

midway  
840



**nuveen + CBRE**  
A TIAA Company

MT. JULIET, WILSON COUNTY, TN

# 291,600

SQUARE FEET OF SPACE AVAILABLE 11/1/24

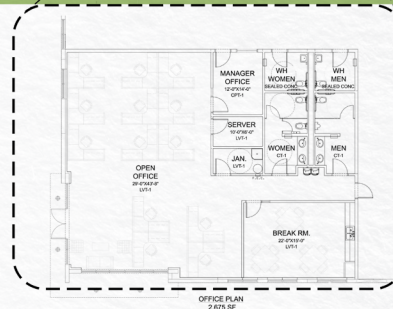
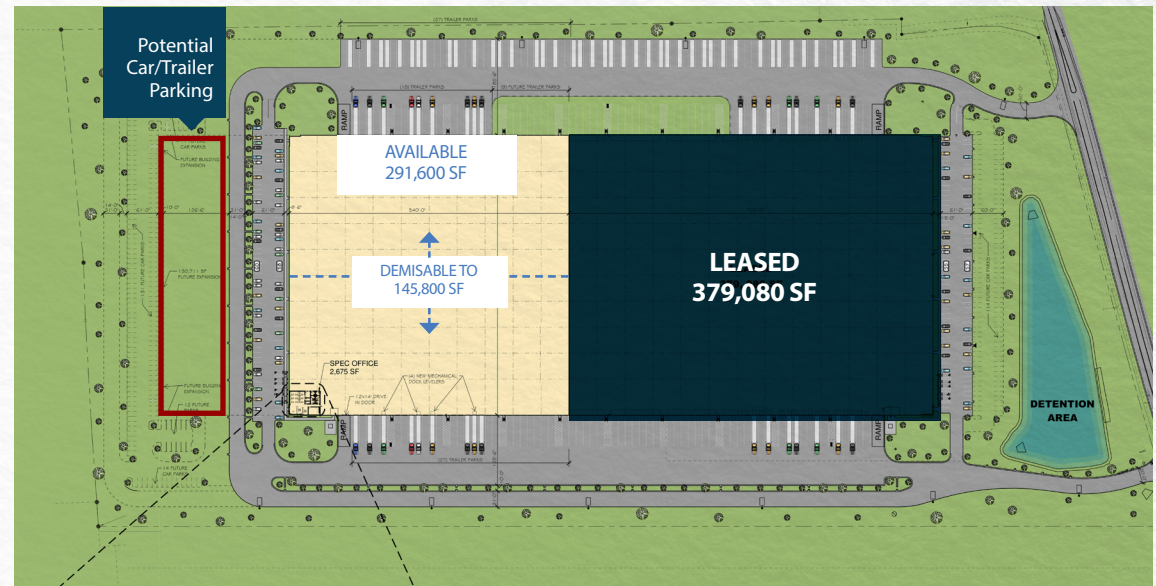
---

---



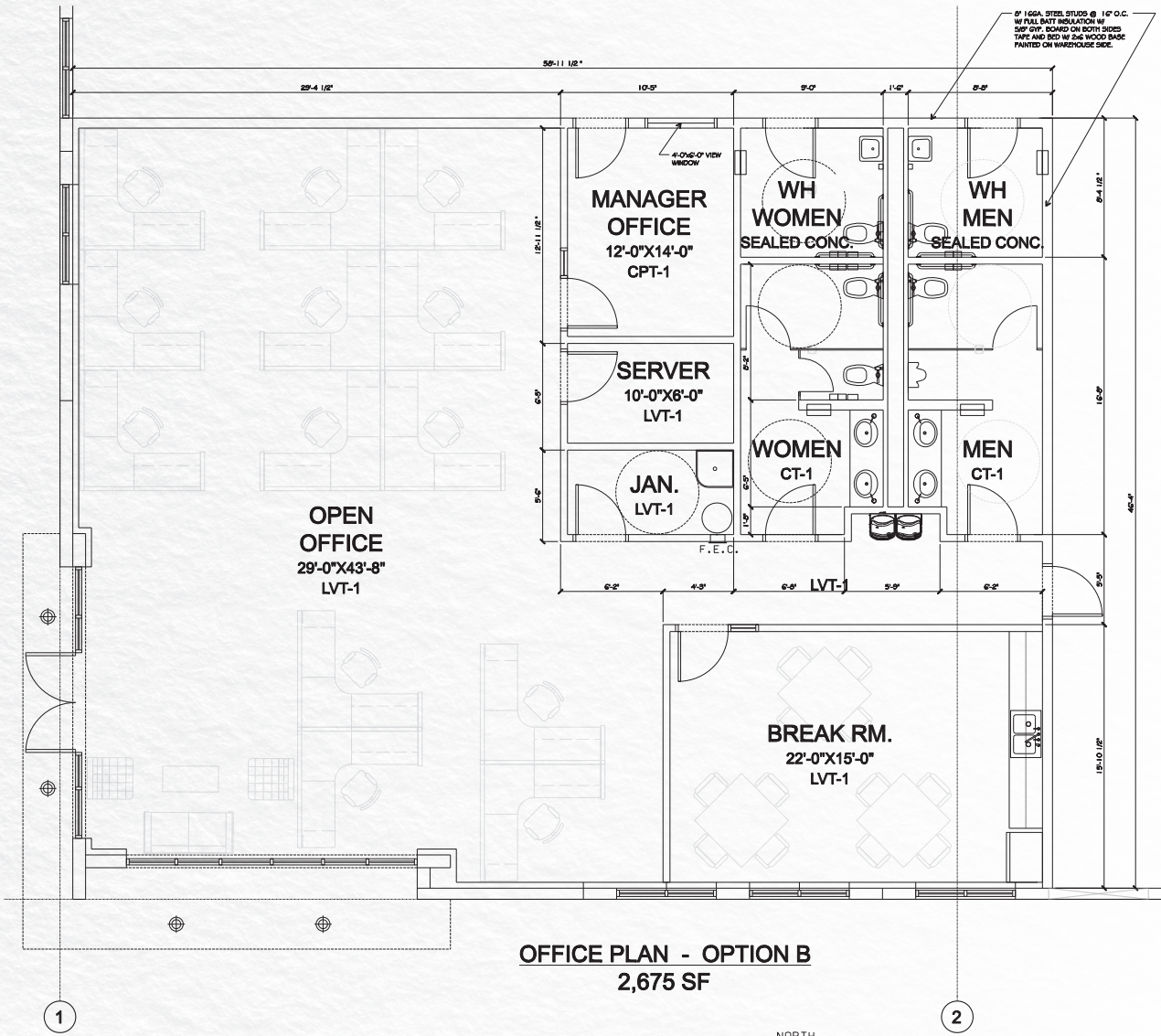
# Property Site Plan

- 291,600 SF expandable to 422,696 SF; Demisable down to 145,800 SF
- SPEC Office of ±2,675 SF
- 36' Clear Height
- 34 Dock Doors (+18 Punchouts)  
- Dock Equipment on 8 doors - 4 each side
- 2 (12' x 14') Drive in Doors
- Column Spacing:  
Speed Bays: 70' x 54'  
Typical Bays: 50' x 54'
- Roof: R-15, 45 MIL, mechanically-fastened with 20 year warranty
- 7" Unreinforced Slab
- Trailer Parking: 36 \*Expandable
- Car Parking: 118 \*Expandable
- LED Lighting: 30 FC



SITE DATA	
<b>SITE AREA</b>	43.8 AC
<b>BUILDING AREA</b>	670,680 SF
AVAILABLE	291,600 SF
LEASED	379,080 SF
<b>CAR PARKS</b>	
AVAILABLE	118 SPACES (176 FUTURE)
LEASED	112 SPACES (114 FUTURE)
<b>TRAILER PARKS</b>	
AVAILABLE	82 SPACES (8 FUTURE)
LEASED	106 SPACES (20 FUTURE)
<b>9'-0"x10'-0" DOCK DOORS</b>	
AVAILABLE	34 DOORS (20 FUTURE)
LEASED	34 DOORS (42 FUTURE)
<b>12'-0"x14'-0" DOCK DOORS</b>	
AVAILABLE	2 DOORS
LEASED	2 DOORS

# SPEC OFFICE Plan Of ±2,675 SF





9 miles  
TO I-40



10 miles  
TO I-24



# Fedex Ground Delivery



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



Three major interstates converge in Nashville



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

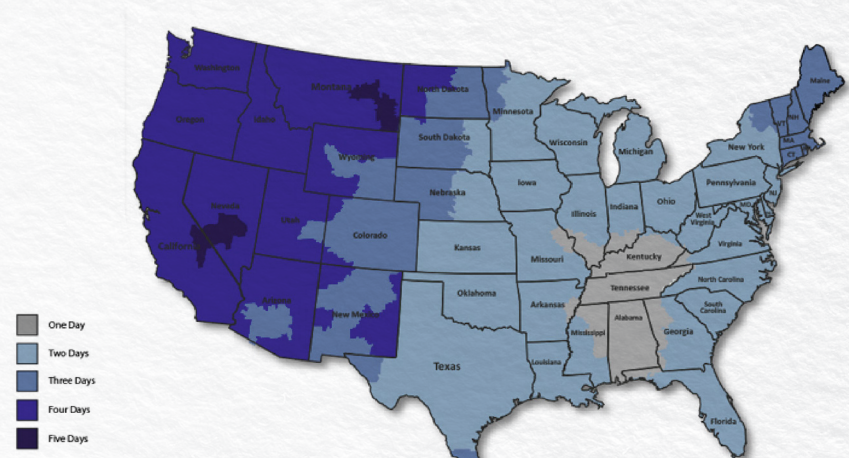


From Nashville, 72% of the US population is reached with Two Day Ground Delivery



12 million people live within a 2.5 - hour drive

FEDEX - GROUND PARCEL DELIVERY MAP





**nuveen + CBRE**  
A TIAA Company

## For Leasing Information Please contact:

**JACK ARMSTRONG**

Senior Vice President

+1 615 493 9257

jack.armstrong@cbre.com

**DAVIS GOODMAN**

Associate

+1 615 493 9255

davis.goodman@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All othermarks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.