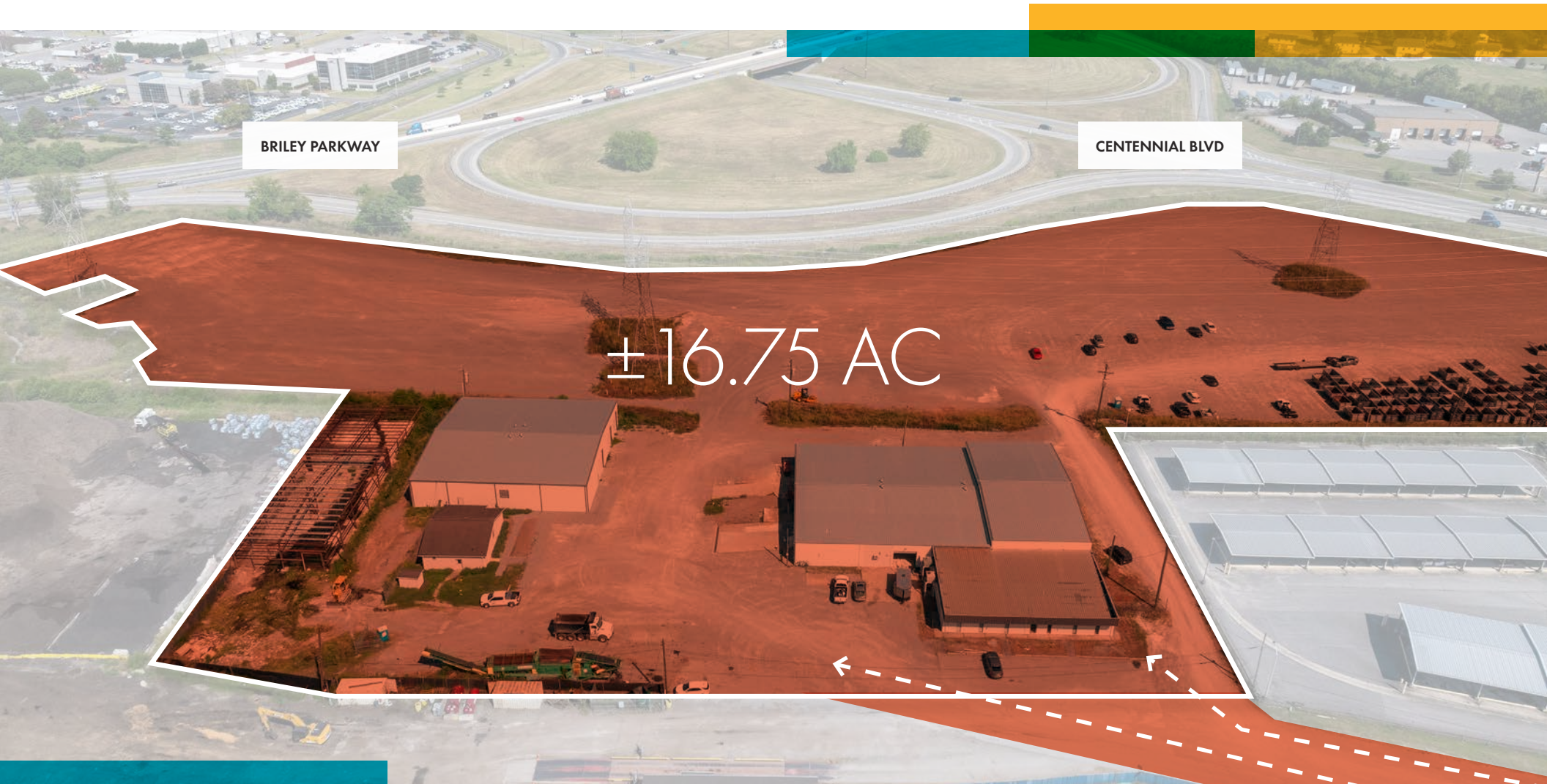
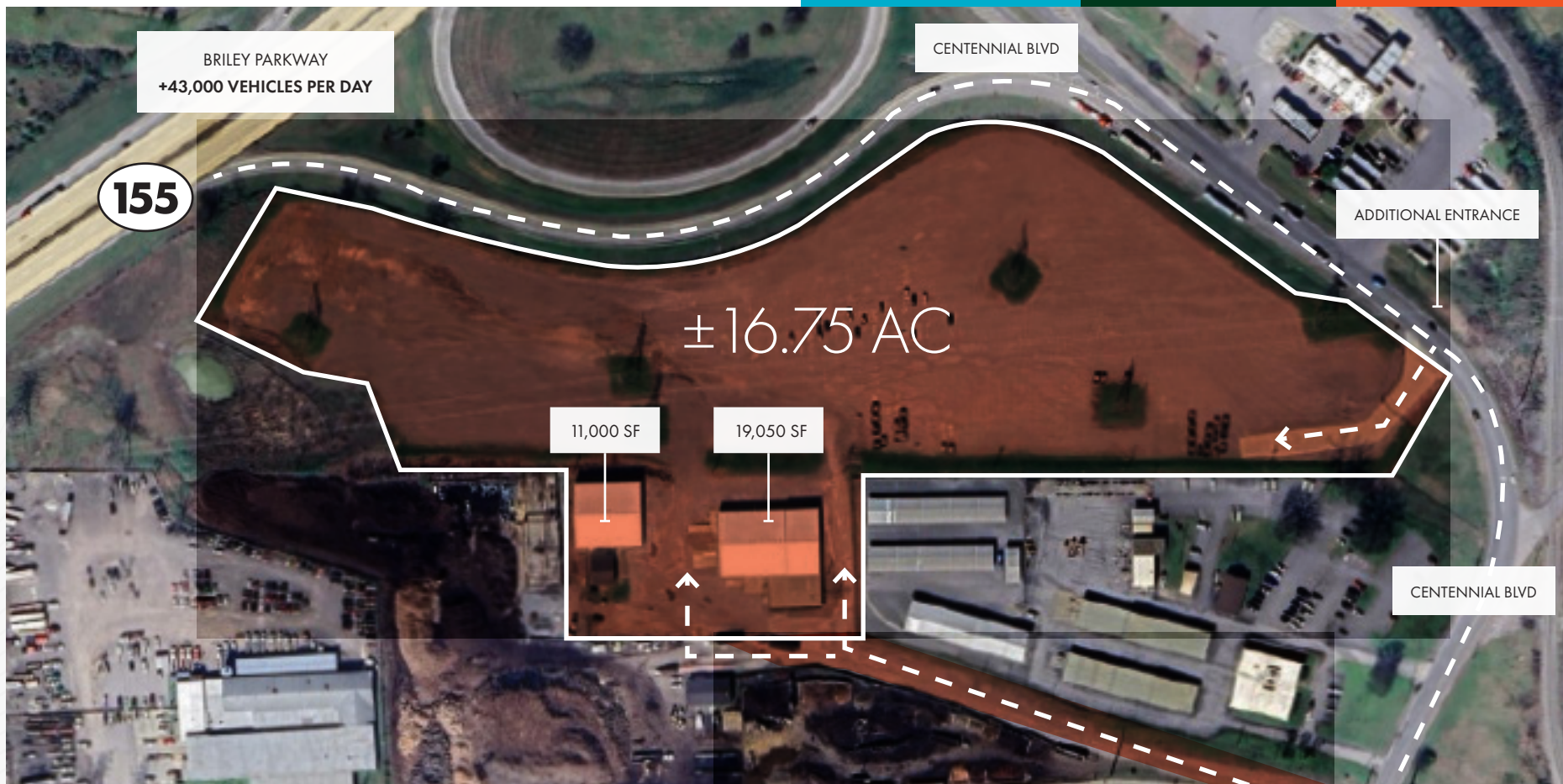


# Centennial Yards

FOR LEASE | INDUSTRIAL OUTSIDE STORAGE







## PROPERTY OVERVIEW



Easy Access to and Great Visibility  
from Briley Parkway



Immediate Availability

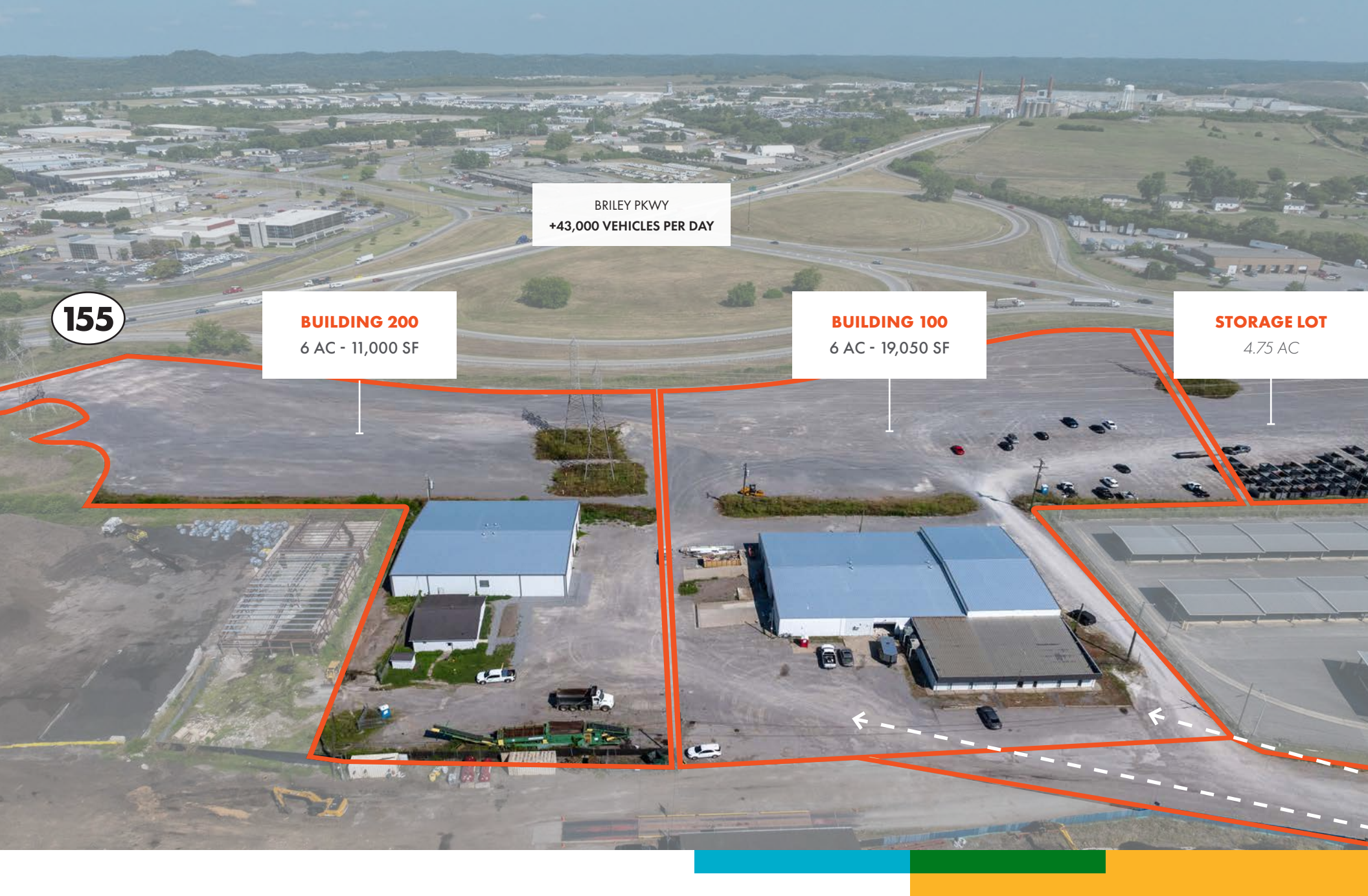


6 Miles to Downtown Nashville



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





155

BRILEY PKWY  
+43,000 VEHICLES PER DAY

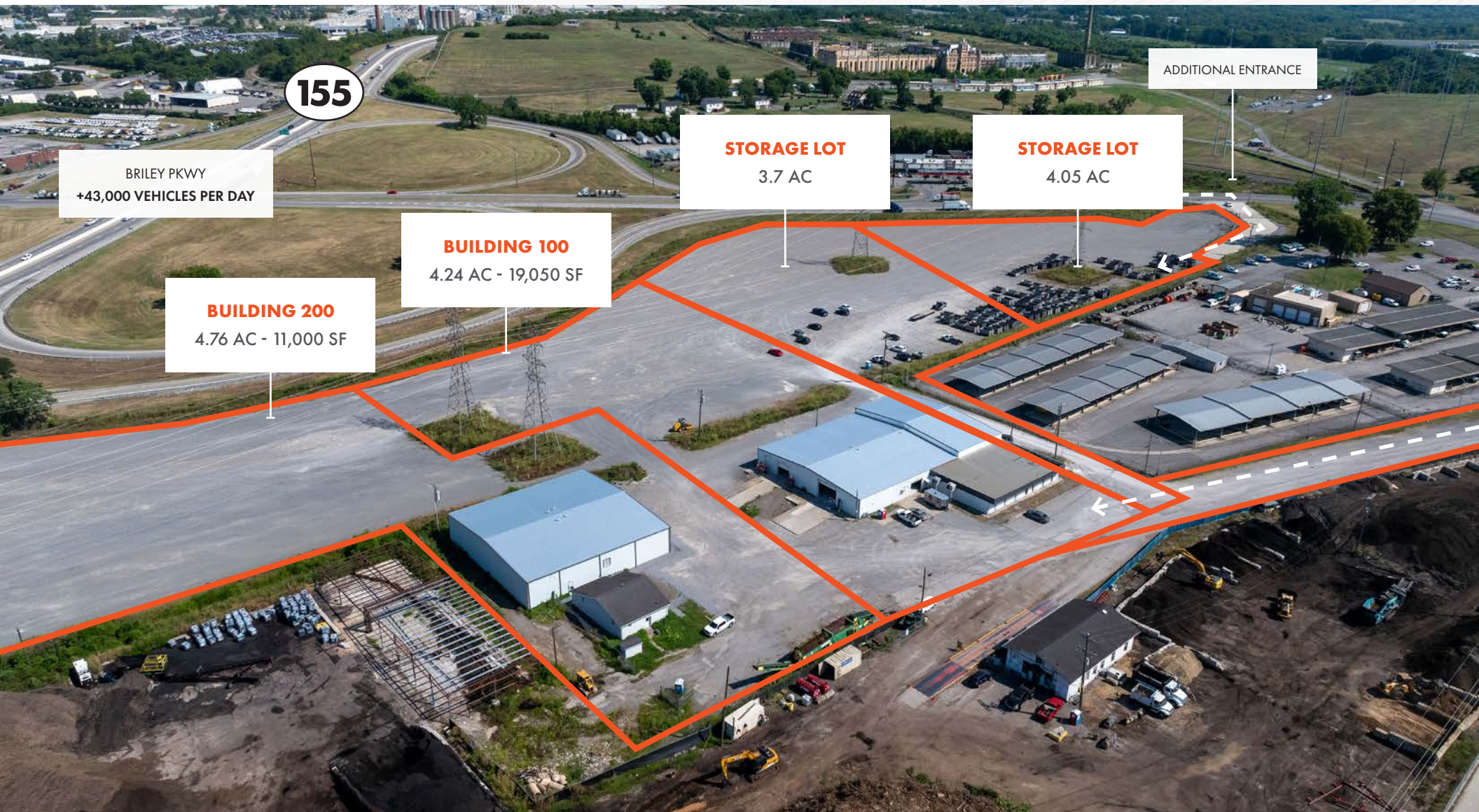
**BUILDING 200**  
6 AC - 11,000 SF

**BUILDING 100**  
6 AC - 19,050 SF

**STORAGE LOT**  
4.75 AC

# 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

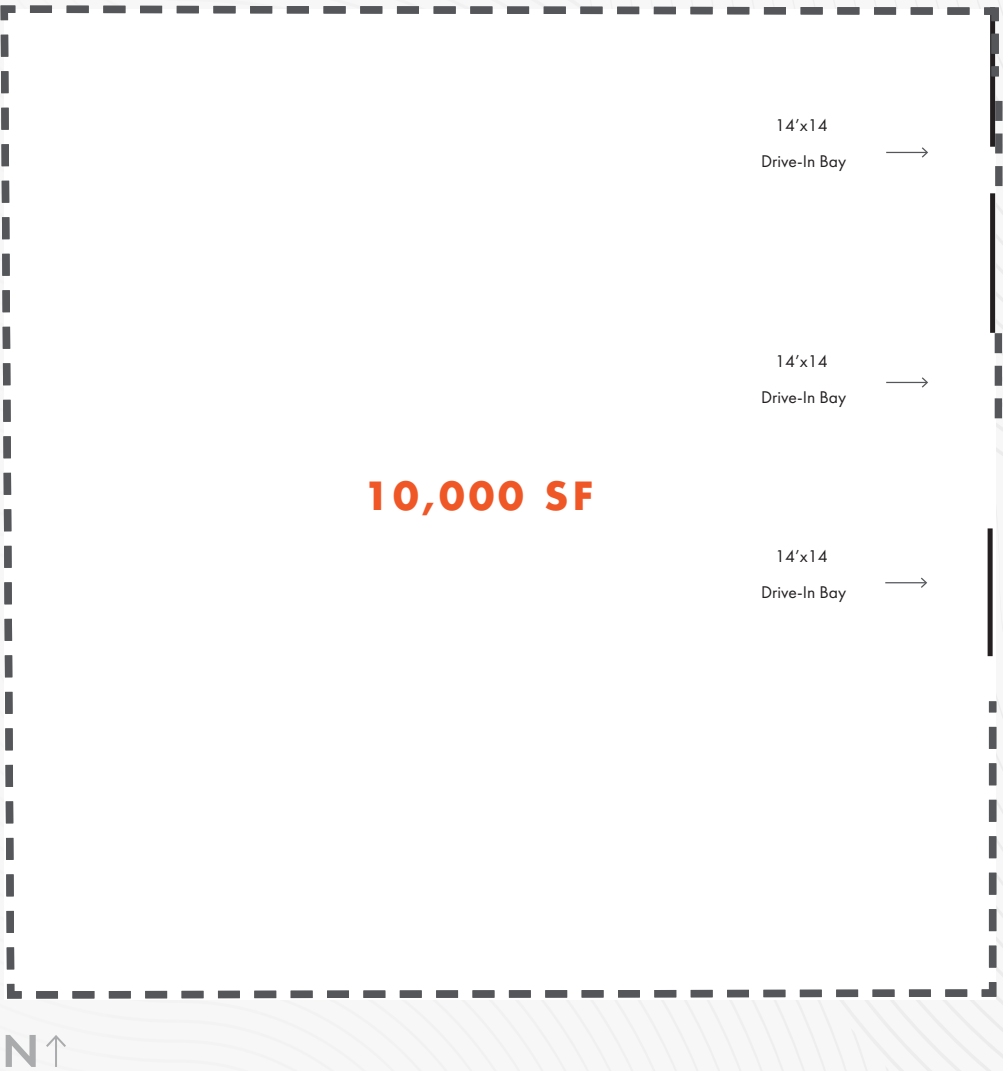


## CLEAR HEIGHT

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



# BUILDING 200





# BUILDING 200

OFFICE: 1,000 SF



# BUILDING 100



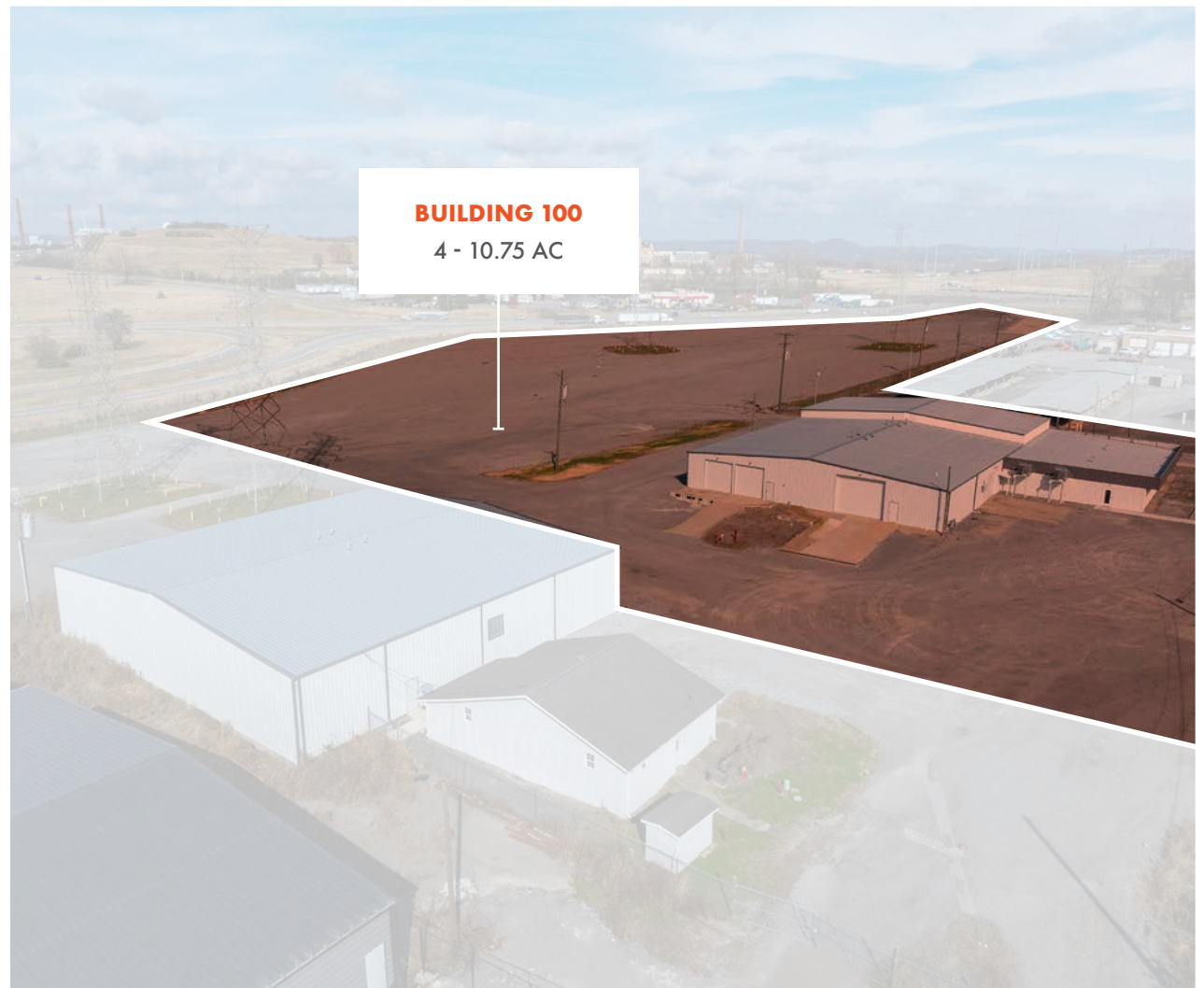
## LOT OVERVIEW

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



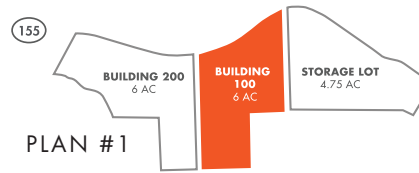
## RECENT IMPROVEMENTS

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

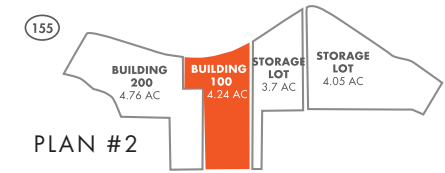




# BUILDING 100



OR



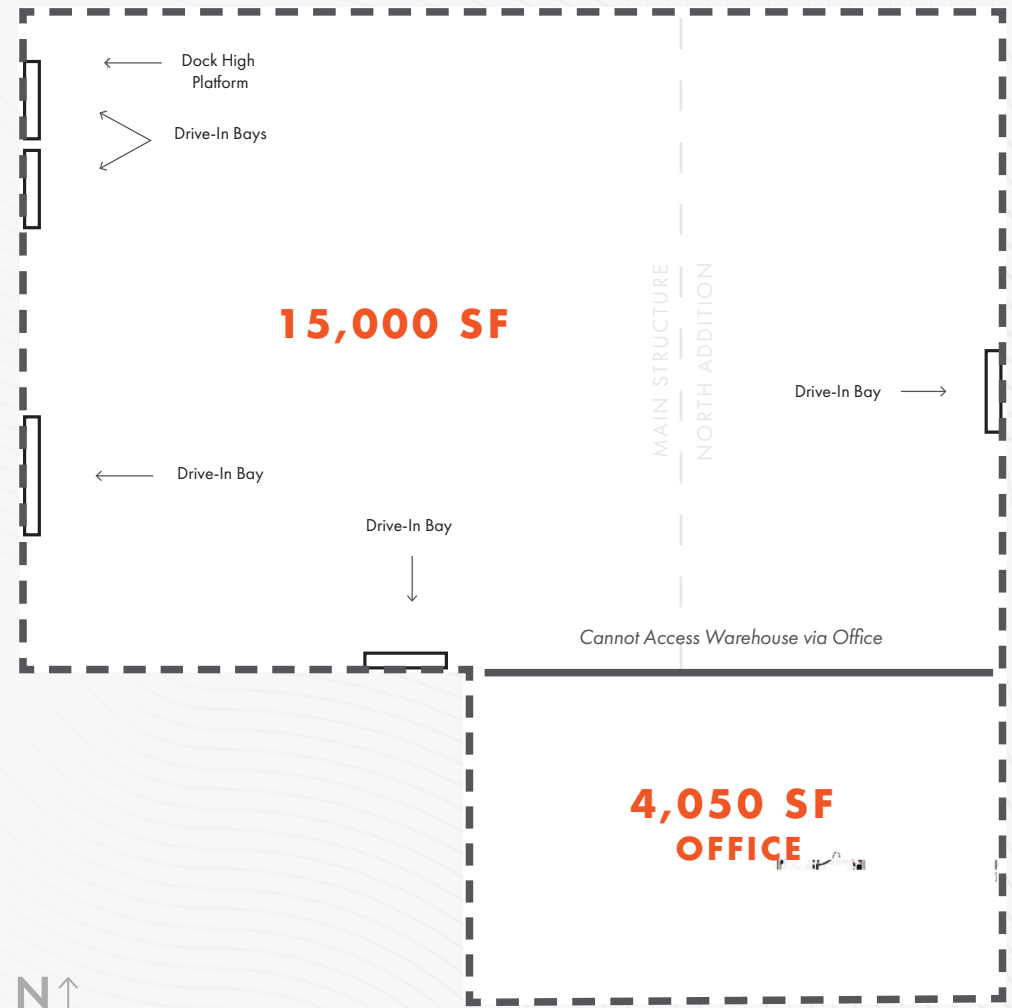
## MAIN STRUCTURE

- + 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')



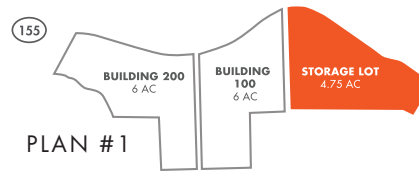
# BUILDING 100

OFFICE: 4,050 SF

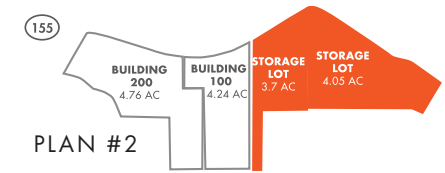




# STORAGE LOT



OR



## LOT OVERVIEW

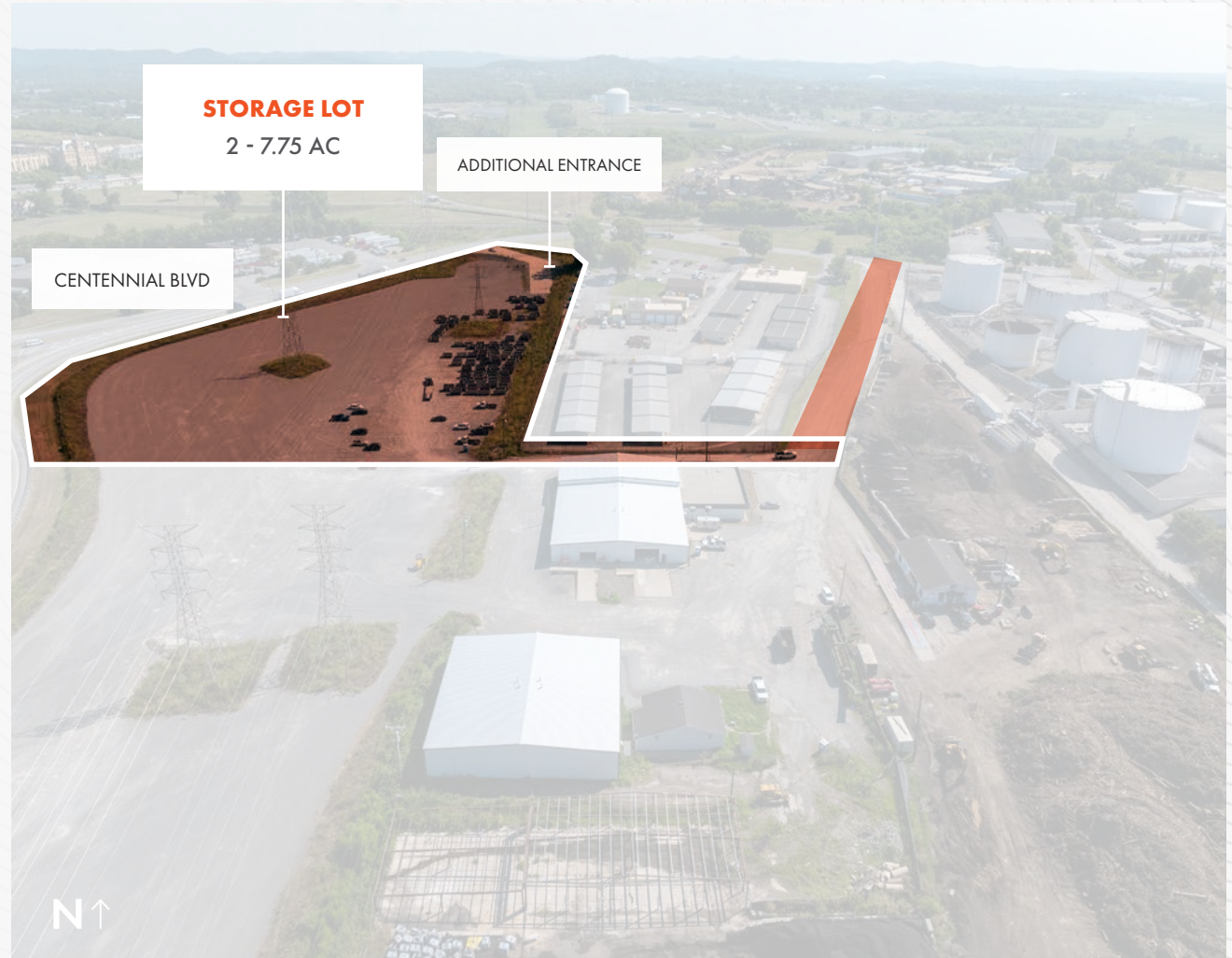
- + 2 - 7.75 Acres
- + Pure Outdoor Storage
- + Direct Access from Centennial Blvd



## IMPROVEMENTS

New Gravel Improvements

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



# ACCESS



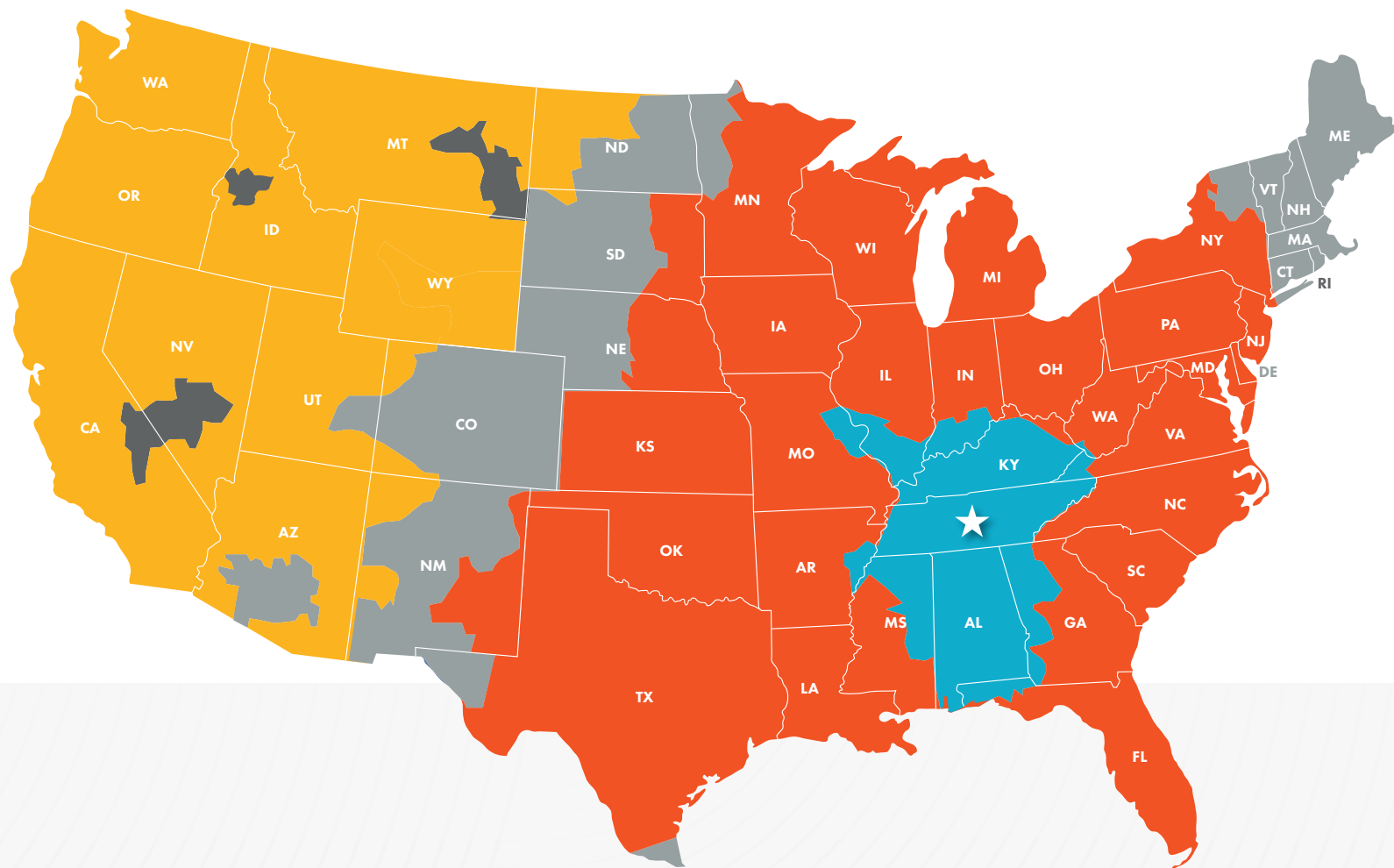
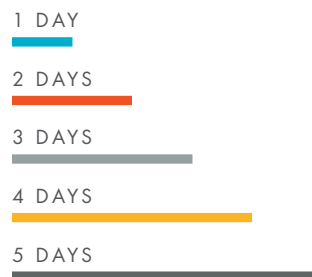
## DRIVE TIMES

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



**41 M**  
people within a  
300 mile radius



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

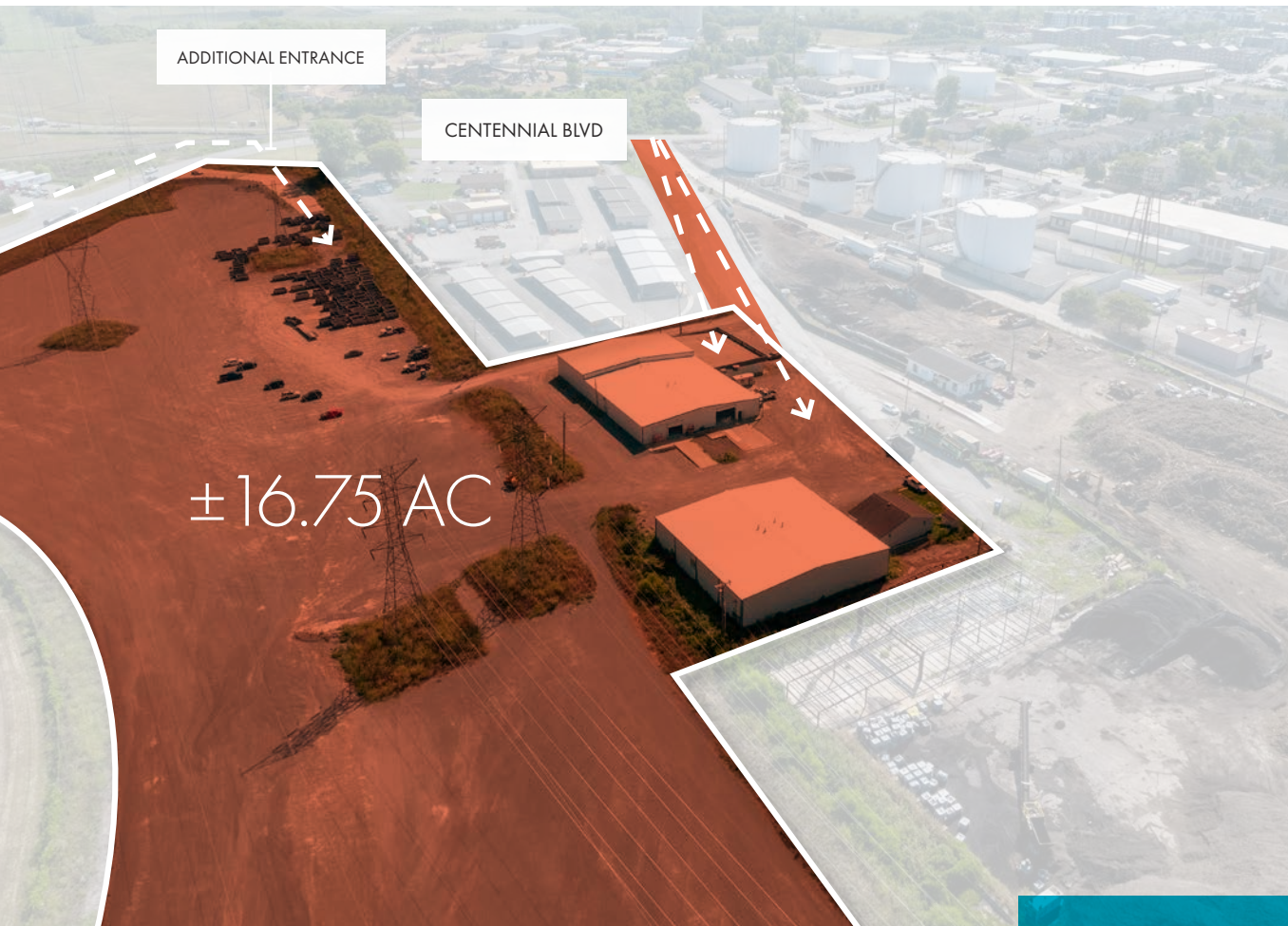


**3**  
major interstates  
converge in  
Nashville

# Centennial Yards

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 **Manulife**

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