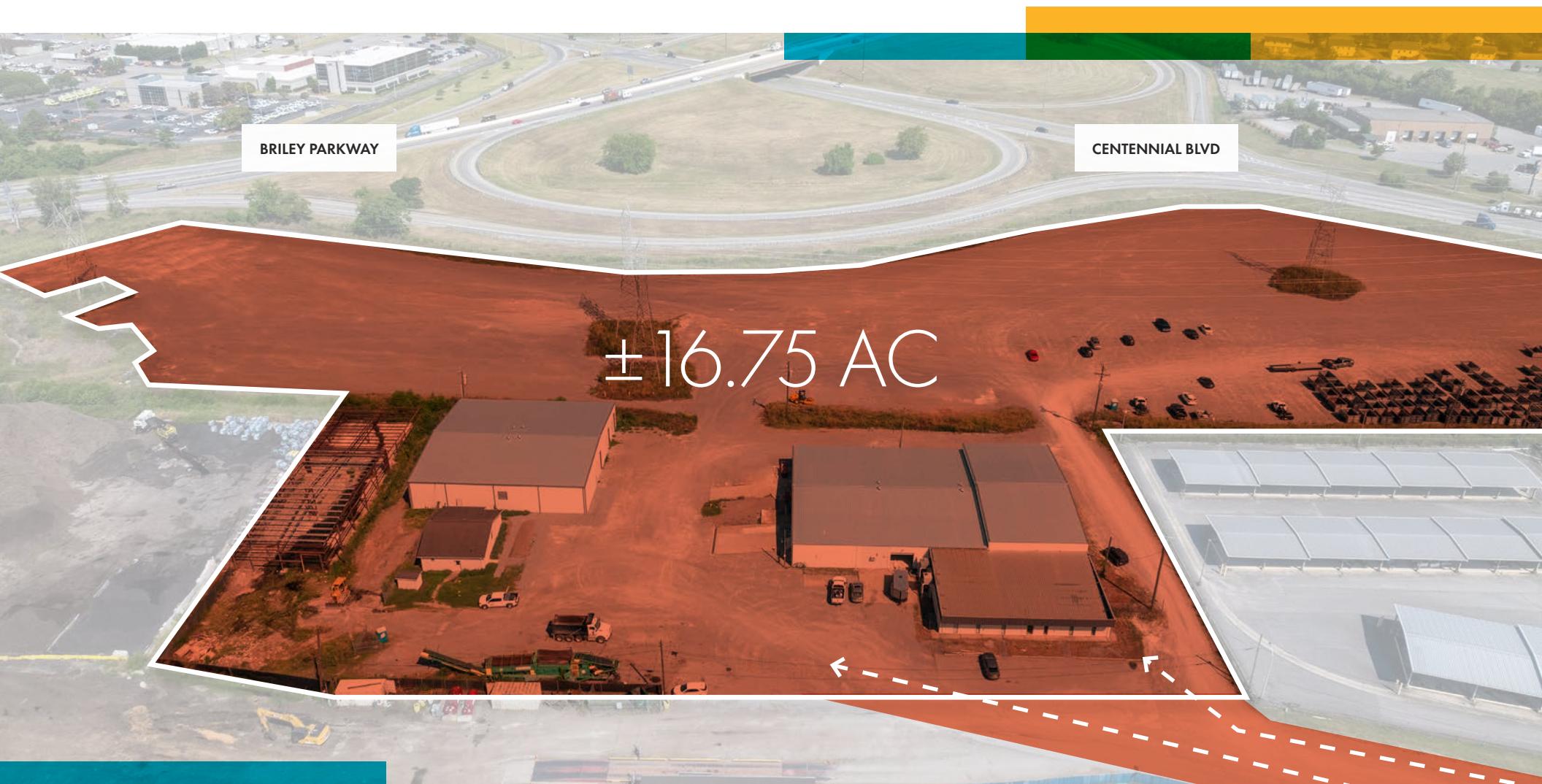
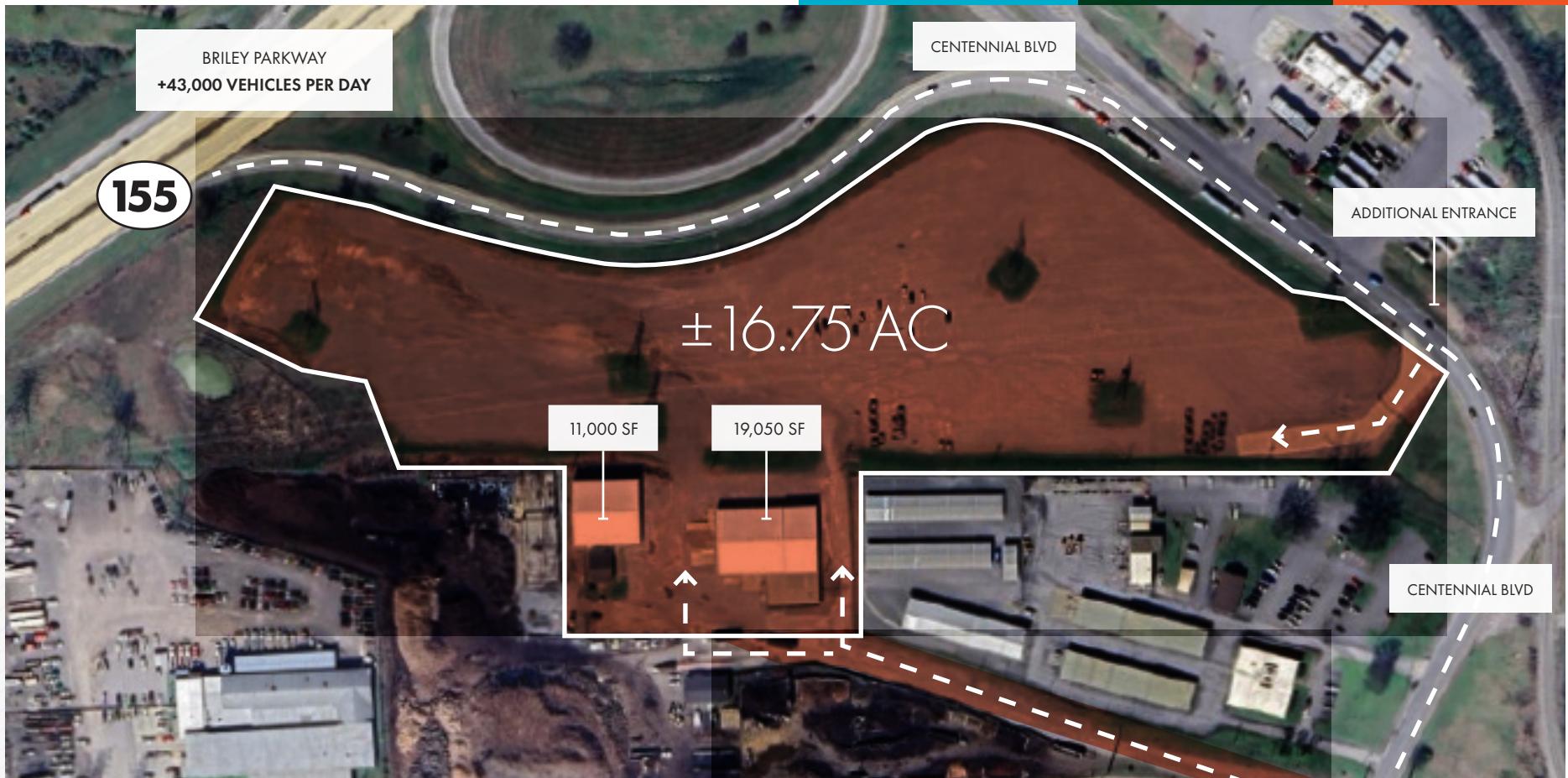


Centennial Yards

FOR LEASE | INDUSTRIAL OUTSIDE STORAGE





PROPERTY OVERVIEW



Easy Access to and Great Visibility
from Briley Parkway



Immediate Availability



6 Miles to Downtown Nashville



1 Mile From I-40 Interchange Offering
Convenient Connectivity Throughout the
MSA



POTENTIAL DEMISING PLAN #1



POTENTIAL DEMISING PLAN #2

BUILDING 200



LOT OVERVIEW

- + 4.5 - 6.0 Acres
- + 10,000 SF Warehouse
- + 1,000 SF Office



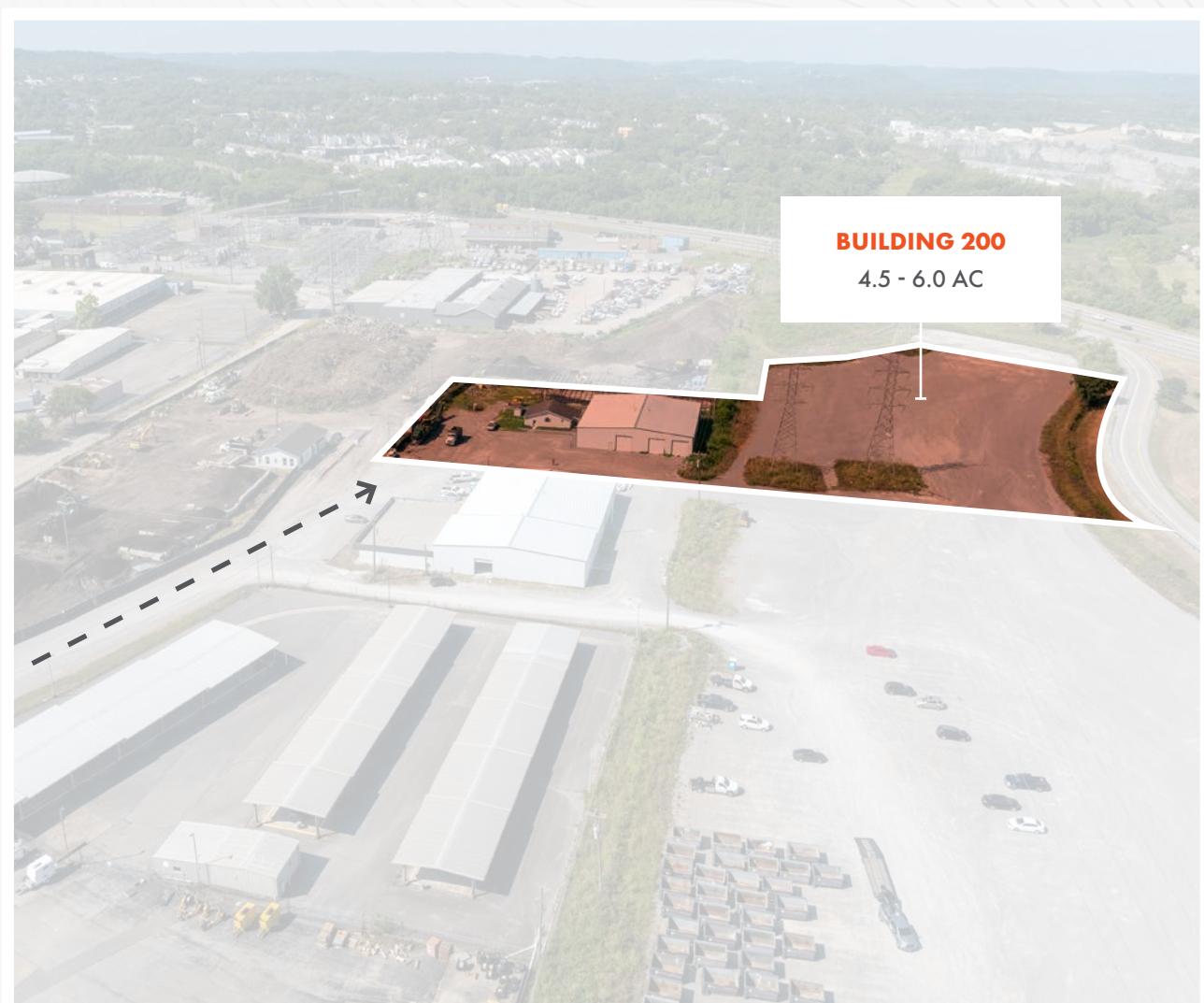
RECENT IMPROVEMENTS

- + Newly Renovated Buildings
- + 3 Drive-In Bays (14' x 14')
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements

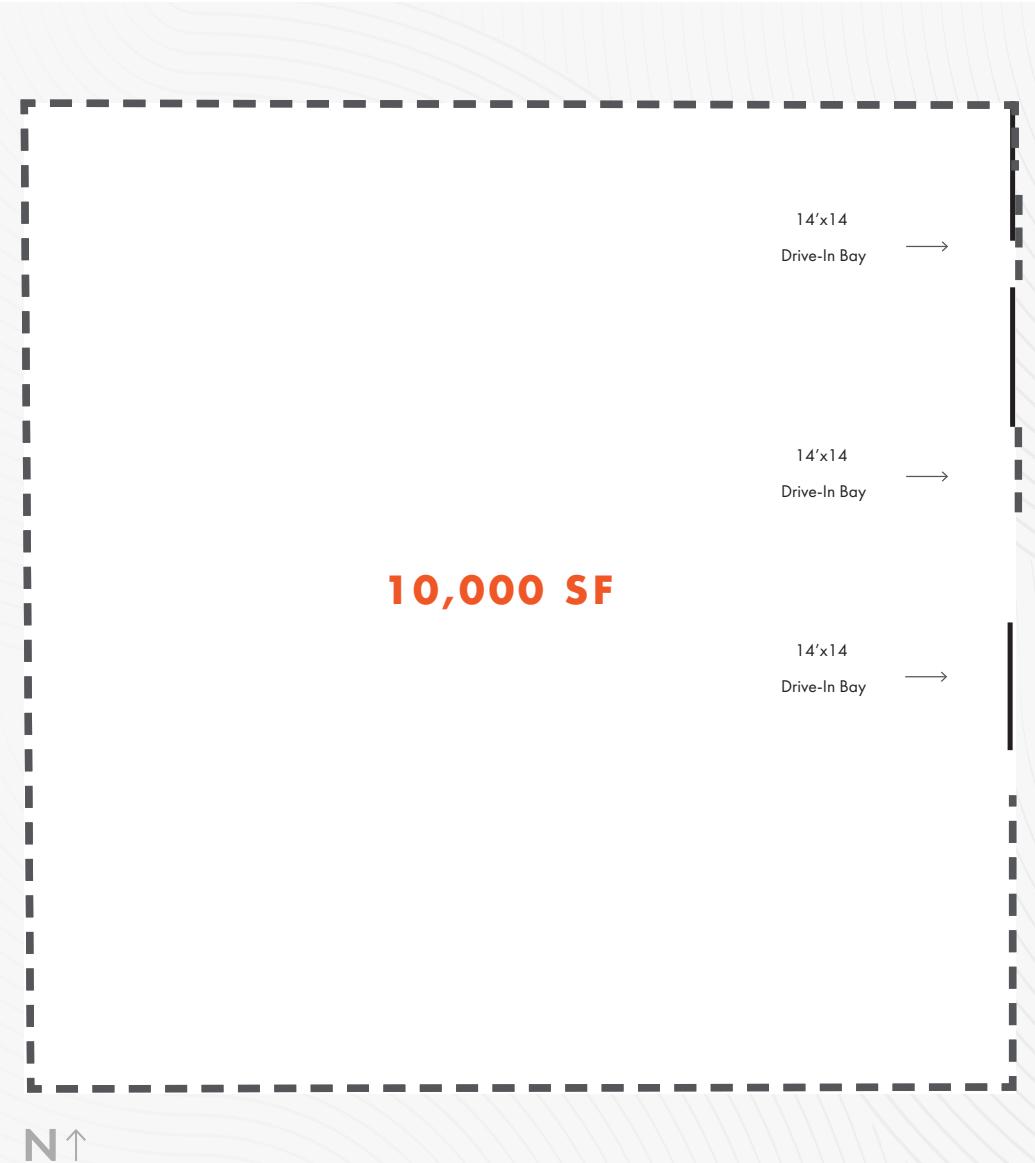


CLEAR HEIGHT

- + Peak 23'3"
- + Low 19'

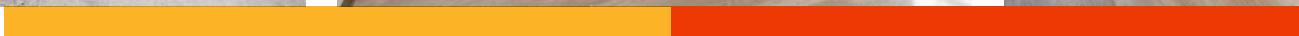
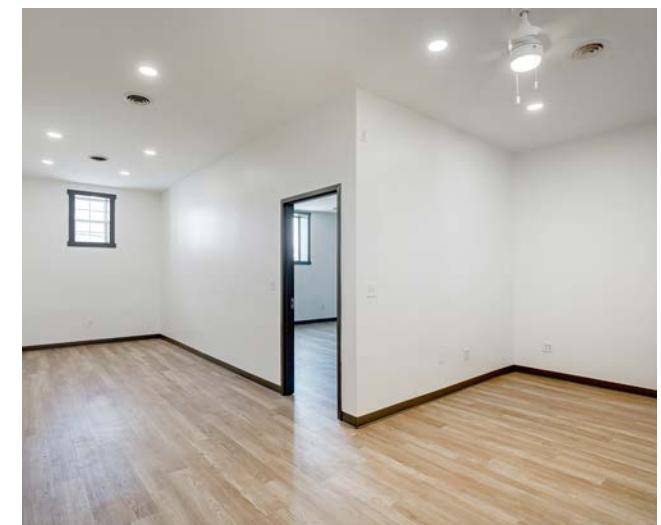


BUILDING 200



BUILDING 200

OFFICE: 1,000 SF



BUILDING 100



LOT OVERVIEW

- + 4.0 - 10.75 Acres
- + 15,000 SF Warehouse
- + 4,050 SF Office



RECENT IMPROVEMENTS

- + Fully Renovated Warehouse, Office, and Restrooms including Roof
- + 5 Drive-In Bays
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements



BUILDING 100



MAIN STRUCTURE

- + Clear Height
- Peak 18'
- Low 13'11"
- + Drive-In Bay (14'x14')



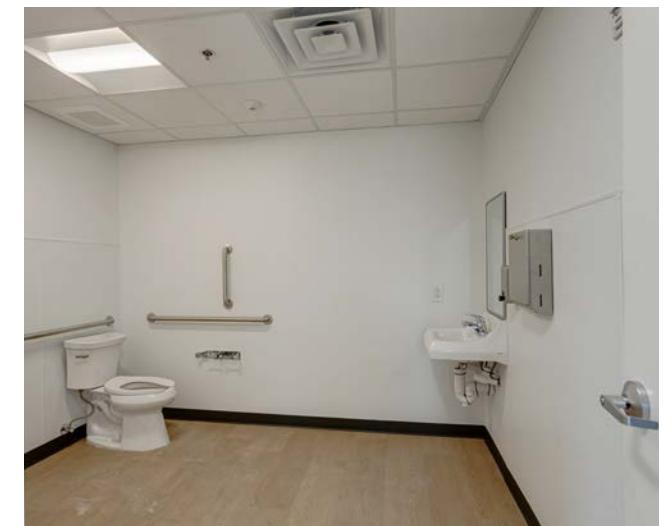
NORTH ADDITION

- + Clear Height
- Peak 22'
- Low 18'2"
- + Drive-In Bay (14'x14')



BUILDING 100

OFFICE: 4,050 SF



STORAGE LOT



LOT OVERVIEW

- + 2 - 7.75 Acres
- + Pure Outdoor Storage
- + Direct Access from Centennial Blvd



IMPROVEMENTS

New Gravel Improvements

- + New Fencing
- + New Lighting
- + Can be combined with Building 100 for 10.75 total acres



ACCESS

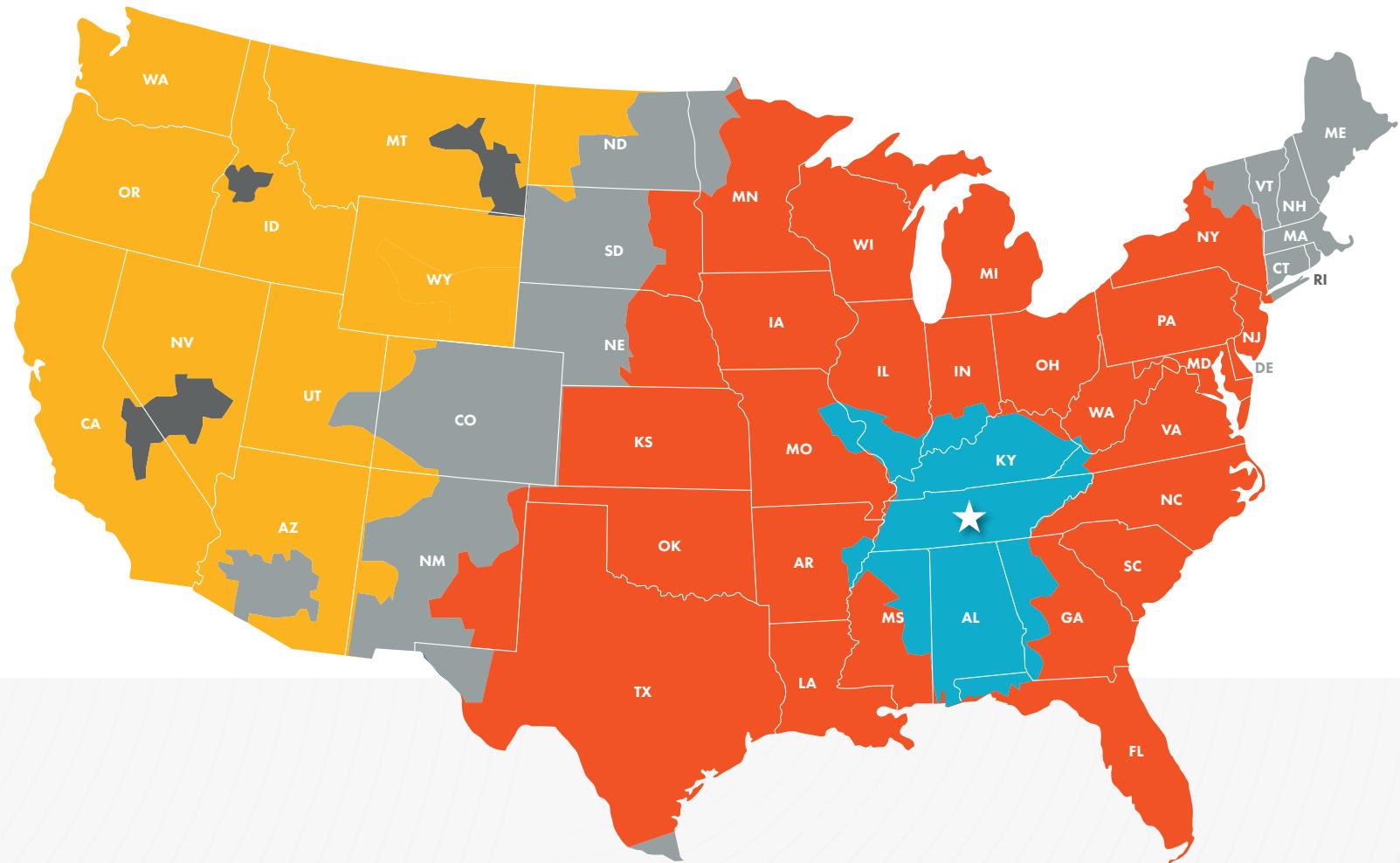


DRIVE TIMES

DOWNTOWN	15 MIN
I-40	>5 MIN
I-440	5 MIN
I-65	10 MIN
I-24	15 MIN



FEDEX DRIVE TIMES



50%

of the US population
are within 650 miles
of Rutherford County



12M

people live within
a 2.5 hour drive



72%

of the US population
within 2 Ground Delivery
from Nashville



41M

people within a
300 mile radius



75%

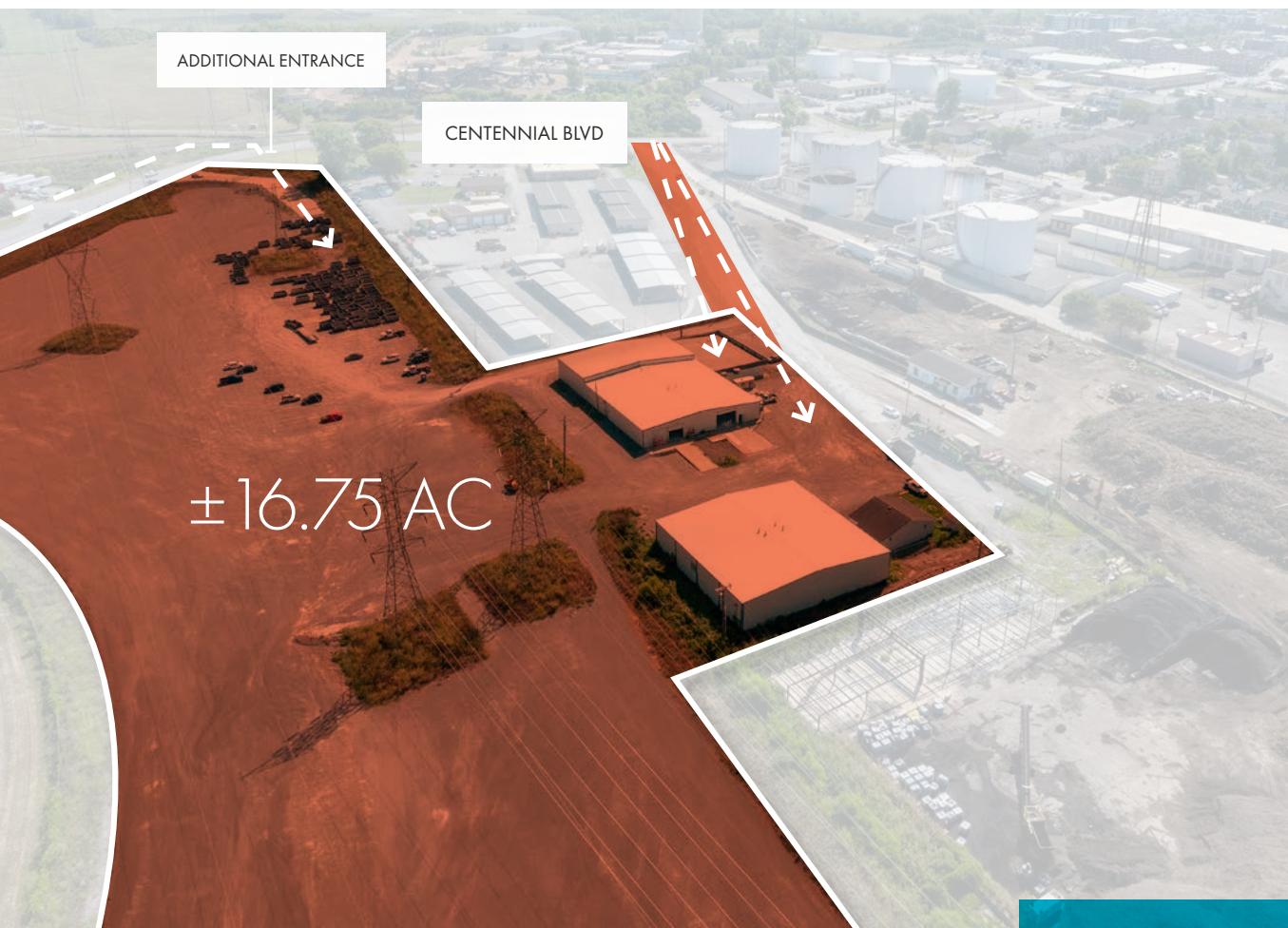
of the US market
within a 2 hour flight



3

major interstates
converge in
Nashville

Centennial Yards



6401 CENTENNIAL BLVD

Nashville, TN

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CBRE

 **Manulife**

 **Foundry**
COMMERCIAL