

FOR LEASE

Class A Industrial Space
27,294 - 147,264 SF

CREEKSIDE LOGISTICS

FOUNDRY
COMMERCIAL

 Principal



Property Highlights

- Easy Access to I-24
- New Class A Tilt Wall Construction
- Q4 2023 Delivery

Address

8110-8130 Tridon Drive

Submarket

Southeast

Available For Lease

27,294 - 147,264 SF

Size

42.9 AC

Timing

Delivered Q4 2023

Zoning

Light Industrial

Improvements

370,890 SF

Trailer Parking

±29 Spaces

Site Plan

Building 1 8130 Tridon Drive

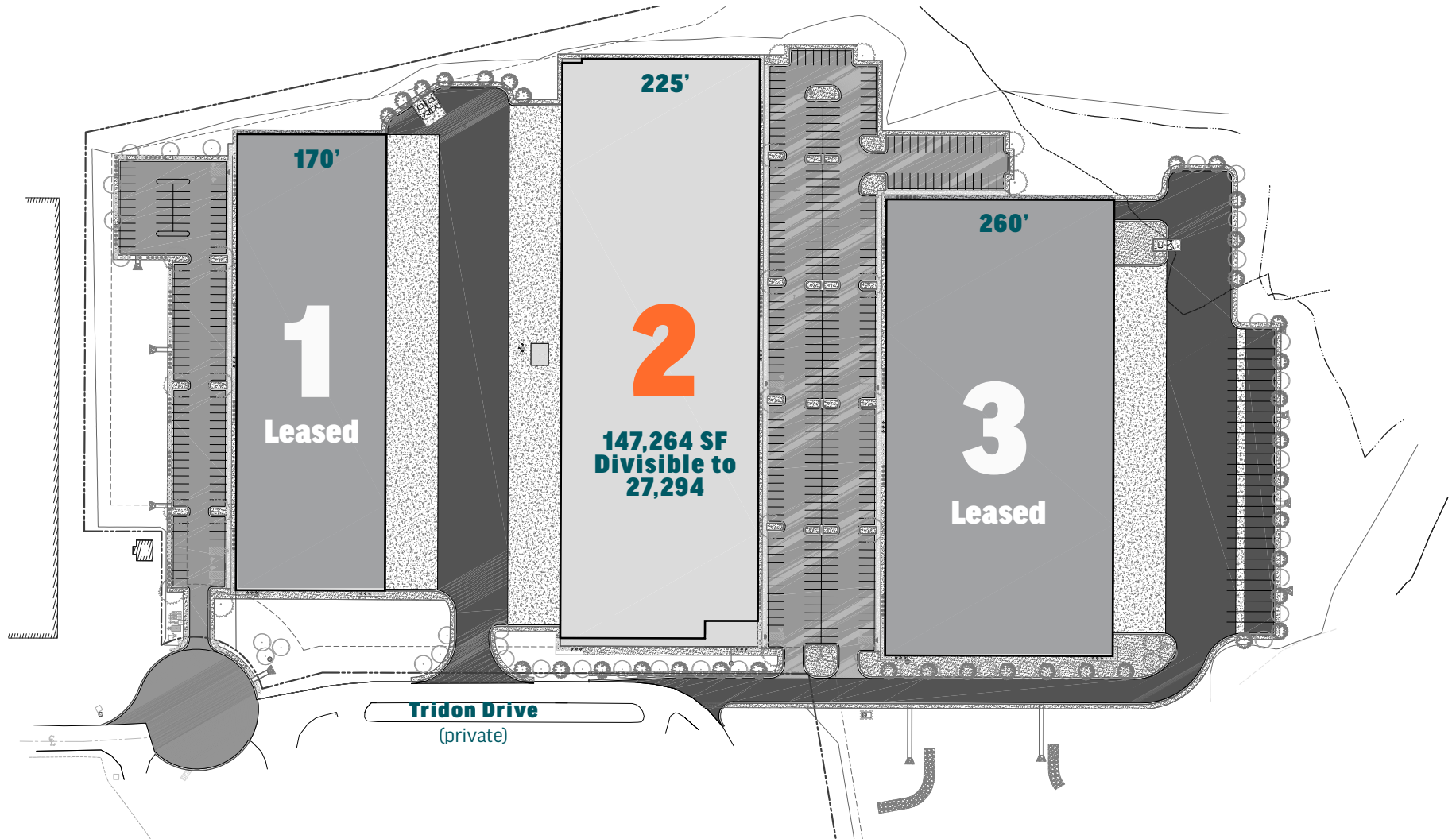
± 88,570 SF
± 112 Car Parks

Building 2 8120 Tridon Drive

± 147,264 SF
± 133 Car Parks

Building 3 8110 Tridon Drive

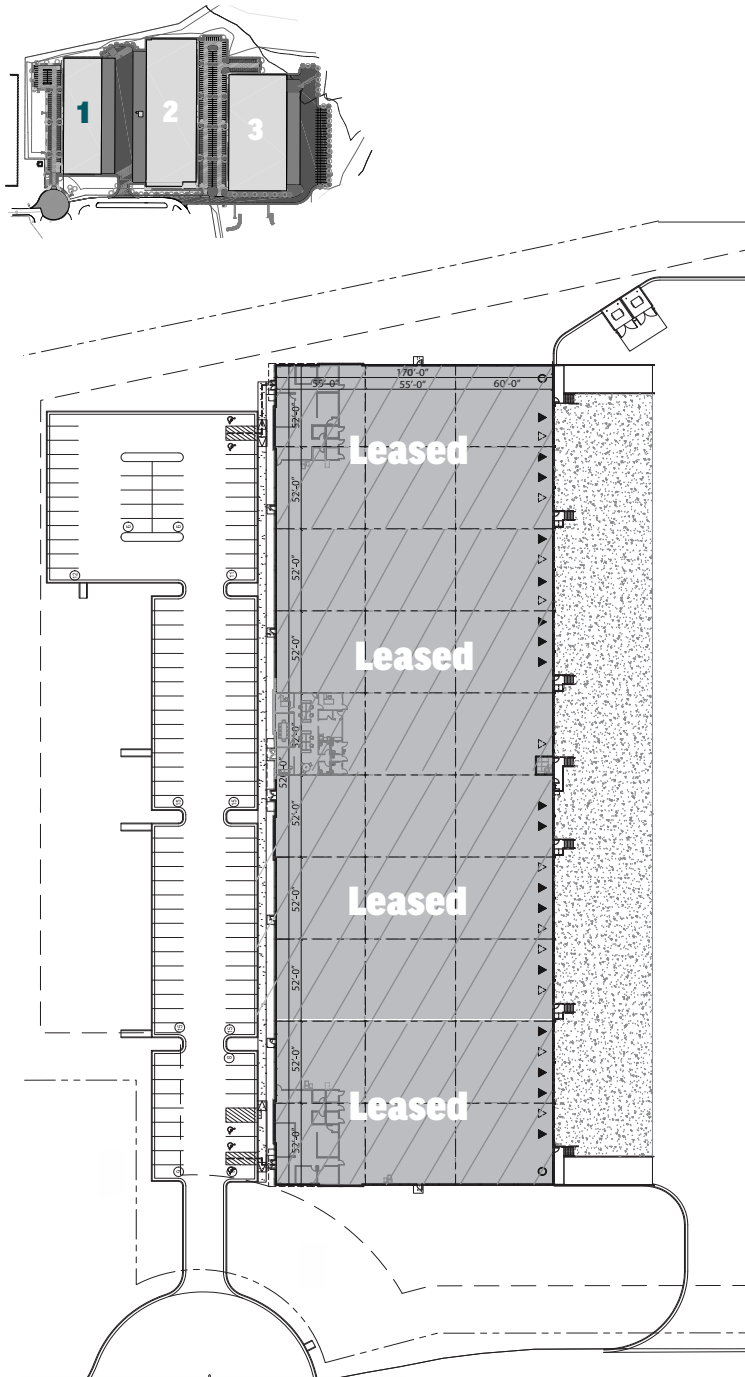
± 135,200 SF
± 160 Car Parks



Building Specs

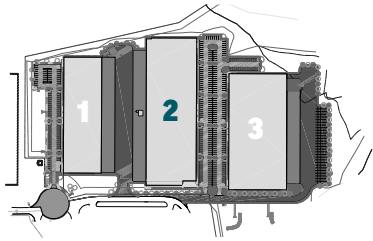
Building	1	2	3
Address	8130 Tridon Drive	8120 Tridon Drive	8110 Tridon Drive
Delivery / Available	4Q 2023	4Q 2023	4Q 2023
Total SF	88,570 SF	147,264 SF	135,200 SF
Load	Rear	Rear	Rear
Space Available	0 SF	147,264 SF	0 SF
Max Demise	0 SF	147,264 SF	0 SF
Min. Demise	0 SF	TBD	0 SF
Bldg Depth	170'	225'	260'
Bldg Length	520'	670'	520'
Clear Height	32'	32'	32'
Column Spacing	55' x 52'	55' x 52'	50' x 52'
Speed Bay Depth	60' x 52'	60' x 52'	60' x 52'
Potential Dock Doors	17	36	17
Drive In Ramps	1 + 1 knockout	2 + 1 knockout	1
Truck Court Material	60 ft concrete apron	60 ft concrete apron	60 ft concrete apron
Car Parks	+/- 112 Car Parks	+/- 133 Car Parks	+/- 160 Car Parks
Trailer Parks	N/A	N/A	29



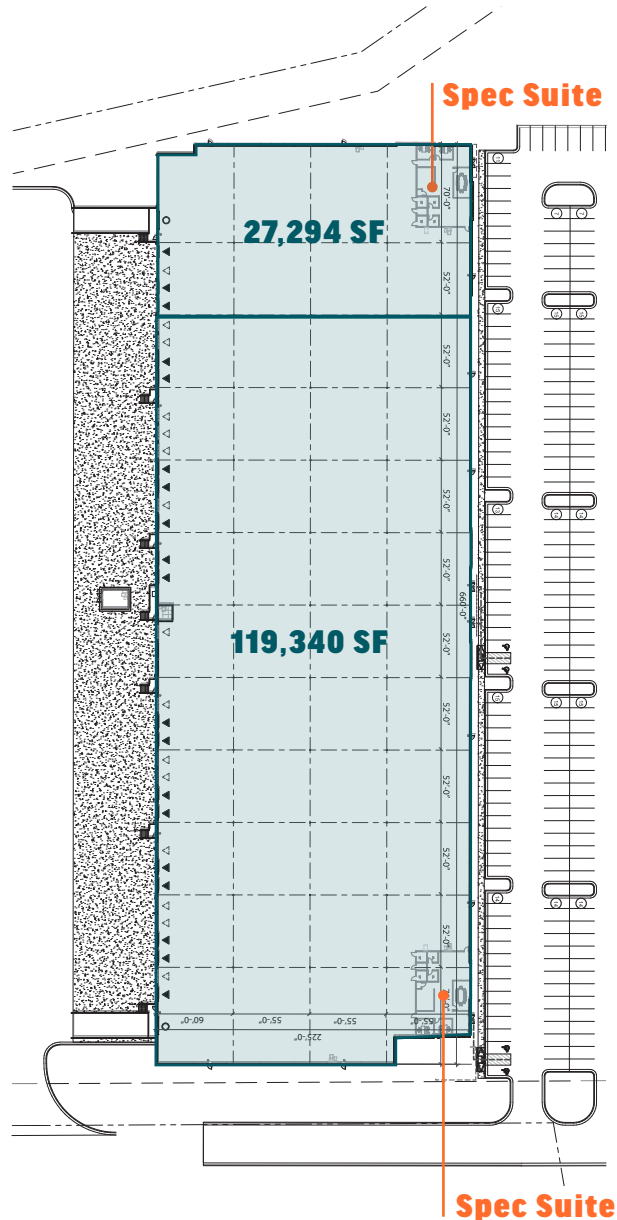


Building One

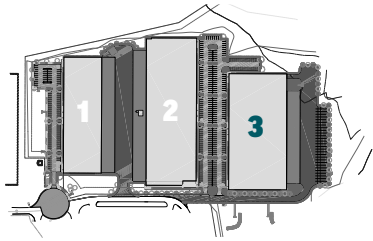
Address	8130 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	88,570 SF
Load	Rear
Space Available	0 SF
Max Demise	0 SF
Min. Demise	0 SF
Bldg Depth	170'
Bldg Length	520'
Clear Height	32'
Column Spacing	55' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	0 remaining
Drive In Ramps	1 + 1 knockout
Truck Court Material	60' concrete apron
Car Parks	+/- 112 Car Parks
Slab	7" Unreinforced
Electrical	0 amps remaining
Sprinkler	ESFR



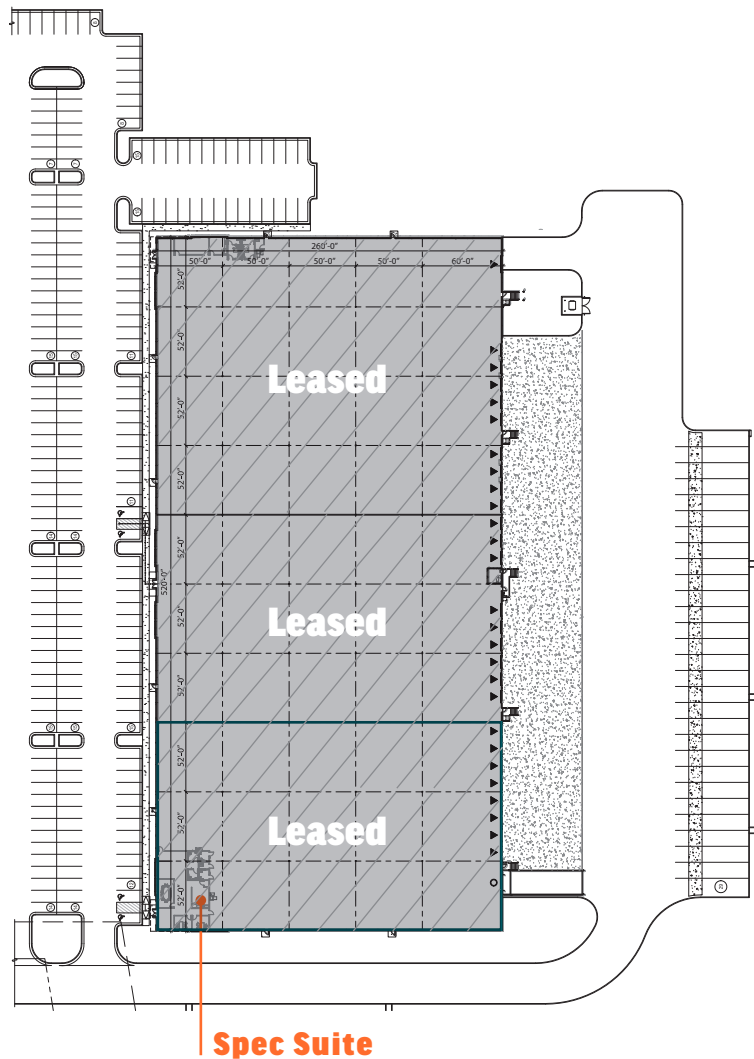
Building Two



Address	8120 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	147,264 SF
Load	Rear
Space Available	147,264 SF
Max Demise	147,264 SF
Min. Demise	TBD
Bldg Depth	225'
Bldg Length	660'
Clear Height	32'
Column Spacing	55' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	36
Drive In Ramps	2 + 1 knockout
Truck Court Material	60' concrete apron
Car Parks	+/- 133 Car Parks
Slab	7" Unreinforced
Electrical	2,000 amps
Sprinkler	ESFR



Building Three

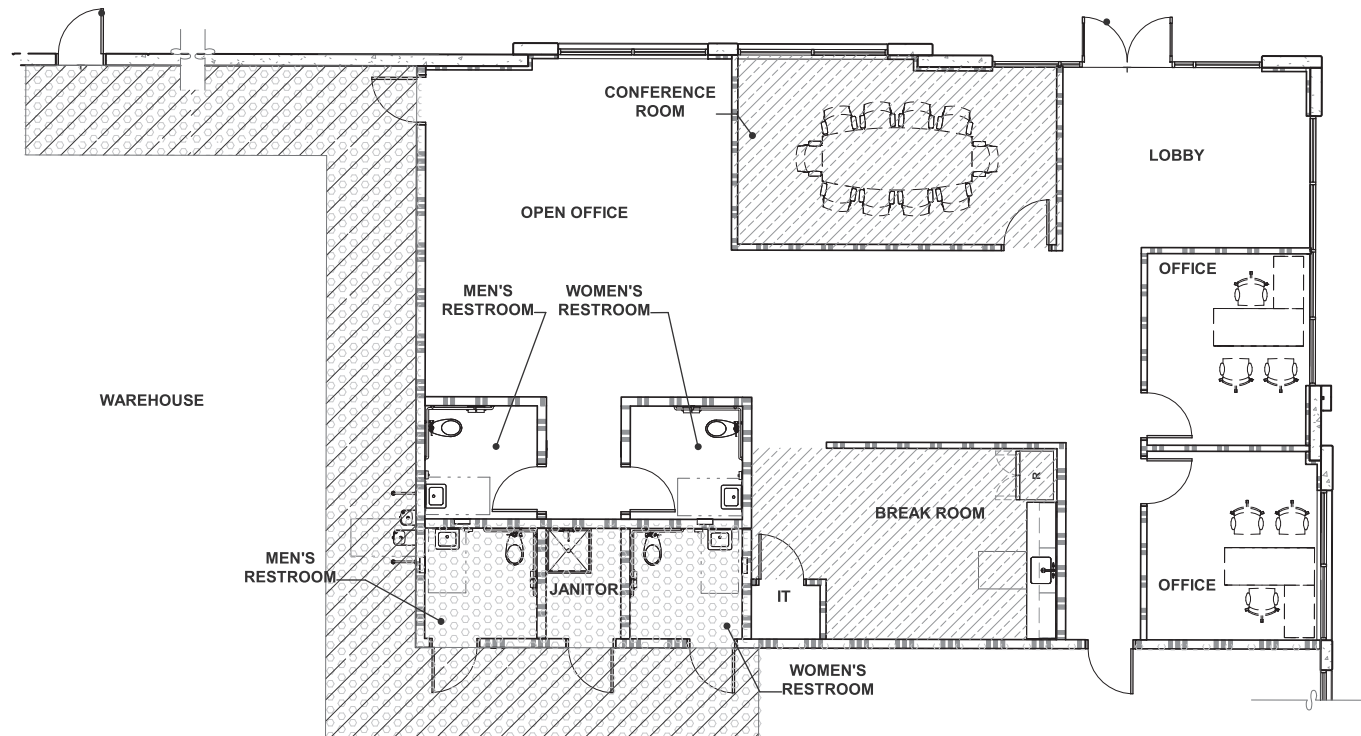
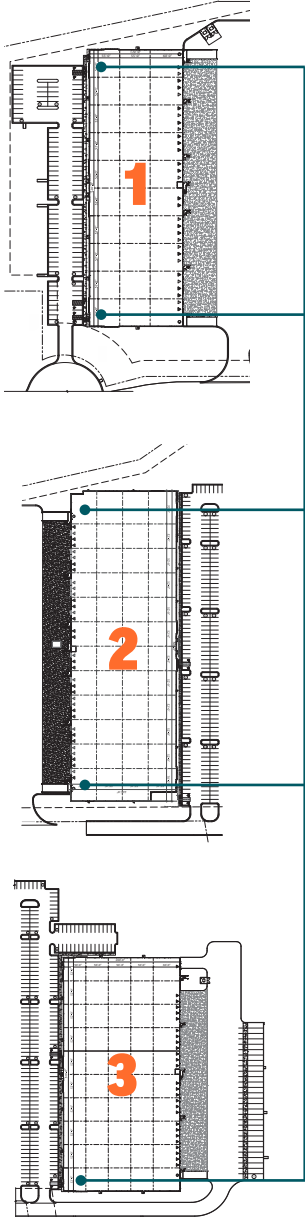


Address	8110 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	135,200 SF
Load	Rear
Space Available	0 SF
Max Demise	0 SF
Min. Demise	0 SF
Bldg Depth	260'
Bldg Length	520'
Clear Height	32'
Column Spacing	50' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	0 Remaining
Drive In Ramps	1
Truck Court Material	60' concrete apron
Car Parks	+/- 160 Car Parks
Trailer Parks	23
Slab	7" Unreinforced
Electrical	0 remaining
Sprinkler	ESFR



Spec Suite Layout

2,318 SF





Amenities & Access

From I-24

take Almaville Rd
(Highway 102) Exit,
immediate right at
Tridon Drive light

To I-24

take Tridon drive, turn
left at traffic light onto
Almaville Rd, take I-24
on-ramp to interstate

Regional Map

Drive Times



Louisville

176 miles via I-65N

Knoxville

180 miles via I-40E

Atlanta

248 miles via I-24E + I-75S

Birmingham

191 miles via I-65S

Memphis

212 miles via I-40W

Charlotte

412 miles via I-40E



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