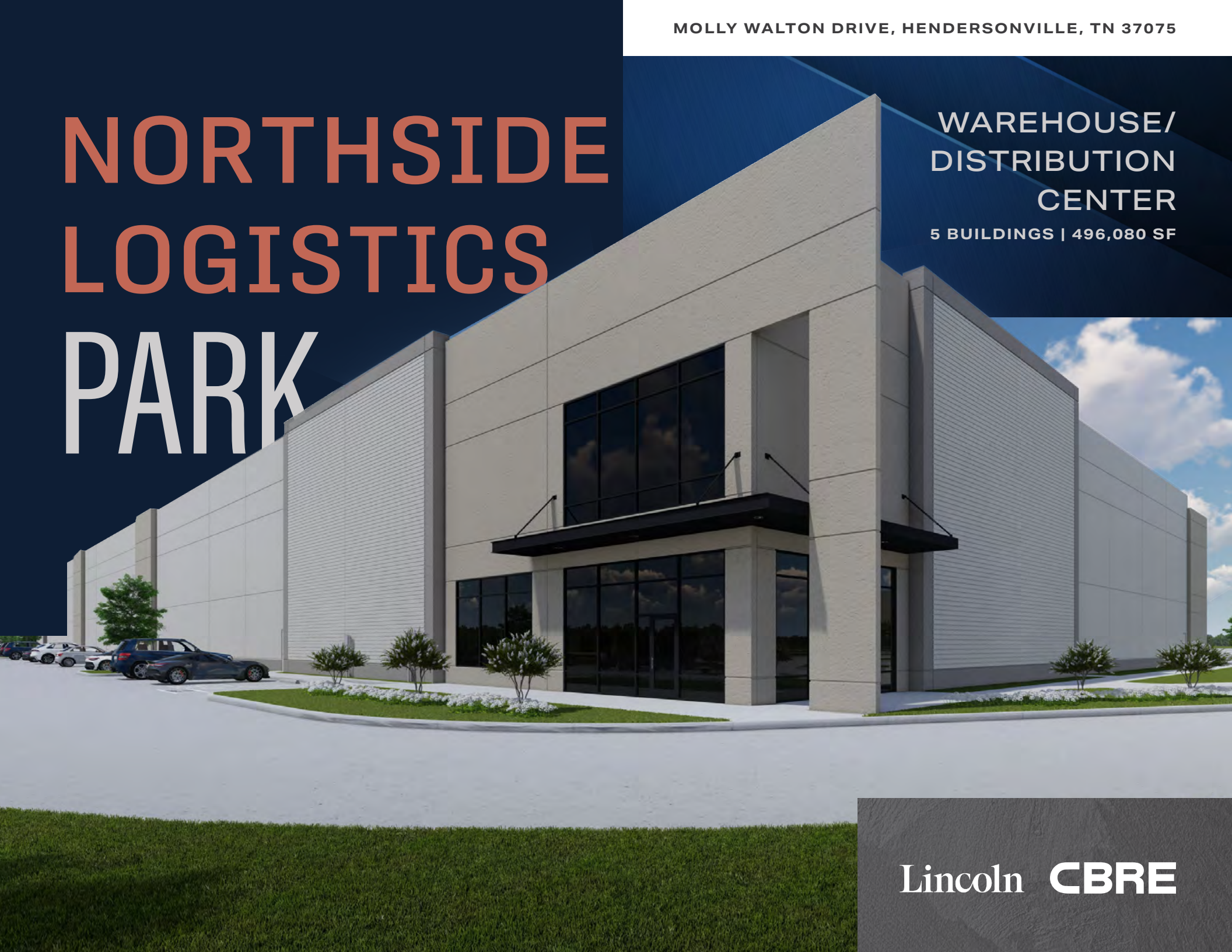


MOLLY WALTON DRIVE, HENDERSONVILLE, TN 37075

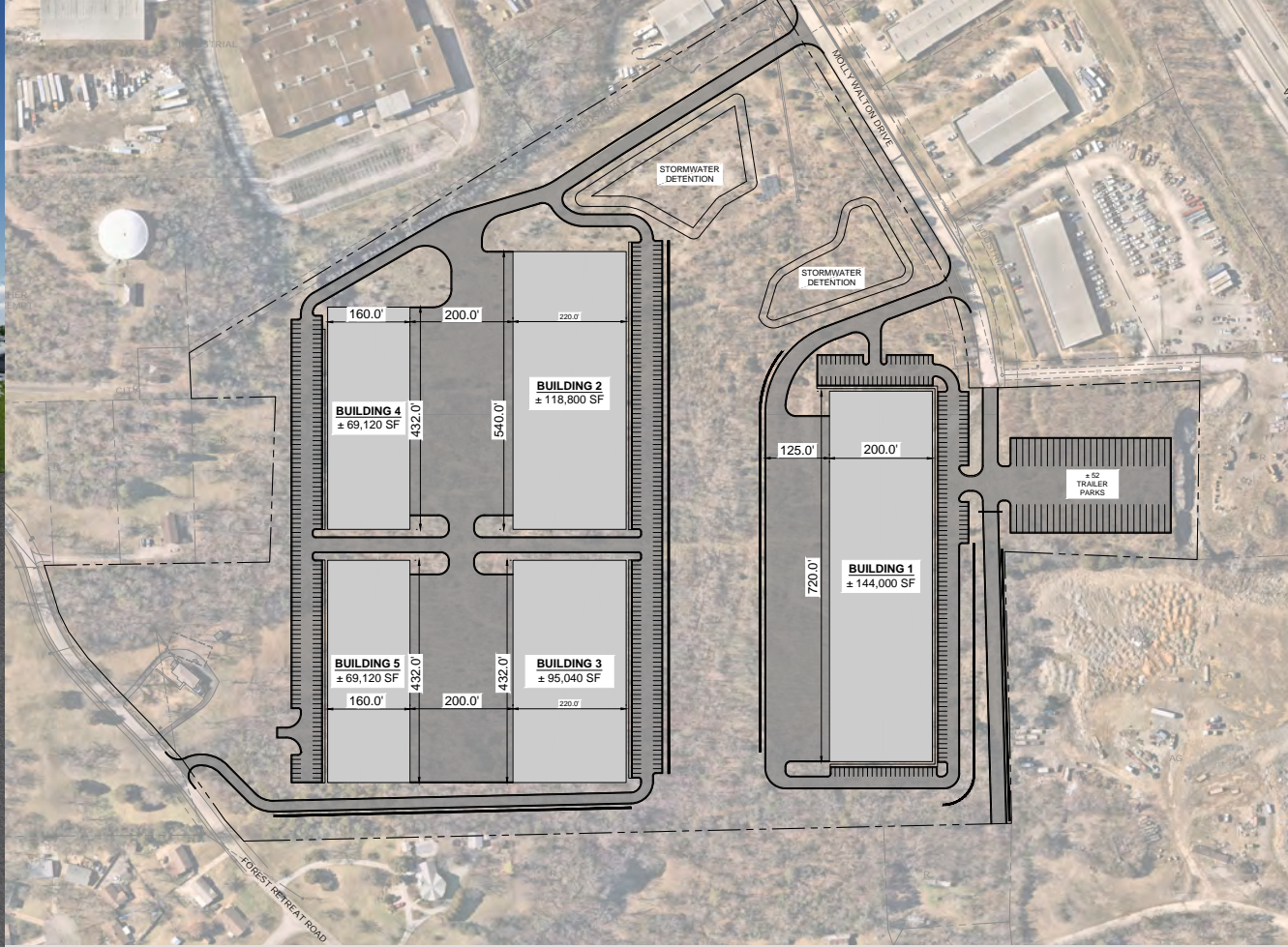
# NORTHSIDE LOGISTICS PARK

WAREHOUSE/  
DISTRIBUTION  
CENTER

5 BUILDINGS | 496,080 SF



Lincoln **CBRE**



# SITE PLAN

45.6 AC

WAREHOUSE/  
DISTRIBUTION  
CENTER

## BUILDING 1

144,000 SF

BLDG DIMENSIONS: 720' x 200'

OFFICE: ±2,500 SF

CAR PARKS: 179

TRAILER PARKS: 52

LOADING: 38

DRIVE-IN-DOORS: 2

POWER: 2,000 amps

CLEAR HEIGHT: 32'

## BUILDING 2

118,800 SF

BLDG DIMENSIONS: 540' x 220'

OFFICE: ±2,000 SF

CAR PARKS: 130

TRAILER PARKS: -

LOADING: 21

DRIVE-IN-DOORS: 2

POWER: 1,600 amps

CLEAR HEIGHT: 32'

## BUILDING 3

95,040 SF

BLDG DIMENSIONS: 432' x 220'

OFFICE: ±2,000 SF

CAR PARKS: 82

TRAILER PARKS: -

LOADING: 18

DRIVE-IN-DOORS: 2

POWER: 1,600 amps

CLEAR HEIGHT: 32'

## BUILDING 4

69,120 SF

BLDG DIMENSIONS: 432' x 160'

OFFICE: ±2,000 SF

CAR PARKS: 90

TRAILER PARKS: -

LOADING: 18

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

## BUILDING 5

69,120 SF

BLDG DIMENSIONS: 432' x 160'

OFFICE: ±2,000 SF

CAR PARKS: 100

TRAILER PARKS: -

LOADING: 18

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

# DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010. Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for the 10 years. The region experiences low unemployment, steady-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

## 2023 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

**37**

MEDIAN AGE

**+126k**

2028 PROJECT HOUSEHOLDS

**6.6%**

POP. GROWTH OVER NEXT 5 YEARS

**+2.1M**

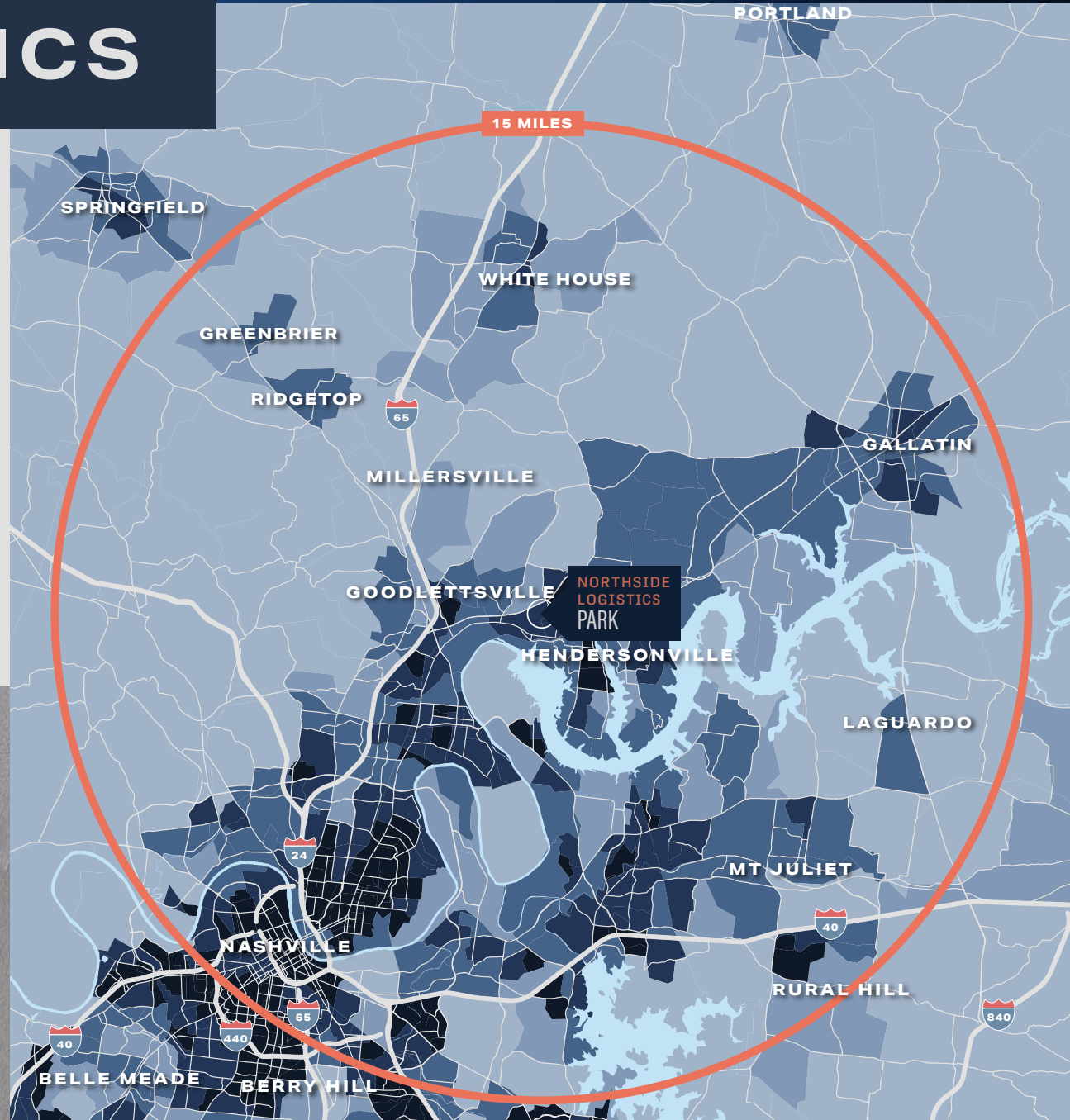
TOTAL POP.

**+\$110k**

2024 AVERAGE HOUSEHOLD INCOME

**6.4%**

POP. GROWTH OVER LAST 4 YEARS



## HEAT MAP

### POPULATION

250 OR LESS

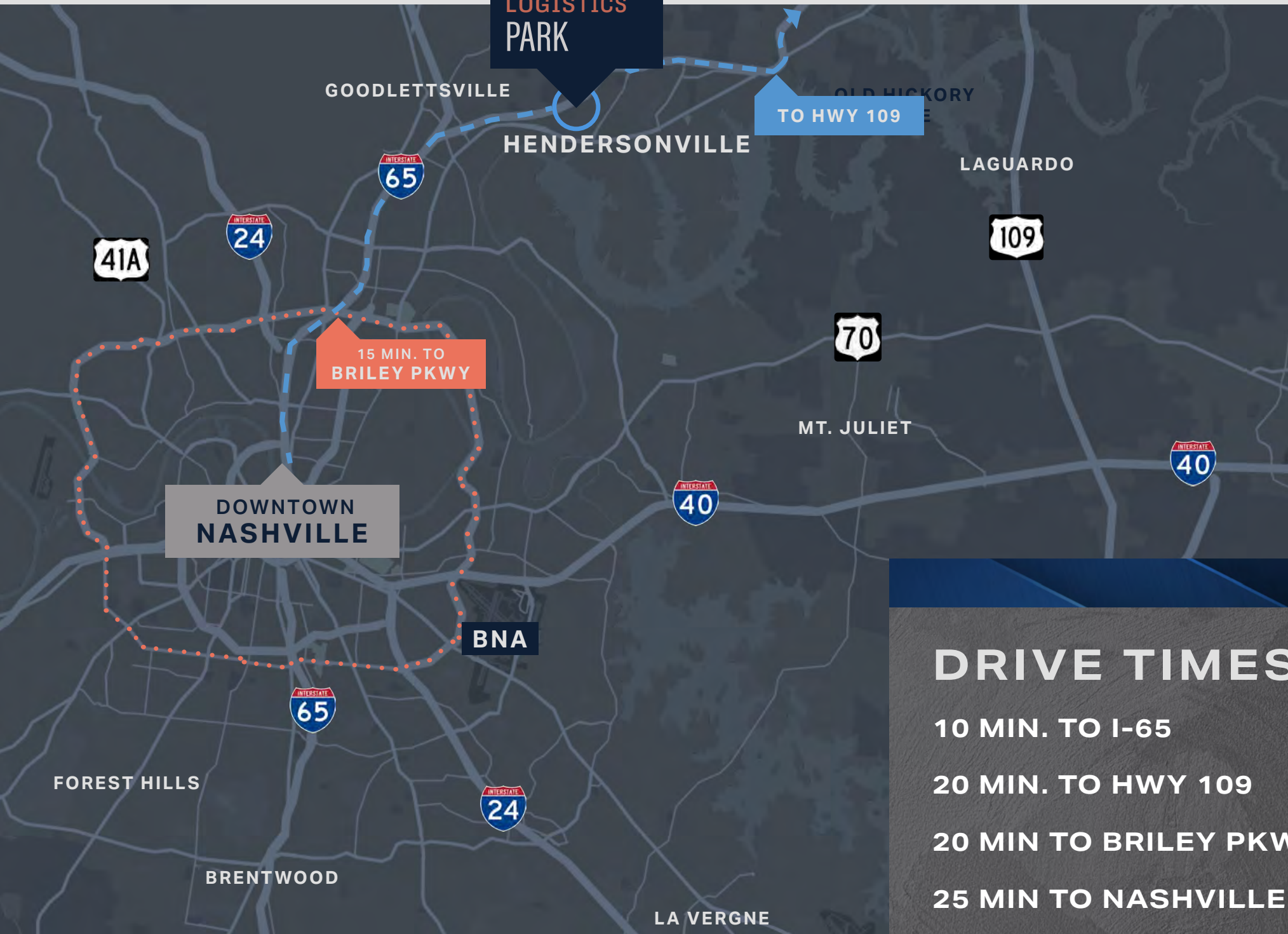
251-500

501-1,000

1,001-2,000

2,001 OR MORE

**NORTHSIDE  
LOGISTICS  
PARK**



## DRIVE TIMES

10 MIN. TO I-65

20 MIN. TO HWY 109

20 MIN TO BRILEY PKWY

25 MIN TO NASHVILLE

# PRIME LOCATION

## TOP NEIGHBORING USERS

**BRAUER**

**CROWLEY TOOL COMPANY**  
PRECISION INSERT TOOLING



**WELLER**  
TRUCK PARTS

**MGM**  
INDUSTRIES  
Painted Vinyl Windows & Doors



**STEELWORKS**  
SUPPLY • DESIGN

## TOP DINING & RETAIL

**COSTCO**  
WHOLESALE

**Chick-fil-A**



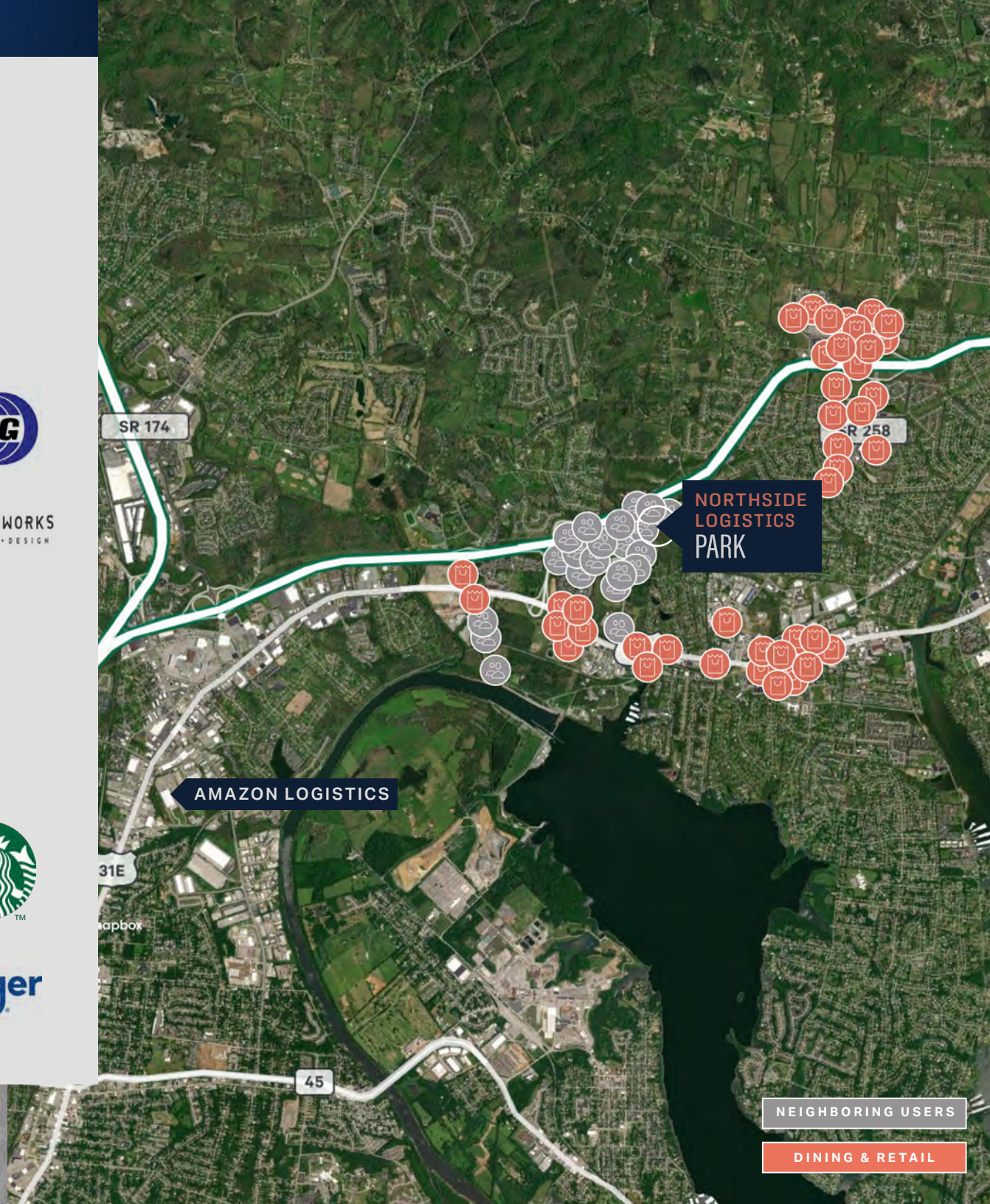
**RaceTrac**



**MGM Newell**

**CRUNCH**

**Kroger**



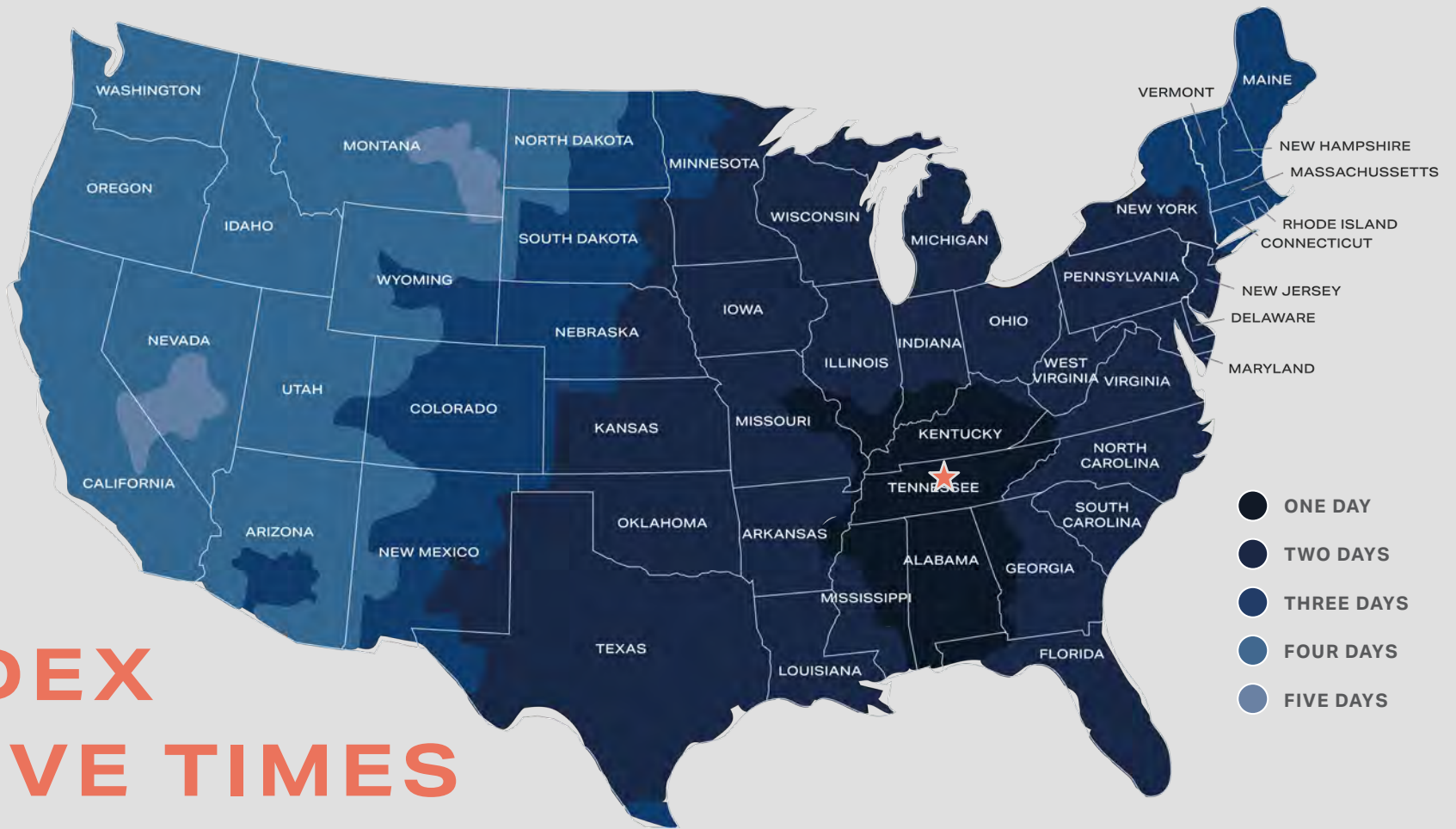
**NORTHSIDE LOGISTICS PARK**

**AMAZON LOGISTICS**

NEIGHBORING USERS

DINING & RETAIL

# FEDEX DRIVE TIMES



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



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



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



**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

A 3D architectural rendering of a modern, multi-story office building with a light-colored facade and large glass windows. The building is set in a landscaped area with green grass, small trees, and a paved walkway. A white car is parked in the background. The sky is blue with scattered white clouds.

Lincoln

HENDERSONVILLE, TN

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