

±260 ACRES
AVAILABLE

**BUILD-TO-SUIT
OPPORTUNITY**

FOR LEASE

YORK ROAD | COOPERTOWN, TN



±260 ACRES

OF FLEXIBILITY THAT CAN ACCOMMODATE SPACES FROM 150,000 SF – 1 MILLION SF WITH SIGNIFICANT TRAILER STORAGE, EMPLOYEE PARKING & RETAIL FRONTAGE

ROBERTSON COUNTY

IS HOME TO NEARLY 100 MANUFACTURING & DISTRIBUTION BUSINESSES

41M

PEOPLE WITHIN A 300 MI RADIUS

75%

OF MAJOR US MARKETS ARE WITHIN A DAY'S DRIVE

72%

OF THE US POPULATION IS WITHIN 2 DAY GROUND SHIPPING

71,813

CURRENT RESIDENTS IN ROBERTSON COUNTY, & GROWING

DOWNTOWN NASHVILLE

26.5MI FROM SITE

KY/TN STATE LINE

Clarksville



LG Electronics
 HANKOOK
driving emotion

TRANE
 microvast

Agero
 Google
 Jostens

±260 AC
PIZZUTI SITE

HIGHWAY 49

LOWE'S DIRECT
FULFILLMENT
CENTER

Pizza Hut
 Quality Inn & Suites
 MAPCO



Gallatin



Hendersonville

Wendy's
 Hampton Inn

DUNKIN'
 Shell

BRILEY PKWY



Nashville



Bellevue



Brentwood



Smyrna

Franklin



Hardee's
 TACO BELL
 BURGER KING
 SONIC

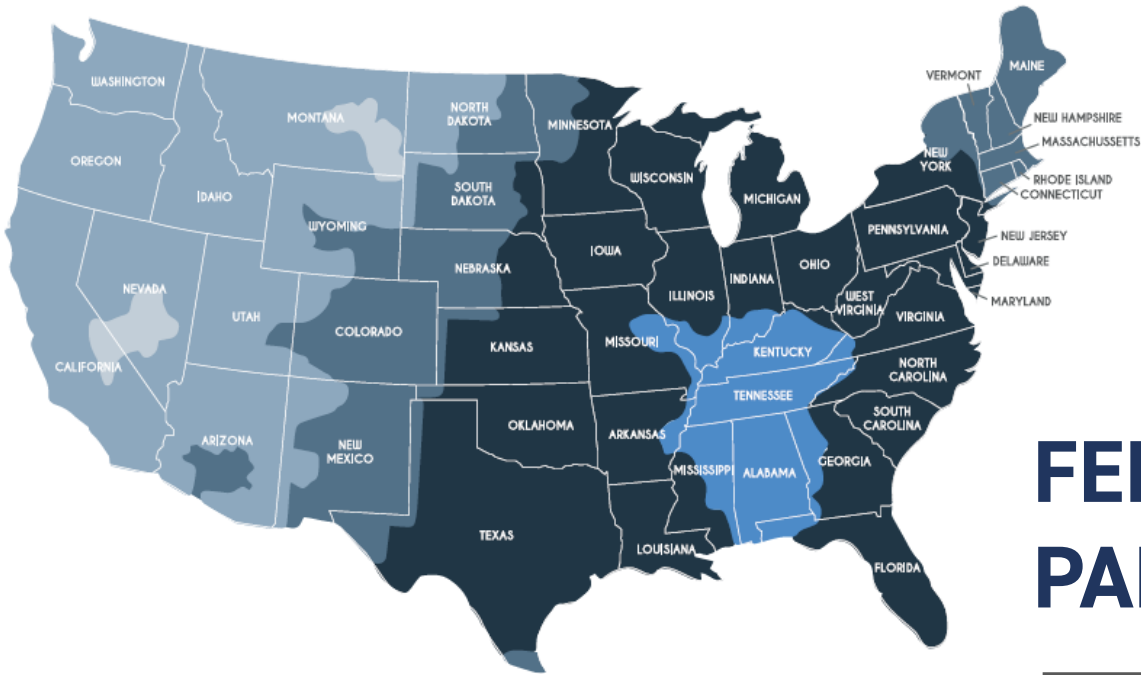
SUBWAY
 Whitt's BARBECUE

DOLLAR GENERAL MARKET
 usbank

Great Clips
 H.G. HILL FOOD STORES
LOCALLY OWNED & OPERATED

DRIVE TIMES

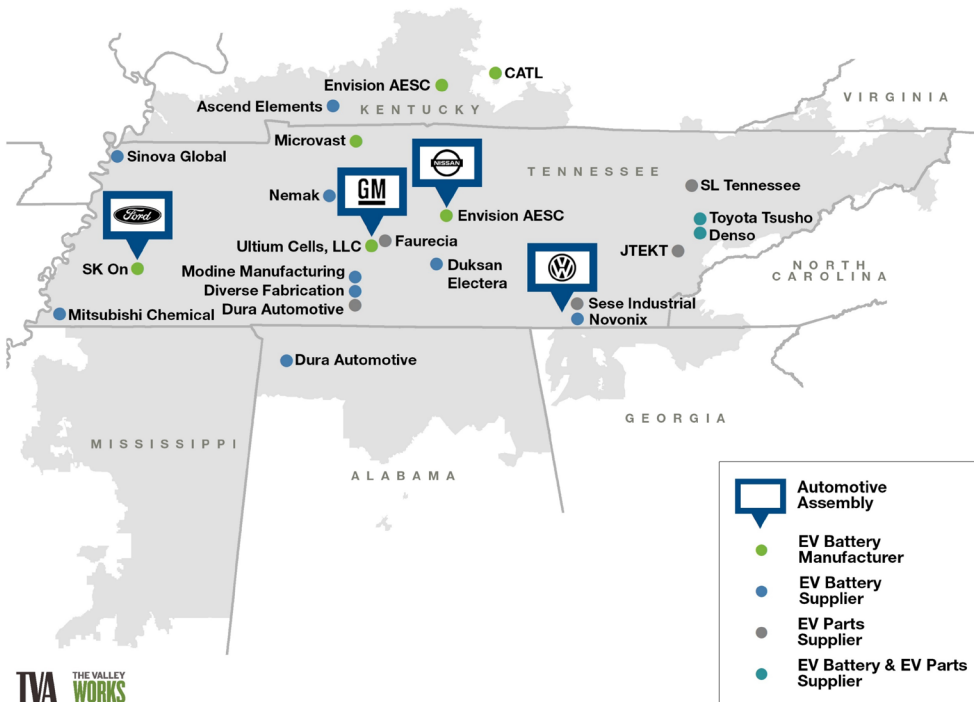
BNA AIRPORT	31.8 MI
I-40	29.0 MI
NASHVILLE	26.5 MI
JWN AIRPORT	26.7 MI
I-65	20.6 MI
BRILEY PKWY	19.6 MI
CLARKSVILLE	14.5 MI



- ONE DAY
- TWO DAYS
- THREE DAYS
- FOUR DAYS
- FIVE DAYS

FEDEX GROUND PARCEL DELIVERY MAP

EV AUTOMOTIVE ASSEMBLY & EV BATTERY LOCATIONS





CONTACT US

JACK ARMSTRONG

FIRST VICE PRESIDENT

+1 615 248 3500

+1 561 339 9071

JACK.ARMSTRONG@CBRE.COM

STEVE PRESTON

EXECUTIVE VICE PRESIDENT

+1 615 248 3500

+1 615 418 9470

STEVE.PRESTON@CBRE.COM

WILL GOODMAN

VICE PRESIDENT

+1 615 248 3500

+1 321 230 1522

WILL.GOODMAN@CBRE.COM

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.