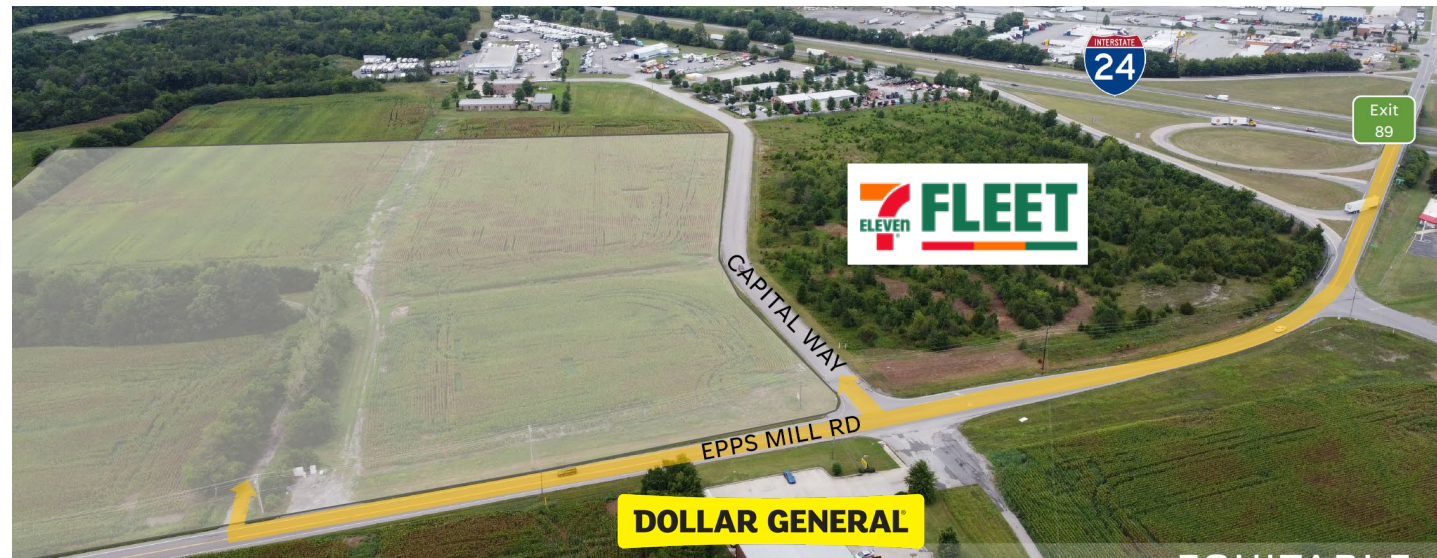


CAPITAL FLEET — CENTER —



Superior Access and Connectivity

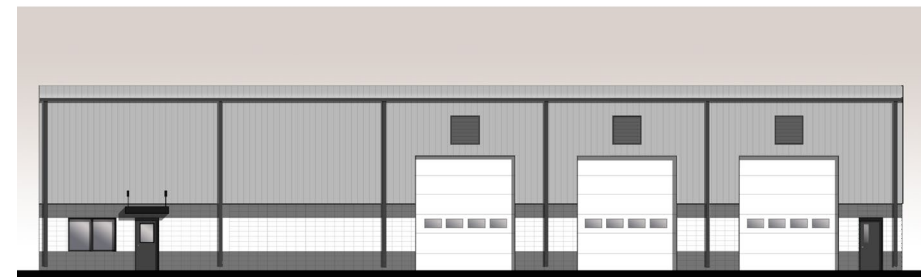
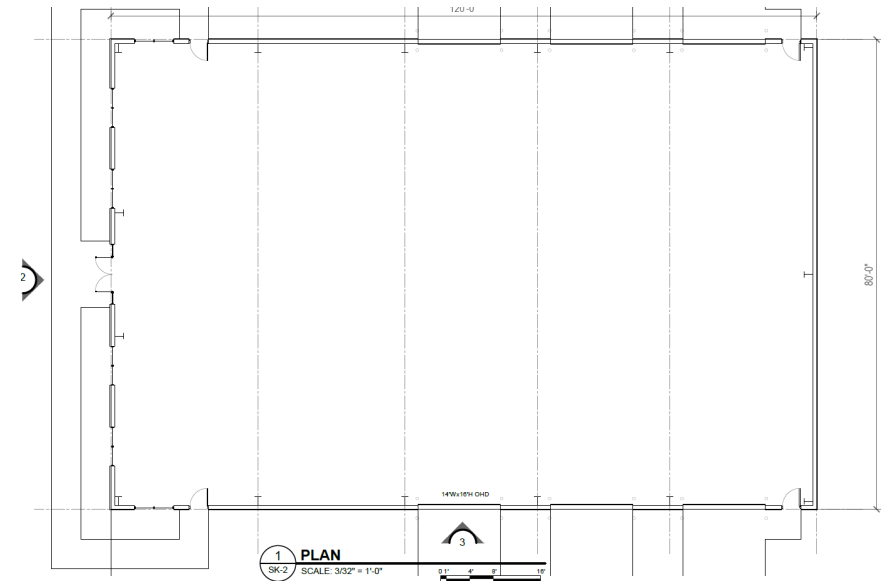
Strategically positioned along I-24 at Capital Way and Epps Mill Road, Capital Fleet Center is a premier fleet maintenance and distribution hub in Christiana, Rutherford County, TN. Designed to serve the evolving needs of businesses and industries in one of the fastest-growing counties in the U.S., this park offers exceptional accessibility, modern infrastructure, and a range of industrial service and distribution opportunities. Additionally, a new interchange is under construction and is scheduled for completion in 2026, further enhancing connectivity and access to the center.



Functional Efficiency

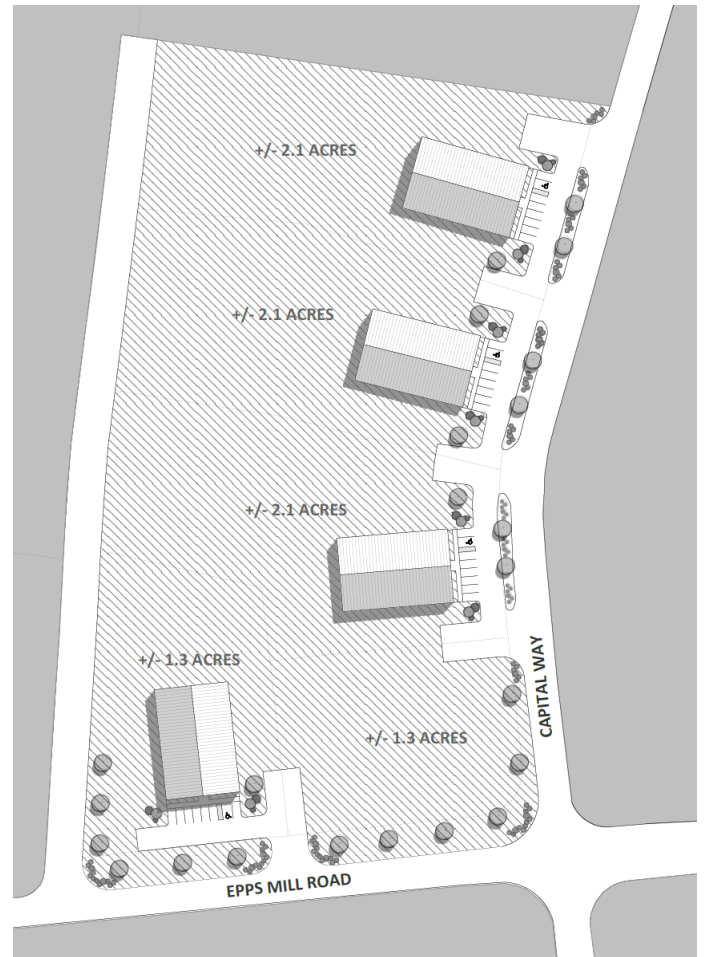
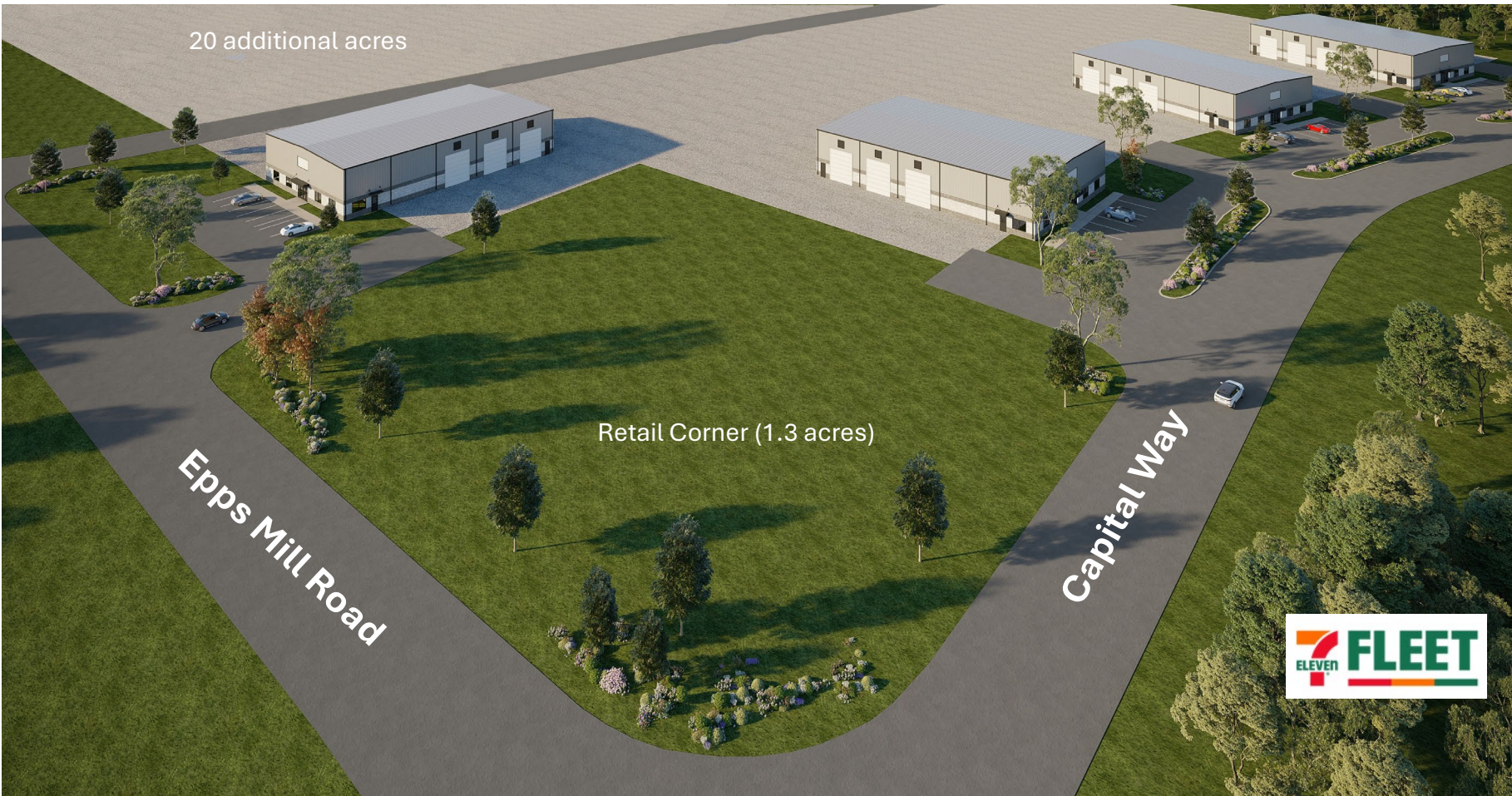
BUILDING

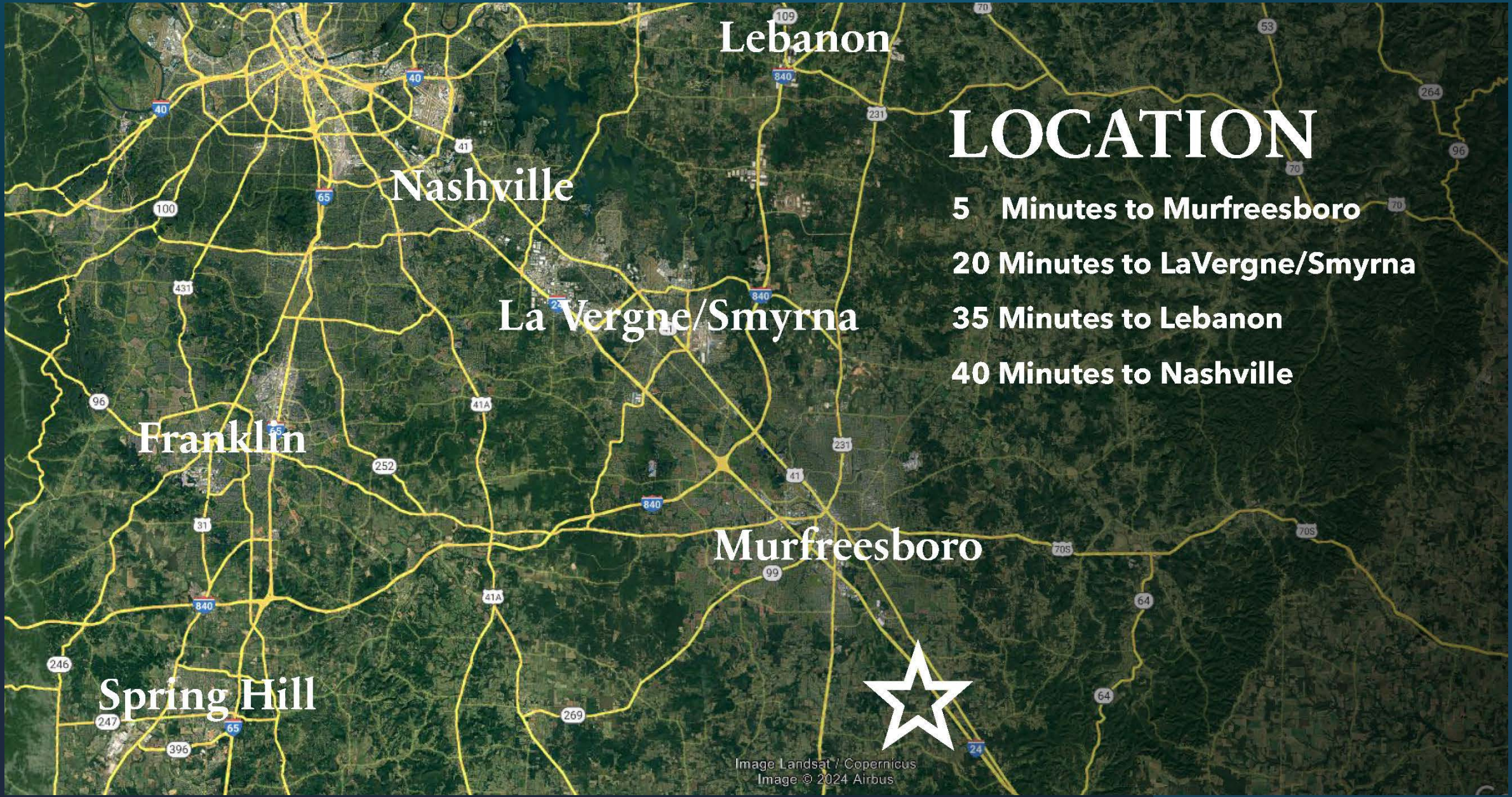
- Four 9,600 SF fleet service buildings (120' x 80')
- 3 Drive through bays with (6) 14' x 16' doors
- 24' clear minimum
- Clear span (80')
- Fully sprinklered
- Office area is built to suit
- Generous TI allowances
- Lease Rate: Please inquire about rate and terms
- Site plan outlines specific acreages, but ownership is flexible and allows for the addition of extra acreage to each site.
- Available 1st Quarter 2026



* Potential Build To Suit scenarios are available for purchase, contact Broker for more details.

**CAPITAL FLEET
— CENTER —**





Lebanon

Nashville

La Vergne/Smyrna

Murfreesboro

Franklin

Spring Hill

LOCATION

5 Minutes to Murfreesboro

20 Minutes to LaVergne/Smyrna

35 Minutes to Lebanon

40 Minutes to Nashville



Image Landsat / Copernicus
Image © 2024 Airbus

For more information:

Pete Greenfield

615.418.8677

Pete@EquitableTN.com

Jon Speers

615.480.3126

Jon@EquitableTN.com

EQUITABLE
PROPERTY COMPANY

Custom
Real Estate
Solutions

3201 Trevor Street, Suite 200
Nashville, TN 37209

EquitableTN.com | 615.669.5480

