



**MT. JULIET
LOGISTICS**

1271 E Division Street, Mt. Juliet, TN

DELIVERY DATE

Q2 2027

SQUARE FEET

183,651

AVAILABLE FOR SALE OR LEASE

CBRE

PROPERTY OVERVIEW

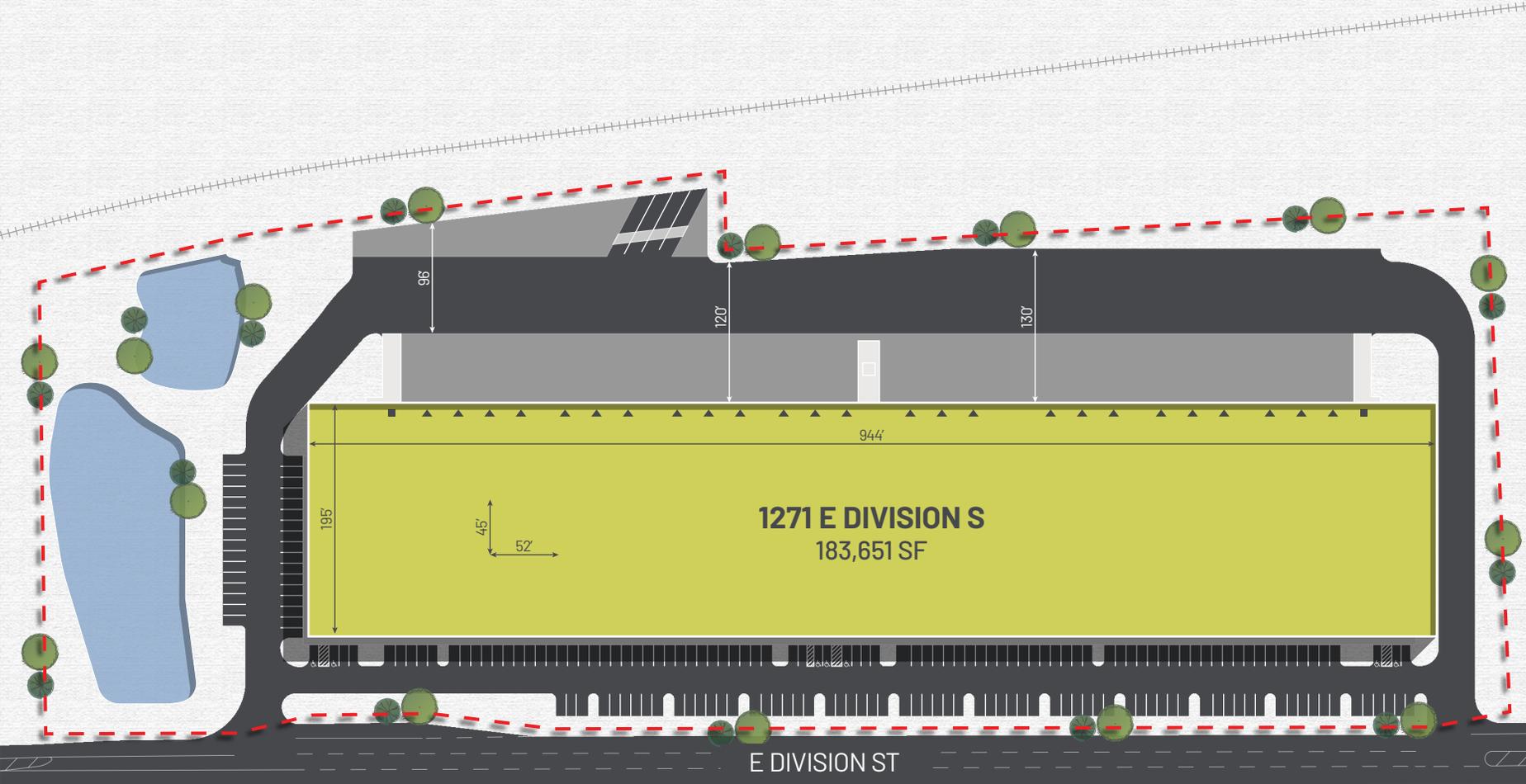
TOTAL SF	183,651 SF	ROOF	R-20, 60mil TPO roof, 20yr warranty
WAREHOUSE SF	181,451 SF	POWER	TBD
OFFICE SF	~2,200 (TBD) SF Spec Office	COLUMN SPACING	44'-6" x 52'-4" (60' Speed Bay)
CONFIGURATION	Rear-load	SPRINKLER	ESFR sprinkler system
CLEAR HEIGHT	32'	DRIVE IN DOORS	2 (12'x14') and ramps
BUILDING DEPTH	195'	DOCK DOORS	50 Total - 26 dock doors with bumpers (24 knock-outs)
TRUCK COURT DEPTH	130'	PARKING	TBD
CONSTRUCTION TYPE	8.5" - 9.25" thick concrete tilt panels	SLAB	6" Concrete Slab



E DIVISION STREET

BAY 2-17
10,218 SF

BAY 1 & 18
10,081 SF



- ▲ Dock Door
- Drive-In Door





Manheim
by Cox Automotive

FedEx

GOLDEN BEAR GATEWAY

amazon

COSTCO
WHOLESALE

Airtron
EQUIPMENT SOLUTIONS

CEVA
LOGISTICS

randstad

MEDLINE

Hollister

CEVA
LOGISTICS

KHS America

amazon

UNDER ARMOUR

40

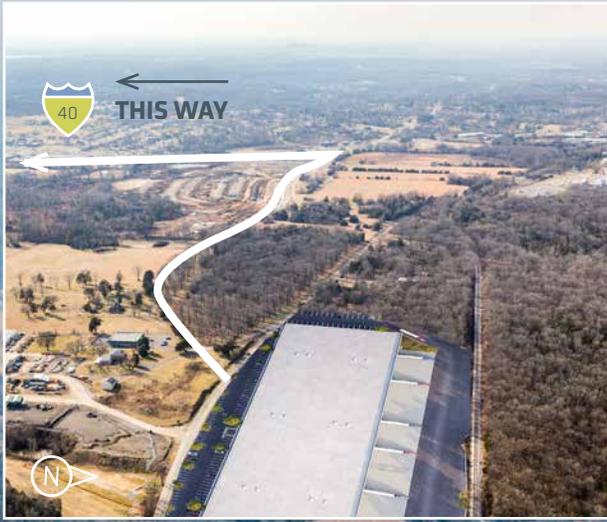
JONES
BROS

ROAD TO BE WIDENED TO 29'
WITH 4' SHOULDERS

R.-J. CORMAN RAIL ROAD

EAST DIVISION STREET





DRIVE TIMES	
I-40	>5 Minutes
I-840	10 Minutes
HIGHWAY 109	10 Minutes
NASHVILLE INT. AIRPORT	20 Minutes
DT NASHVILLE	25 Minutes
I-24	30 Minutes
I-65	30 Minutes



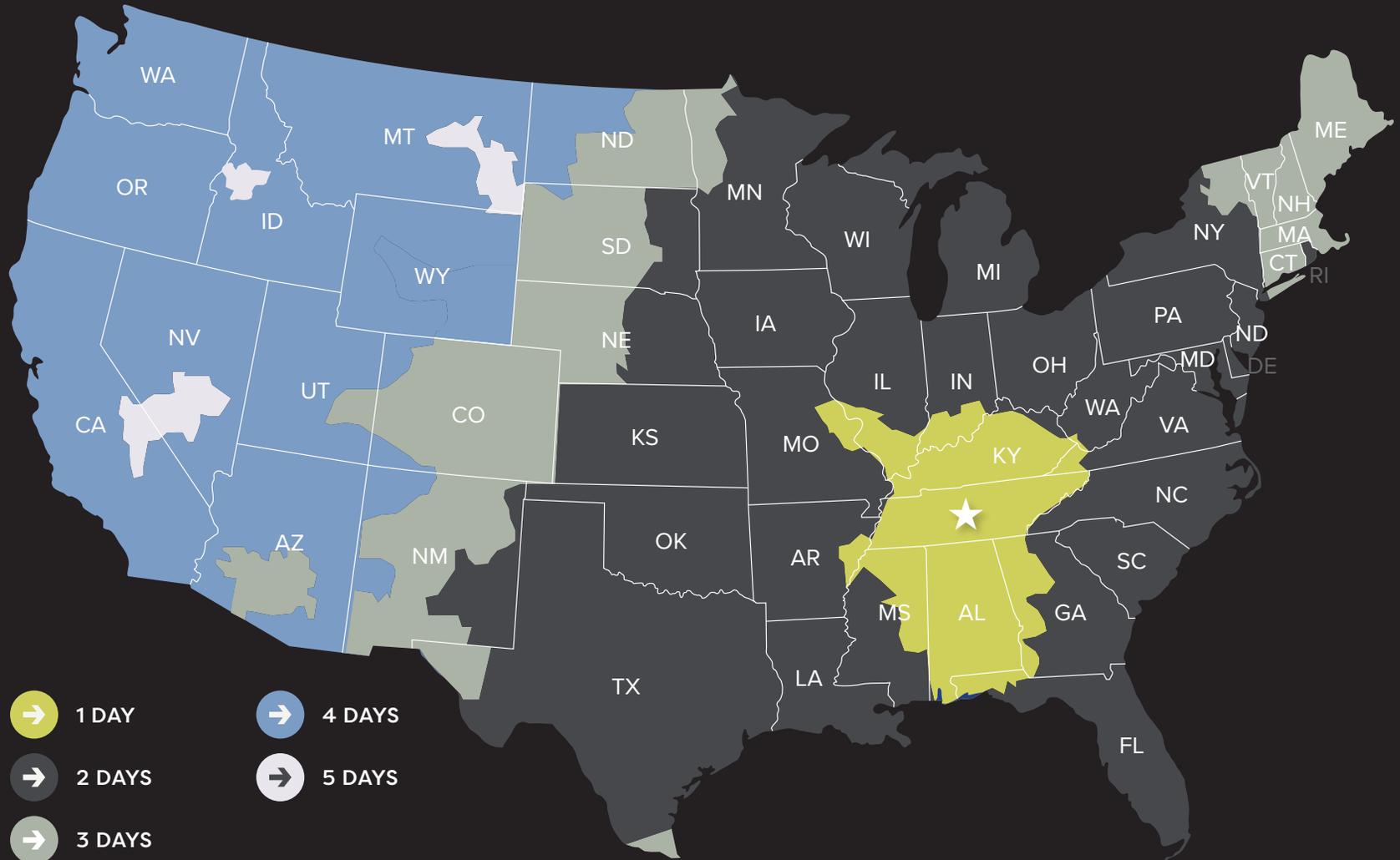


GATEWAY TO THE SOUTHEAST
FROM THE WEST COAST

FROM NASHVILLE, **72% OF THE
US POPULATION** IS REACHED
WITH FEDEX'S ONE AND TWO-DAY
GROUND DELIVERY

75%

OF MAJOR US MARKETS ARE
WITHIN A 2 HOUR FLIGHT





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