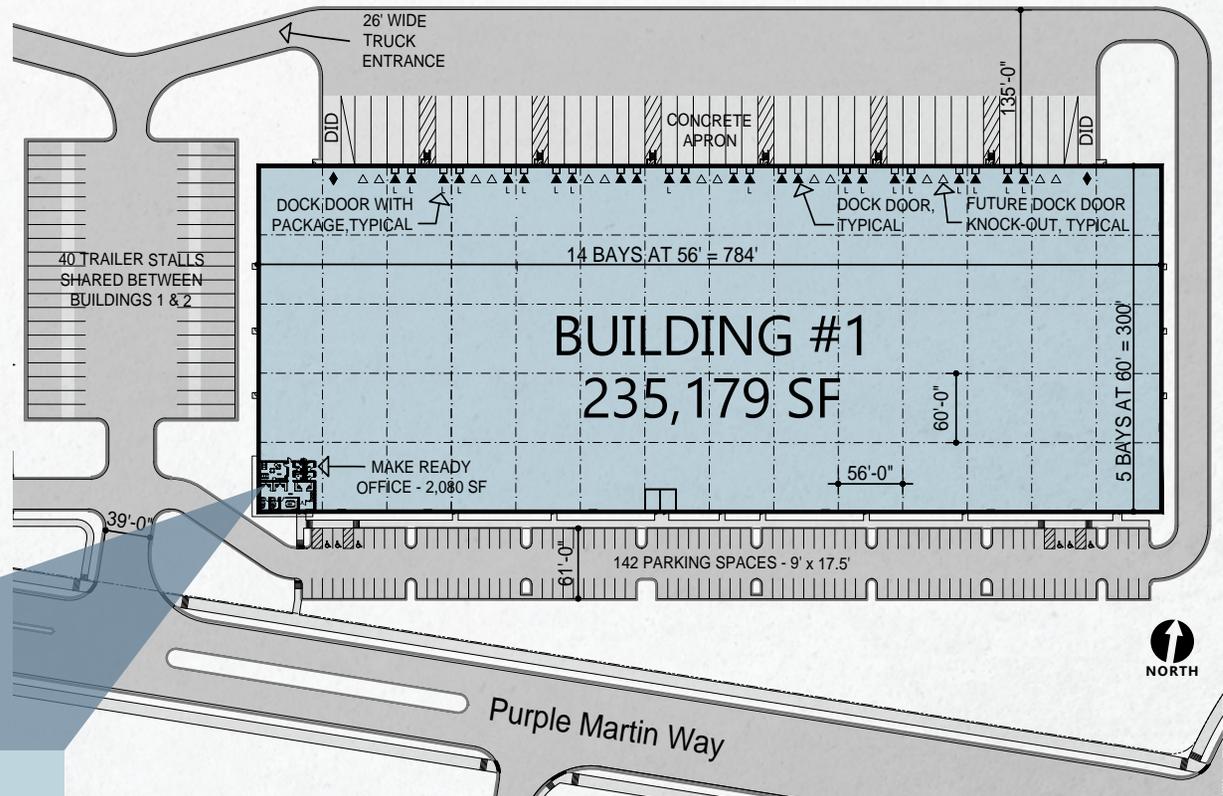
BUILT FOR PEAK EFFICIENCY

CURRENT ZONING	IR, Industrial Restrictive
SITE AREA	75 Acres
BUILDING AREA	Bldg 1: 235,179 SF (divisible) Bldg 2: 188,139 SF (divisible)
BUILDING ADDRESSES	Bldg 1: 1000 Purple Martin Way, Mt. Juliet, TN Bldg 2: 1010 Purple Martin Way, Mt. Juliet, TN
DOCK CONFIGURATION	Rear load, 135' deep truck court
AUTOMOBILE PARKING	Bldg 1: 142 parking spaces (0.60/1,000 SF) Bldg 2: 140 parking spaces (0.74/1,000 SF)
TRUCK/TRAILER PARKING	40 spaces shared between bldg. 1 & 2
BUILDING FLOOR SLAB	7" thick concrete slab
CONSTRUCTION TYPE	Concrete tilt-wall
COLUMN BAY SPACING	Bldg 1&2: 60' deep x 56' wide typical
CLEAR HEIGHT	Bldg 1&2: 36-ft minimum clear height
ROOF	60 mil TPO; 15-year warranty
DOCK DOORS	9' wide x 10' high manual dock doors Bldg 1: 24 docks, 18 equipped (expandable to 38) Bldg 2: 24 docks, 18 equipped (expandable to 38)
DRIVE-IN RAMP DOORS	Two (2) concrete drive-in ramps per building, each with 12' wide x 14' high motor-operated doors
WAREHOUSE HEATING	Gas-fired heaters
FIRE PROTECTION	ESFR sprinkler systems
ELECTRICAL <i>*to be confirmed by tenants</i>	Bldg 1&2: one (1) 2,000-amp, 480-volt service (expandable)
SPEC OFFICES	Bldg 1: 2,080 SF Bldg 2: 2,080 SF Additional office can be built-to-suit



BUILDING 1 SITE PLAN

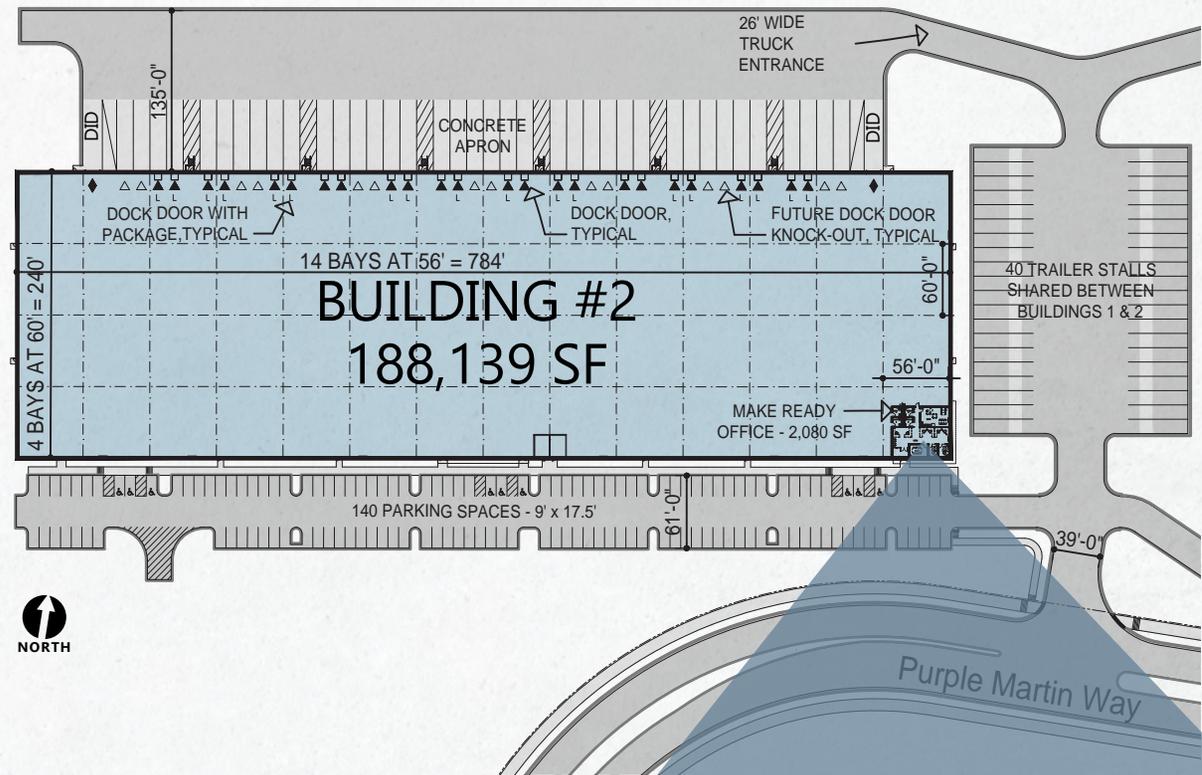
1000 PURPLE MARTIN WAY
MT. JULIET, TN



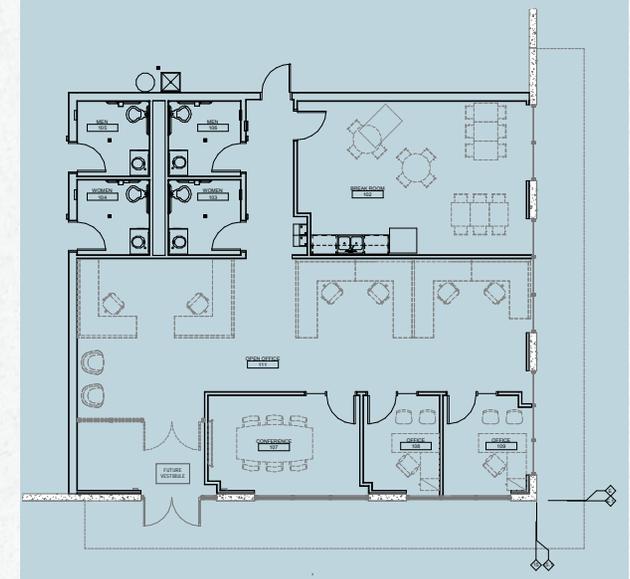
- Building Size: 235,179 SF
- Building Dimensions: 300' x 784'
- Column Spacing: 56' x 60'
- Configuration: Rear Load
- Shell Construction: Tilt-up Concrete
- DID : (2) 12' x 14'
- Slab: 7" unreinforced
- Speed Bay: 60' deep
- Electrical: 2000 amp capacity (upon tenant verification)
- Truck Court: 135'
- Auto Parking: 142 (0.60/1,000 SF)
- Sprinkler System: ESFR
- Clear Height: 36' (excluding speed bay)
- Dock Doors: 24 (9'x10') docks, 18 equipped with levelers. Expandable to 38 docks with 14 knockout positions
- Trailer Parking: 40 spaces shared between buildings 1 & 2, 14 spaces available along the dock wall (knockout positions)

BUILDING 2 SITE PLAN

1010 PURPLE MARTIN WAY
MT. JULIET, TN

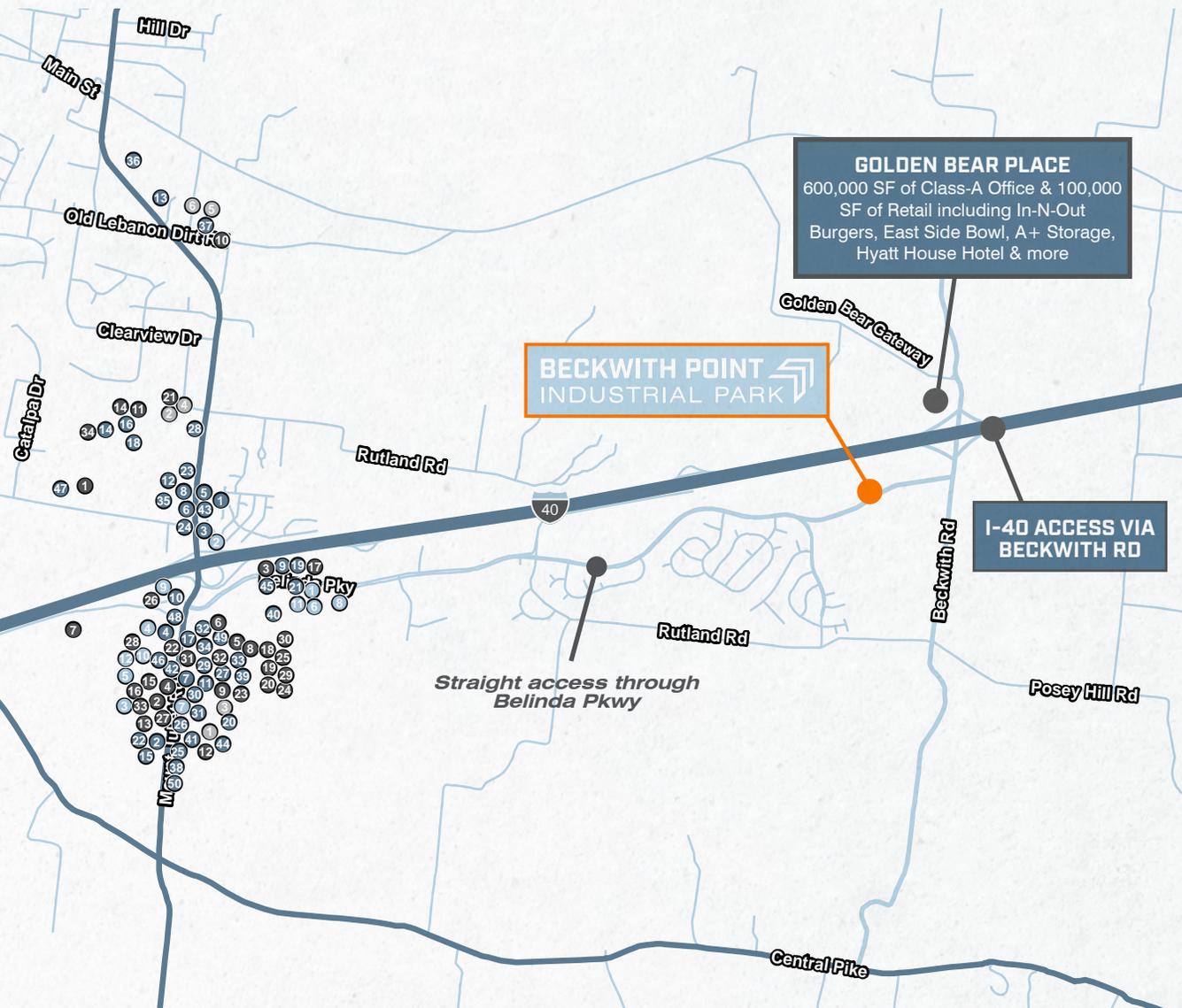


- Building Size: 188,139 SF
- Building Dimensions: 240' x 784'
- Column Spacing: 56' x 60'
- Configuration: Rear Load
- Shell Construction: Tilt-up Concrete
- DID : (2) 12' x 14'
- Slab: 7" unreinforced
- Speed Bay: 60' deep
- Electrical: 2000 amp capacity (upon tenant verification)
- Truck Court: 135'
- Auto Parking: 140 (0.74/1,000 SF)
- Sprinkler System: ESFR
- Clear Height: 36' (excluding speed bay)
- Dock Doors: 24 (9'x10') docks, 18 equipped with levelers. Expandable to 38 docks with 14 knockout positions
- Trailer Parking: 40 spaces shared between buildings 1 & 2, 14 spaces available along the dock wall (knockout positions)



DISCOVER MT. JULIET

With 2.5 M SF of retail, dining, hotels, and more, Beckwith Point puts tenants just minutes away from one of the region's most exciting amenity hubs.



GOLDEN BEAR PLACE
600,000 SF of Class-A Office & 100,000 SF of Retail including In-N-Out Burgers, East Side Bowl, A+ Storage, Hyatt House Hotel & more

BECKWITH POINT INDUSTRIAL PARK

I-40 ACCESS VIA BECKWITH RD

RESTAURANTS

1. Arby's
2. Blue Coast Burrito
3. Bubbakoo's Burritos
4. Buffalo Wild Wings
5. Captain D's Seafood Restaurant
6. Cheddar's Scratch Kitchen
7. Chick-fil-A
8. Chipotle Mexican Grill
9. Chuck E. Cheese's
10. Cracker Barrel
11. Crumbl Cookies
12. Culver's
13. Dairy Queen
14. Domino's Pizza
15. Firehouse Subs
16. Five Guys
17. Haagen Dazs
18. IHOP
19. Jason's Deli
20. Jonathan's Grille
21. Just Love Coffee
22. Little Caesars
23. LongHorn Steakhouse
24. McDonald's US
25. McDonald's US
26. Moe's Southwest Grill
27. Olive Garden
28. Panda Express
29. Panera Bread
30. Papa John's
31. Planet Smoothie
32. Red Lobster
33. Red Robin Gourmet Burgers
34. Salsarita's Fresh Cantina
35. Schlotzsky's
36. Scooter's Coffee and Yogurt
37. Smoothie King
38. Sonic
39. Starbucks US
40. Starbucks US
41. Starbucks US
42. Steak 'n Shake
43. SUBWAY
44. SUBWAY
45. Taco Bell
46. Taziki's
47. The Lost Cajun
48. Waffle House
49. Wendy's
50. Zaxby's

RETAIL

1. Academy Sports + Outdoors
2. Advance Auto Parts
3. Ashley Furniture HomeStore
4. Batteries Plus Bulbs
5. Belk
6. Best Buy
7. BJ's Wholesale Club
8. Books-A-Million
9. Dick's Sporting Goods
10. Dollar General
11. Dollar Tree
12. Five Below
13. Fleet Feet Sports
14. GameStop
15. Goodwill Industries
16. Goodwill Industries
17. Hobby Lobby Stores
18. HomeGoods
19. JCPenney
20. JOANN Fabric and Craft Stores
21. Lowe's
22. Mattress Firm
23. Old Navy
24. PetSmart
25. Ross Stores
26. Sherwin-Williams
27. Sleep Number
28. Sleep Outfitters
29. Staples
30. T.J. Maxx
31. Target
32. The Men's Wearhouse
33. Three Dog Bakery
34. Walmart

FITNESS

1. Anytime Fitness
2. CrossFit
3. F45 Training
4. HOTWORX
5. Planet Fitness
6. Planet Fitness
7. Pure Barre

HOTELS

1. Avid hotels
2. Comfort Suites
3. Courtyard by Marriott
4. Hampton
5. Hilton Garden Inn
6. Holiday Inn
7. Holiday Inn Express
8. Home2 Suites
9. Quality Inn
10. Residence Inn by Marriott
11. Staybridge Suites
12. Tru by Hilton

ACCESS ACCELERATED

With great proximity to Nashville's trisecting interstates, Beckwith Point sits within 650 miles of over half the United States population.

KEY DRIVE TIMES

Interstate 40
Immediate

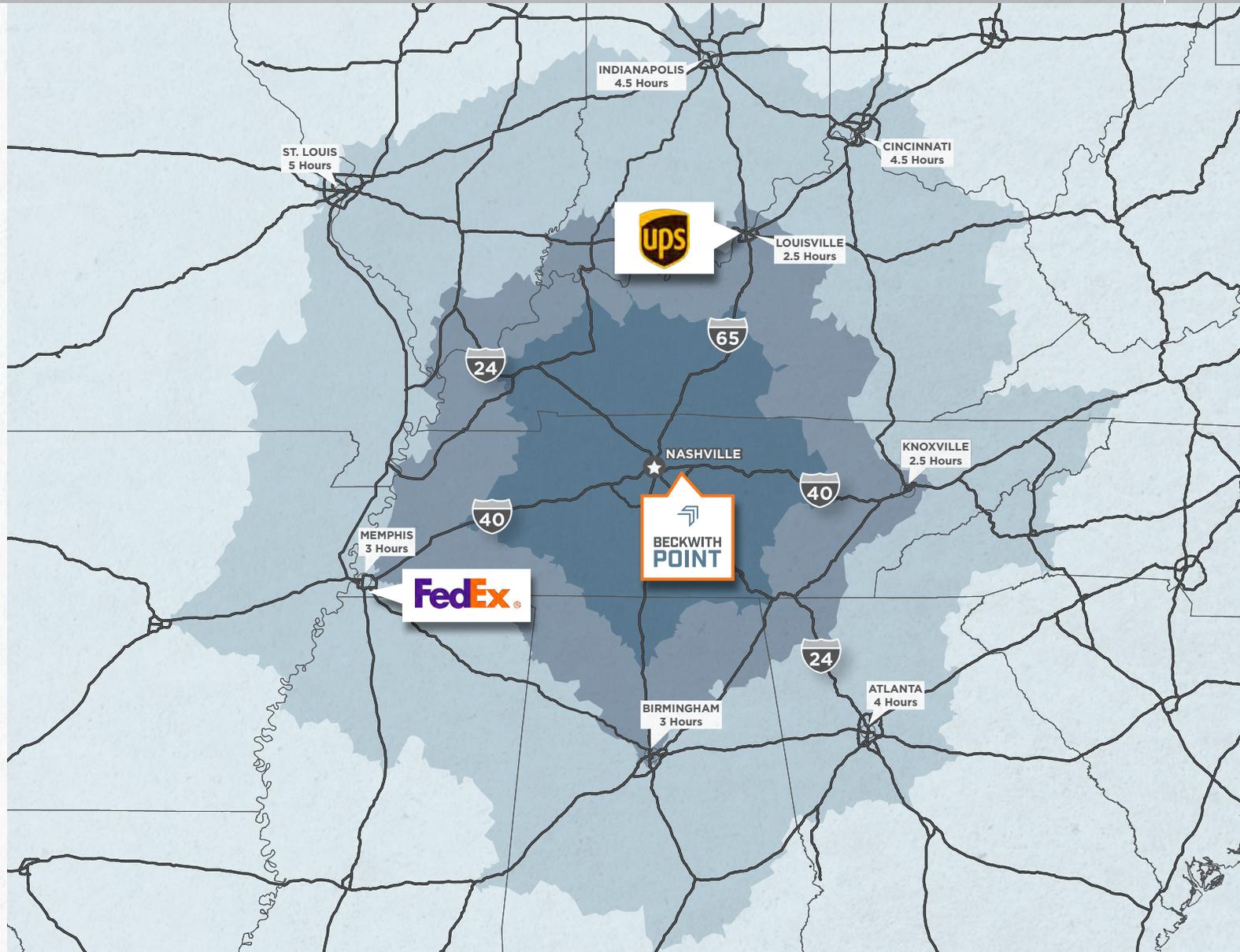
Nashville International Airport
15 minutes

Interstate 24
24 minutes

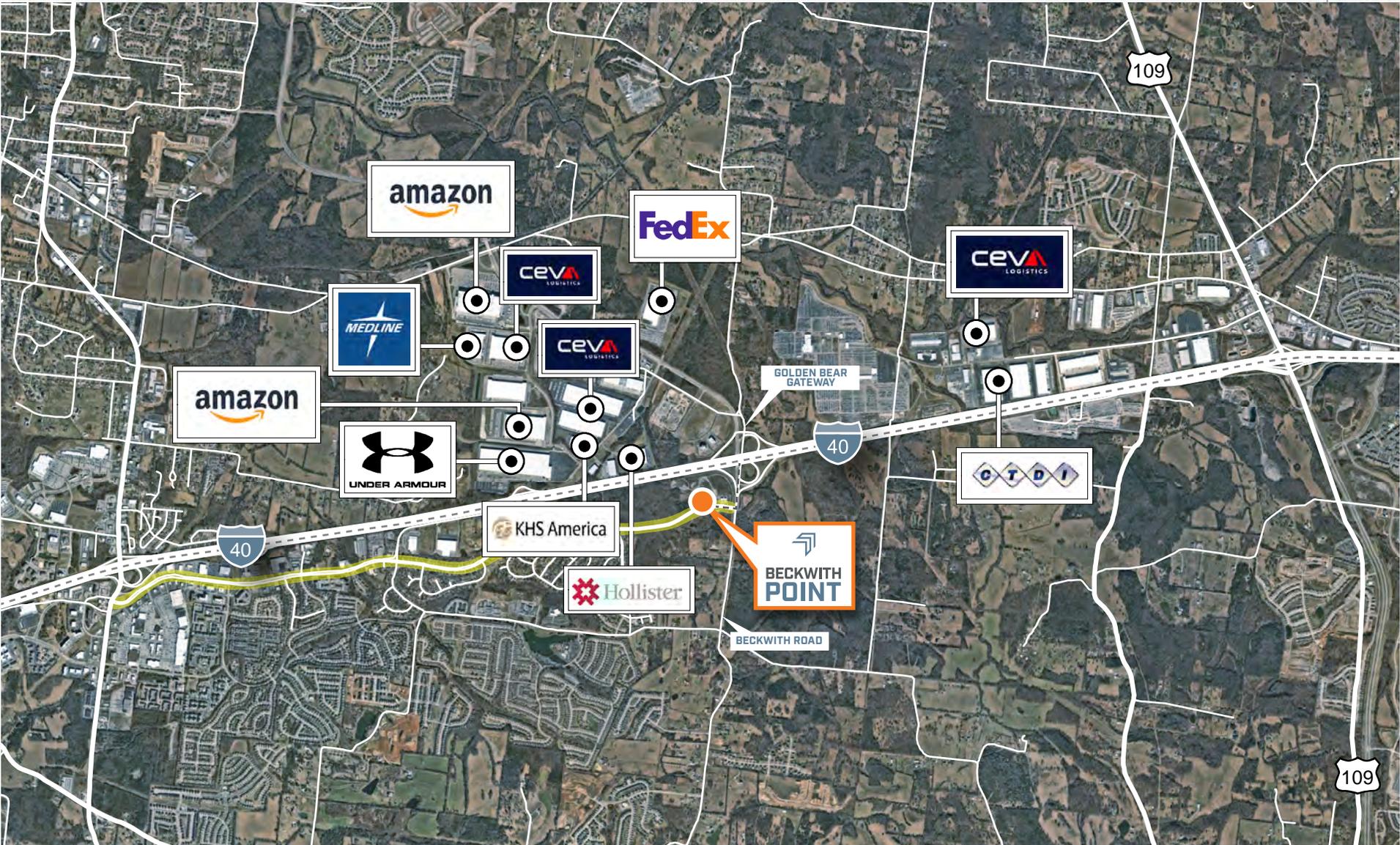
Interstate 65
25 minutes

Downtown Nashville
30 minutes

CSX Intermodal
30 minutes



JOIN NASHVILLE'S GROWING LOGISTICS HUB



NASHVILLE LOGISTICS BY THE NUMBERS

50%

of the US population lives within 650 miles (1-day trucking distance)

12M

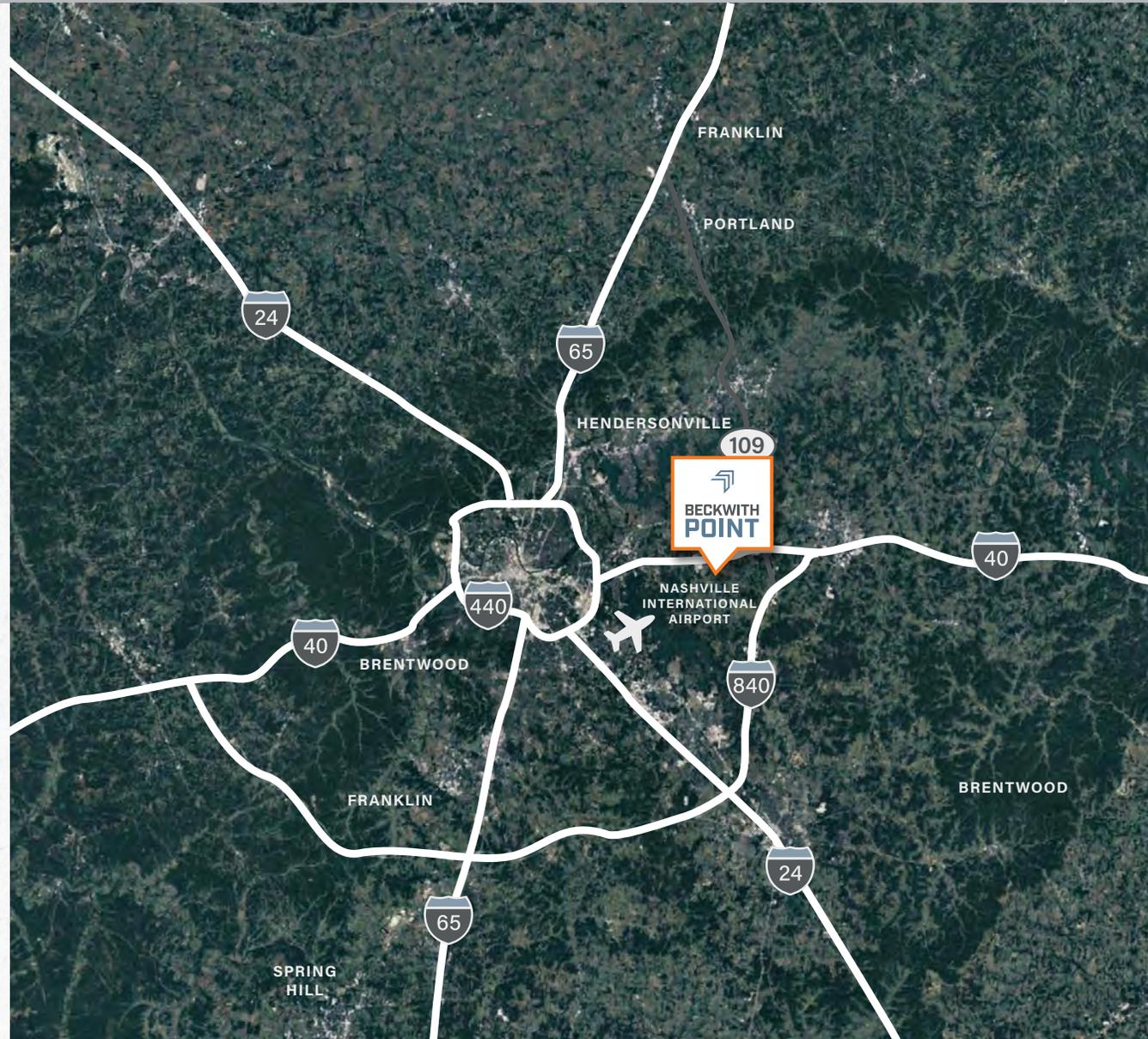
live within a 2.5 hour drive of Nashville

1 of 6

US cities with 3 major interstates converging: I-24, I-65, I-40

#8

Nashville is #8 of fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)





BECKWITH POINT

**FOR MORE INFORMATION ON LEASING OPPORTUNITIES AT
BECKWITH POINT, PLEASE CONTACT:**

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