

575 MADDOX SIMPSON — PKWY —

Lebanon, TN

90,896 SF AVAILABLE FOR LEASE

Fully Delivered

90,896 SF

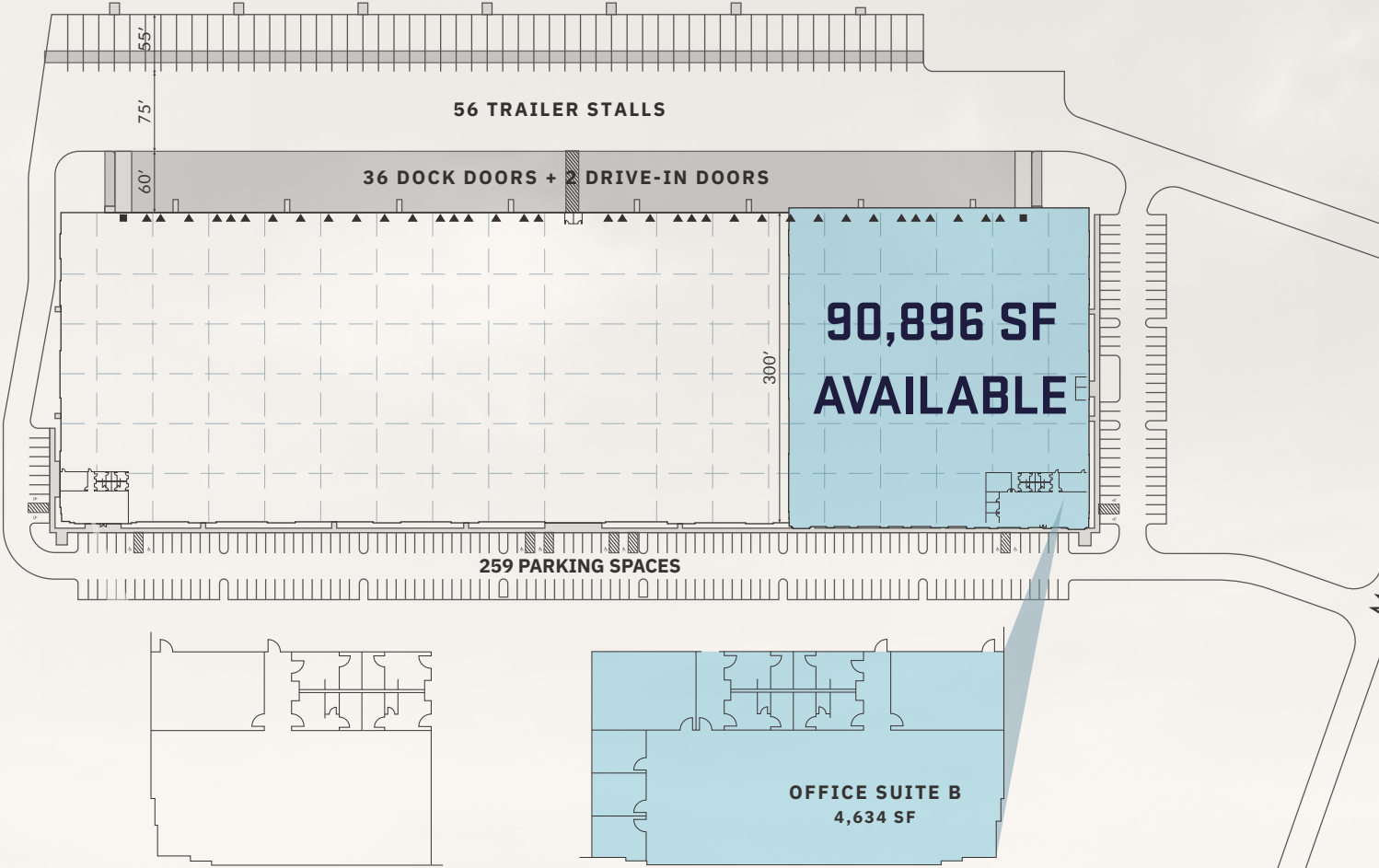
CBRE

STAG
INDUSTRIAL

PROPERTY SPECS

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

SITE PLAN





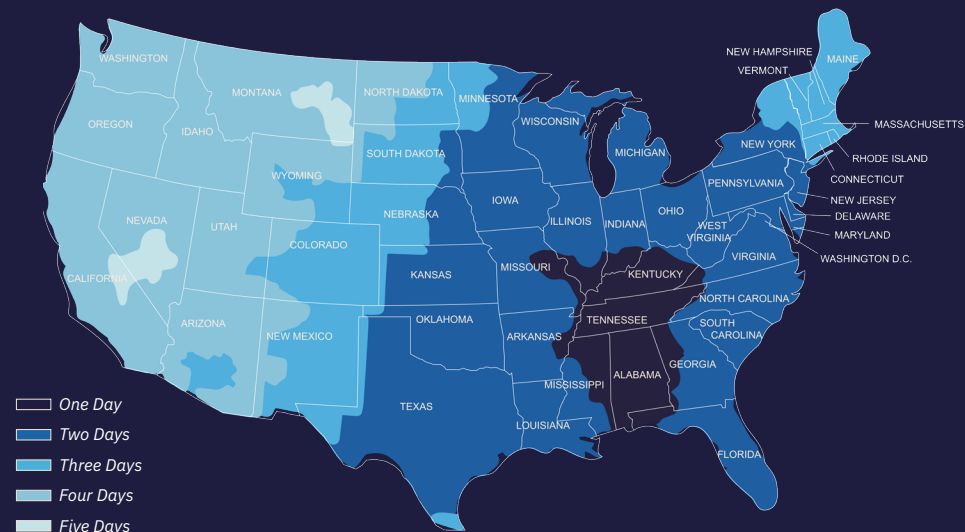
LOCATION OVERVIEW

NEARBY AMENITIES

- | | | | | | |
|----|-------------|----|-------------------|----|------------|
| 01 | Starbucks | 04 | Chick-Fil-A | 07 | McDonald's |
| 02 | Whataburger | 05 | O'Charley's | 08 | Walmart |
| 03 | Lowe's | 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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