

PORTNORTH DISTRIBUTION CENTER

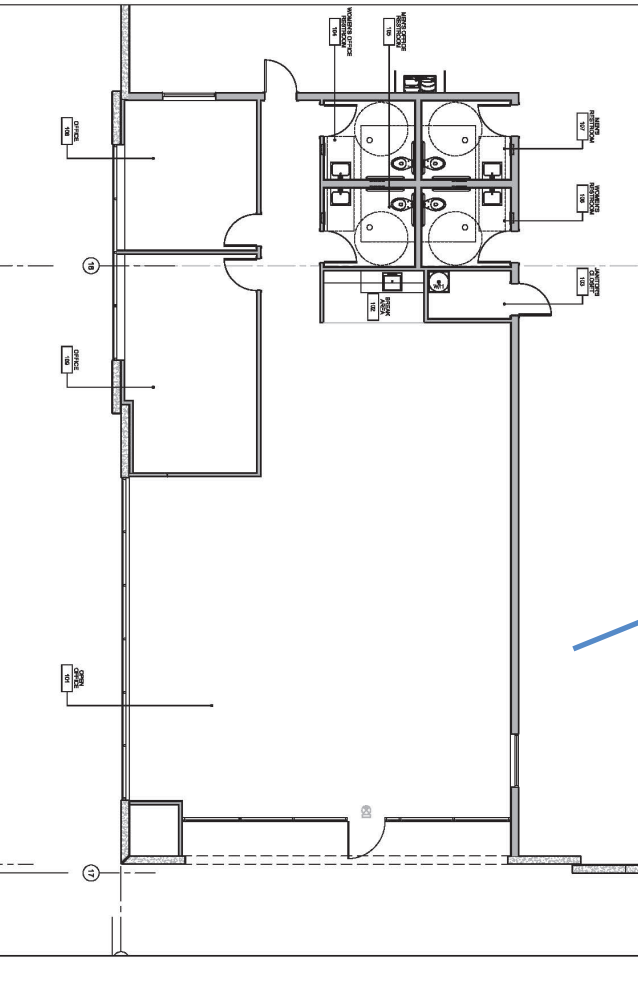
1211 VAUGHN PARKWAY | PORTLAND, TN 37148



GROWTH
CAPITAL
PARTNERS

PERRY WOLCOTT, SIOR
pwolcott@lee-associates.com
O: 615.751.2353
C: 615.957.3331

JIM RODRIGUES, SIOR
jrodrigues@lee-associates.com
O: 615.751.2353
C: 615.300.7065



PROPERTY OVERVIEW

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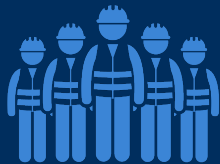
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|---------------------|-------------|-----------------------|----------------------------|--------------------------|---|
| Building SF | ±403,031 SF | Column Spacing | 50' x 56' typical | Parking | ±175 car parking spaces ±58 trailer parking spaces |
| Available SF | ±203,548 SF | Building Depth | 430' | Truck Court Depth | 180' |
| Office SF | ±2,711 SF | Dock Count | 40 (12 with Dock Packages) | Sprinklers | ESFR |
| Clear Height | 36' | Drive-in Count | 2 | Power | 400 amps, 480v, 3 phase (expandable by another 1,200 amps) |



LOCATION OVERVIEW



\$82,320 median household income in Robertson County



±161,269 blue collar workers within a 60-minute drive

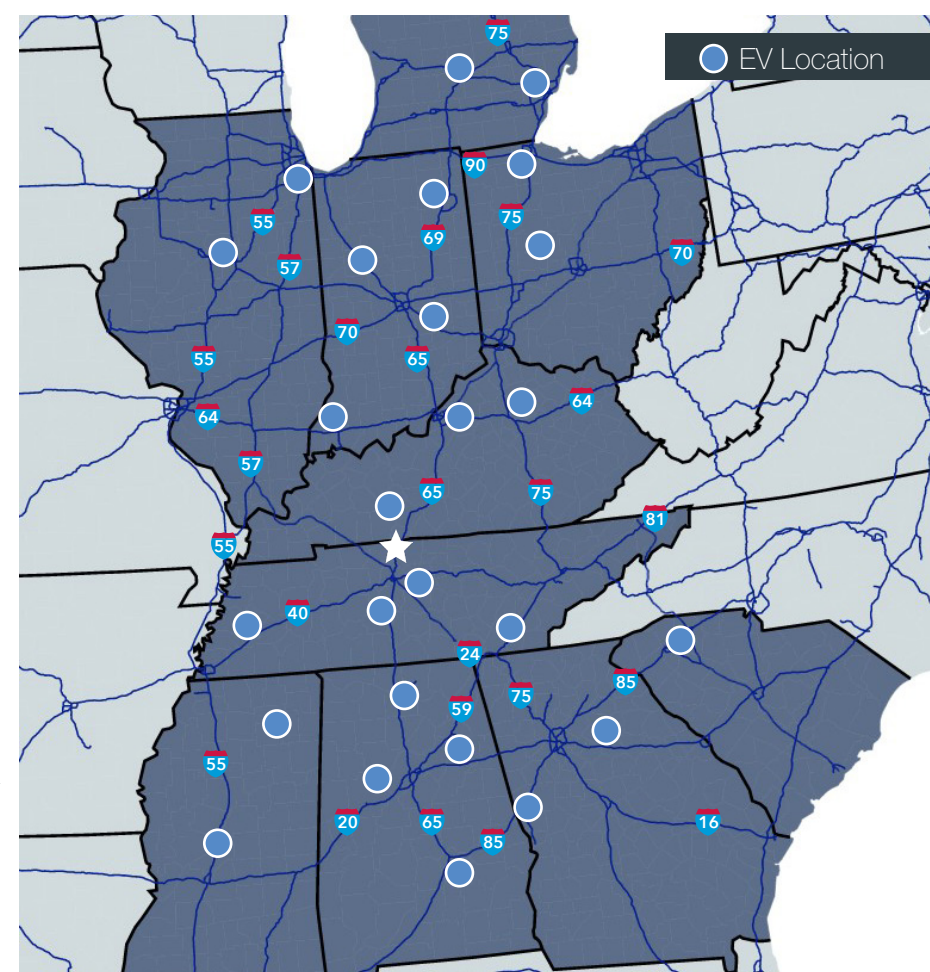


95,671 people added within 60 minutes over the past 4 years

DRIVE TIMES MAP



I-65: A BOOMING ELECTRIC VEHICLE CORRIDOR



- MICHIGAN
GM
Ford
- OHIO
Honda
Chrysler
- INDIANA
Toyota
Honda
Subaru
GM
- ILLINOIS
Rivian
Ford
- KENTUCKY
GM
Ford
Toyota

- MISSISSIPPI
Nissan
Toyota
- ALABAMA
Hyundai
Mercedes
Honda
Toyota/Mazda
- TENNESSEE
Volkswagon
GM
Nissan
Ford
- GEORGIA
Rivian
KIA
- SOUTH CAROLINA
BMW
Volvo

CONTACT

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PERRY WOLCOTT, SIOR
 pwolcott@lee-associates.com
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JIM RODRIGUES, SIOR
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 ASSOCIATES**