

575 MADDUX SIMPSON — PKWY —

Lebanon, TN

CBRE

STAG
INDUSTRIAL

90,896 SF AVAILABLE FOR LEASE

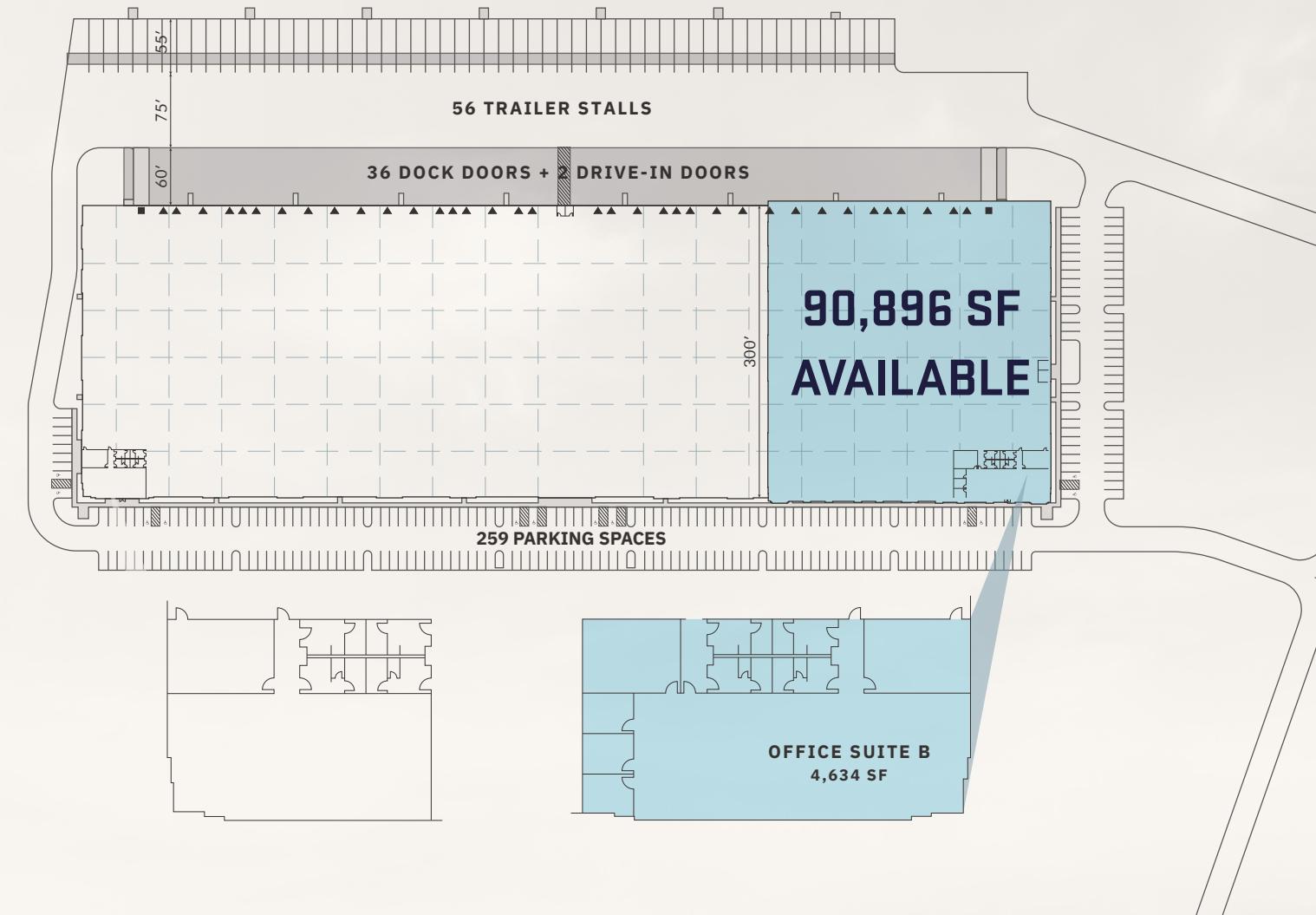
Fully Delivered

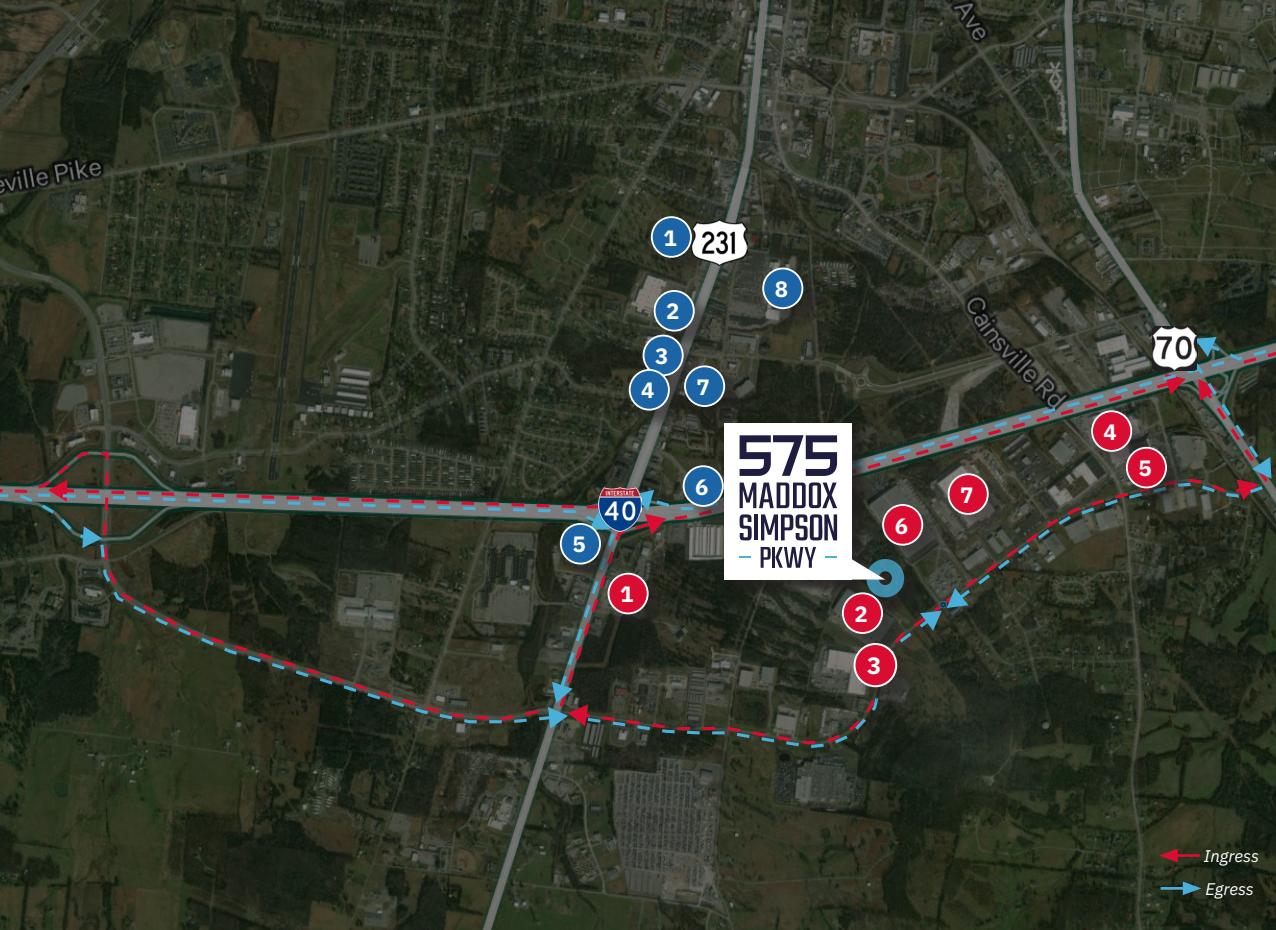


PROPERTY SPECS

Total Available SF	90,896 SF
Office Size	4,634 SF Available
Building Dimensions	990' x 300'
Clear Height	36'
Typical Bay Spacing	54' x 48'
Speed Bay Spacing	54' x 60'
Car Parking	259 Total Spaces
Trailer Stalls	17 Available (56 Total)
Dock Positions	10 Provided (14 Available)
Dock Levelers	10 (30,000 Lb 6' x 8' Mechanical)
Drive-In Doors	1 Motorized (12' x 14')
Lighting	LED
Sprinklers	ESFR
Power	4000-Amp 277/480 Volt

SITE PLAN





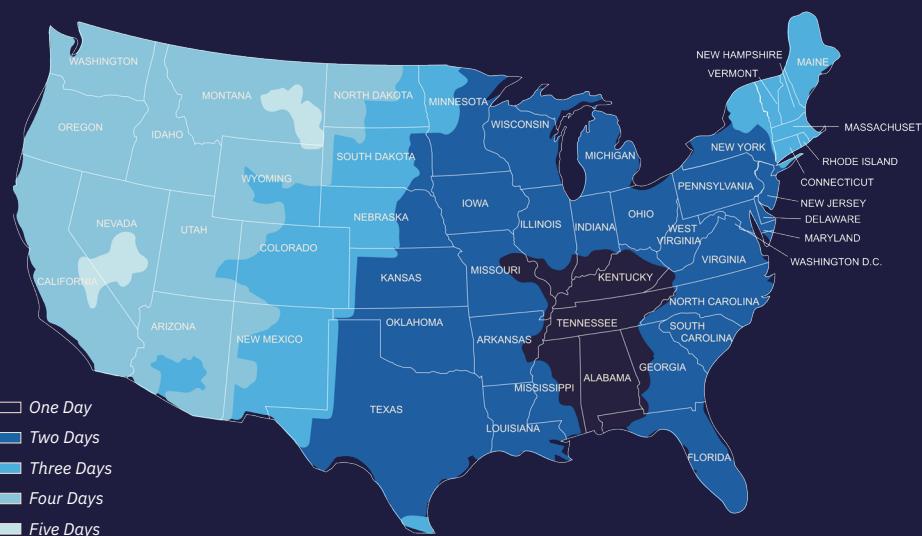
LOCATION OVERVIEW

NEARBY AMENITIES

01	Starbucks	04	Chick-Fil-A	07	McDonald's
02	Whataburger	05	O'Charley's	08	Walmart
03	Lowes	06	Logan's Roadhouse		

NEARBY INDUSTRIAL USERS

01	Pilot	04	Royal Canin	07	Cracker Barrel
02	Lifeway	05	Georgia Pacific		
03	Performance Food Group	06	Famous Footwear		



Davidson County is located **within 650 miles of 50% of the US population**



41M People within a **300-mile** radius



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville



75% of the US market is **within a 2-hour flight**

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CONTACT US

Jack Armstrong

Senior Vice President

+1 615 493 9257

+1 561 339 9071

jack.armstrong@cbre.com

Will Goodman

First Vice President

+1 615 493 9256

+1 321 230 1522

will.goodman@cbre.com

Steve Preston

Executive Vice President

+1 615 248 1114

+1 615 418 9470

steve.preston@cbre.com

Davis Goodman

Associate

+1 615 493 9255

+1 407 361 7474

davis.goodman@cbre.com

John Preston

Associate

+1 615 248 1147

+1 615 585 0082

john.preston@cbre.com

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