

NORTHSIDE LOGISTICS PARK

MOLLY WALTON DRIVE, HENDERSONVILLE, TN 37075



WAREHOUSE/
DISTRIBUTION
CENTER
5 BUILDINGS | 497,160 SF



Lincoln **CBRE**

SITE PLAN

45.6 AC

WAREHOUSE/ DISTRIBUTION CENTER



BUILDING 1

144,153 RSF

DIMENSIONS: 720x200

OFFICE: 3,330 RSF

CAR PARKS: 155 Stalls

TRAILER PARKS: 48

LOADING: 42

DRIVE-IN-DOORS: 2

POWER: 2,000 amps

CLEAR HEIGHT: 32'

BUILDING 2

119,361 RSF

DIMENSIONS: 540x220

OFFICE: 3,000 RSF

CAR PARKS: 115 Stalls

TRAILER PARKS: –

LOADING: 28

DRIVE-IN-DOORS: 2

POWER: 1,600 amps

CLEAR HEIGHT: 32'

BUILDING 3

95,162 RSF

DIMENSIONS: 432x220

OFFICE: 2,500 RSF

CAR PARKS: 86 Stalls

TRAILER PARKS: –

LOADING: 20

DRIVE-IN-DOORS: 2

POWER: 1,600 amps

CLEAR HEIGHT: 32'

BUILDING 4

69,242 RSF

DIMENSIONS: 432x160

OFFICE: 2,500 RSF

CAR PARKS: 86 Stalls

TRAILER PARKS: –

LOADING: 20

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

BUILDING 5

69,242 RSF

DIMENSIONS: 432x160

OFFICE: 2,000 RSF

CAR PARKS: 87 Stalls

TRAILER PARKS: –

LOADING: 20

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

DEMOGRAPHICS

Hendersonville, TN, located in Sumner County, has experienced significant population growth in recent years, reflecting its appeal as a vibrant suburban community. The city's population has seen an increase of over 15% since 2010, an upward trend that is attributed to its proximity to Nashville, excellent schools, and family-friendly amenities.

The economy of Hendersonville is robust, characterized by a diverse range of industries including healthcare, retail, and manufacturing. The city has seen a surge in new businesses and commercial developments, contributing to job creation and economic stability. Hendersonville's strategic location along major highways enhances its attractiveness to both residents and businesses, further fueling its economic growth.

2024 HENDERSONVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

40

MEDIAN AGE

3.6%

POP. GROWTH OVER
NEXT 5 YEARS

\$131,030

2024 MEDIAN
HOUSEHOLD INCOME

96.4%

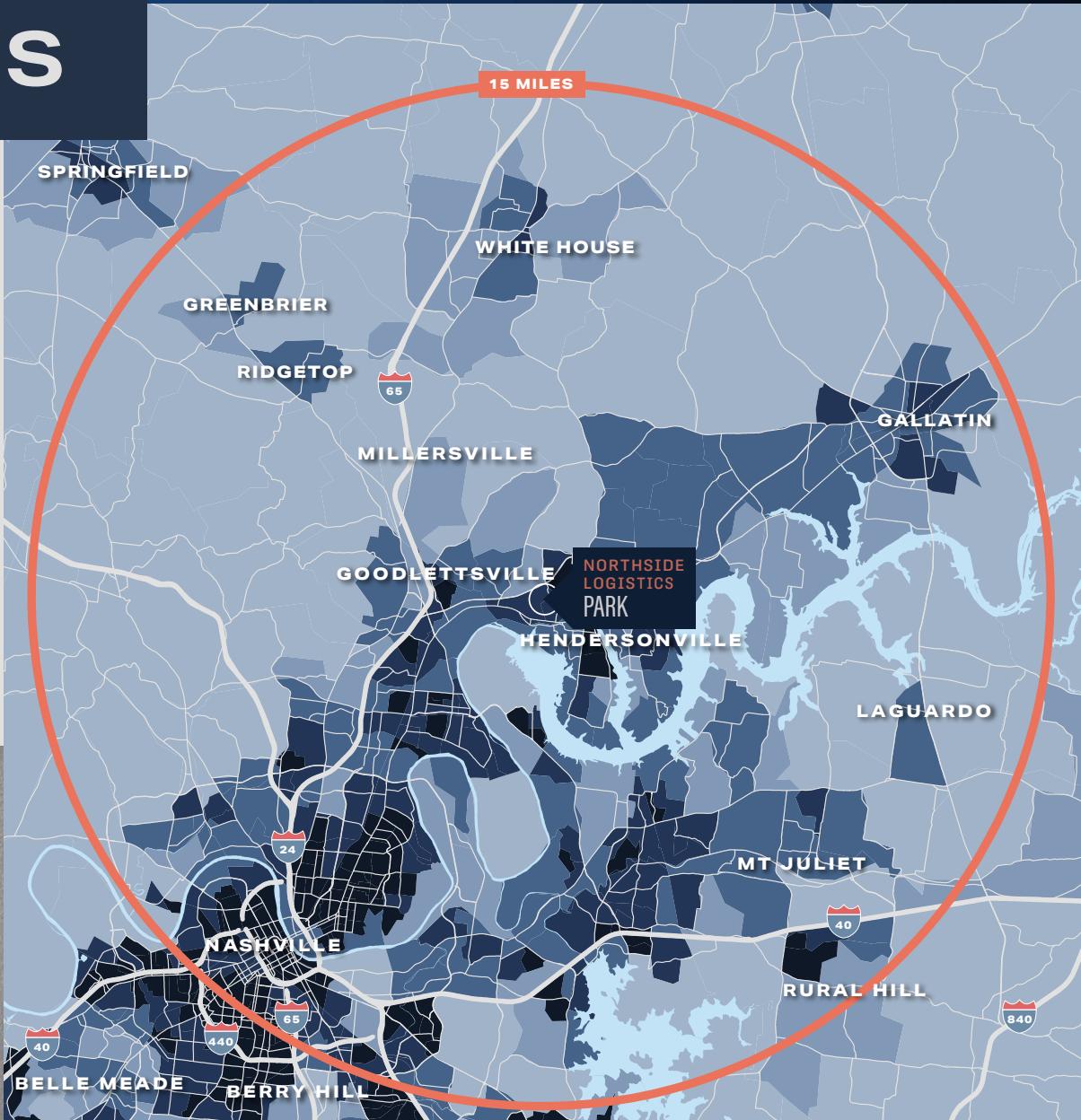
EMPLOYED CIVILIAN
POP. 16+

65K

TOTAL POP.

6.0%

POP. GROWTH OVER
LAST 4 YEARS



**HEAT
MAP**

POPULATION

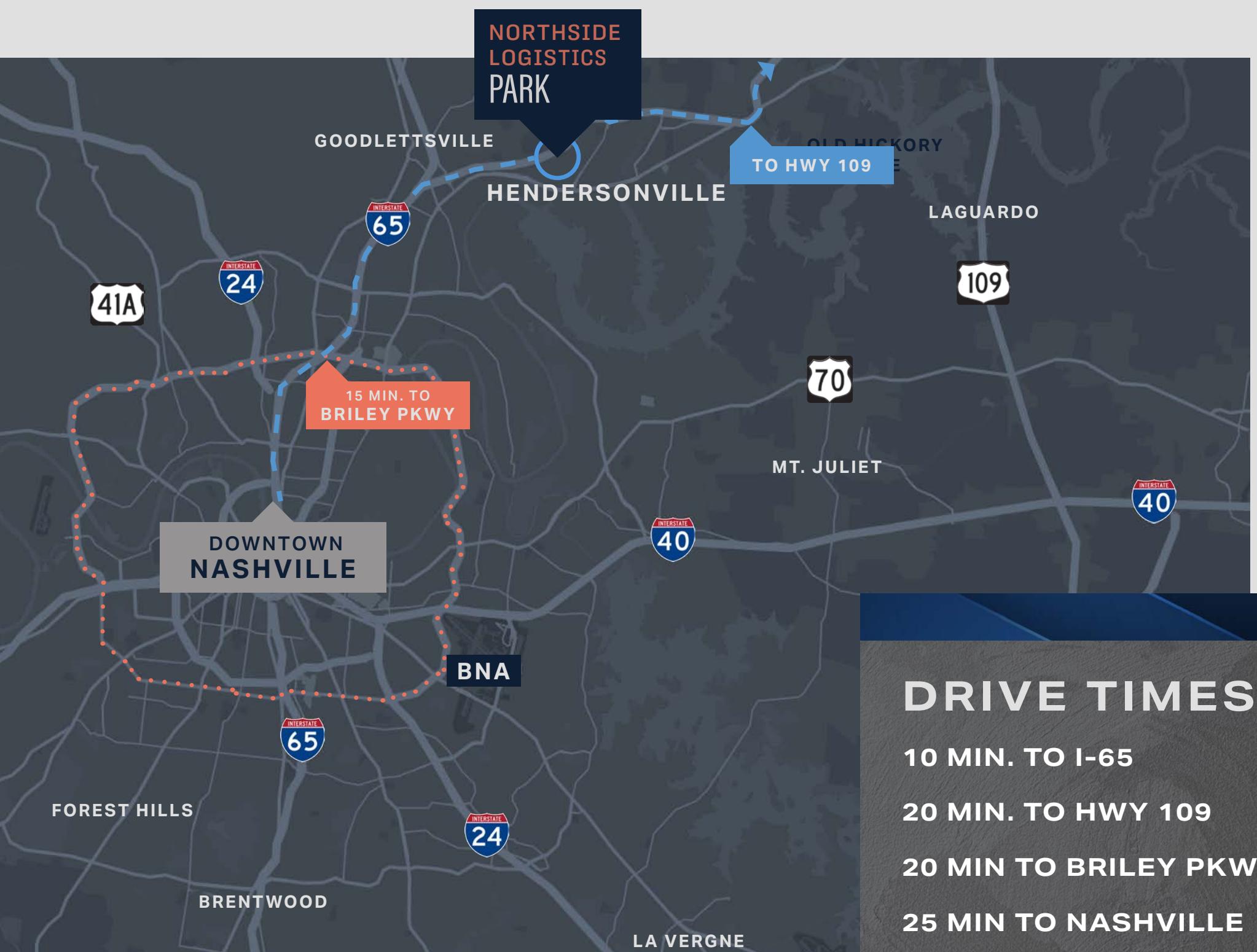
250 OR LESS

251-500

501-1,000

1,001-2,000

2,001 OR MORE



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

ITG

WELLER
TRUCK PARTS

MGM
INDUSTRIES
Painted Vinyl Windows & Doors

STEELWORKS
SUPPLY + DESIGN

TOP DINING & RETAIL

COSTCO
WHOLESALE

Chick-fil-A

PUCKETT'S
RESTAURANT

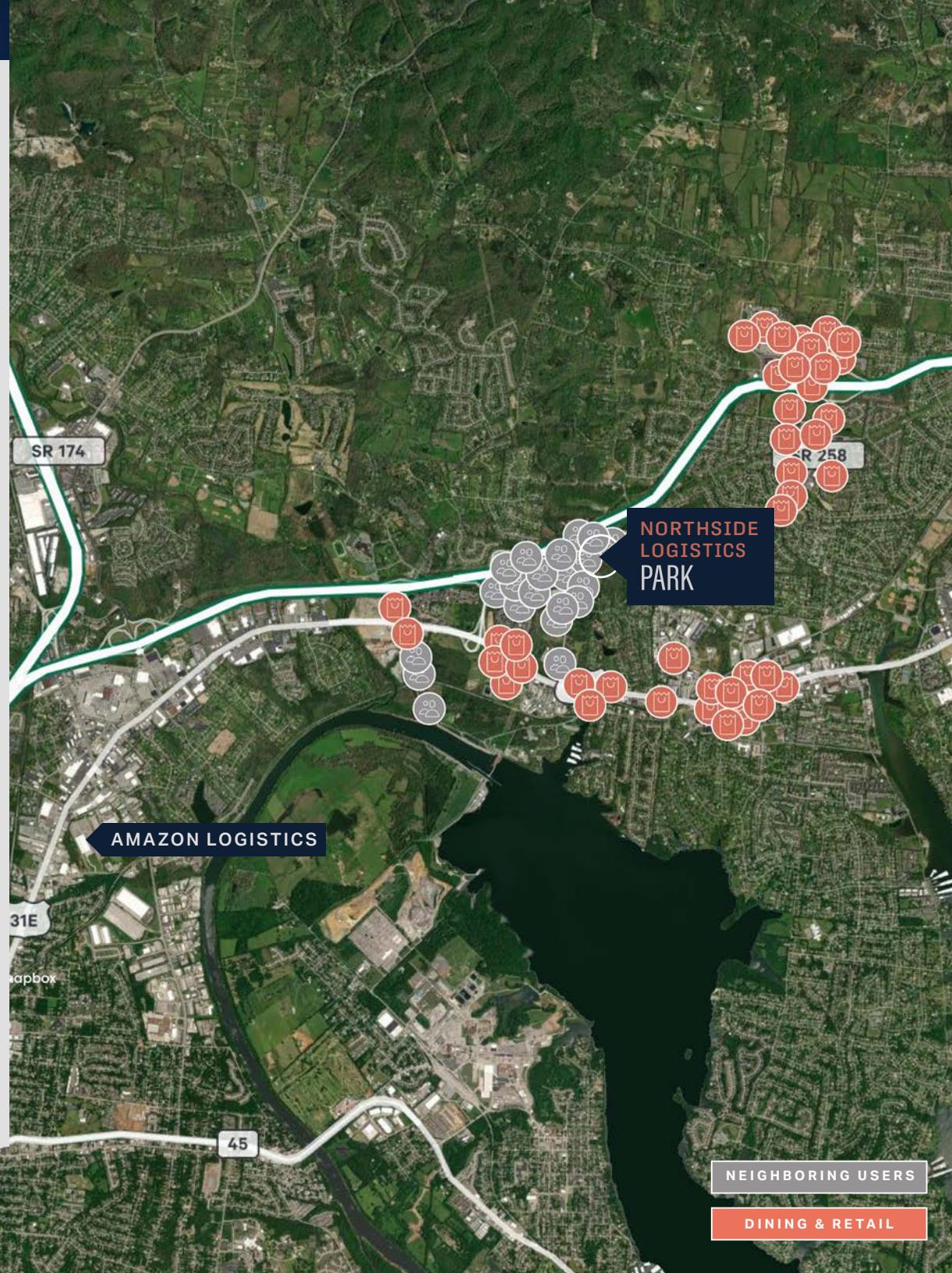
RaceTrac

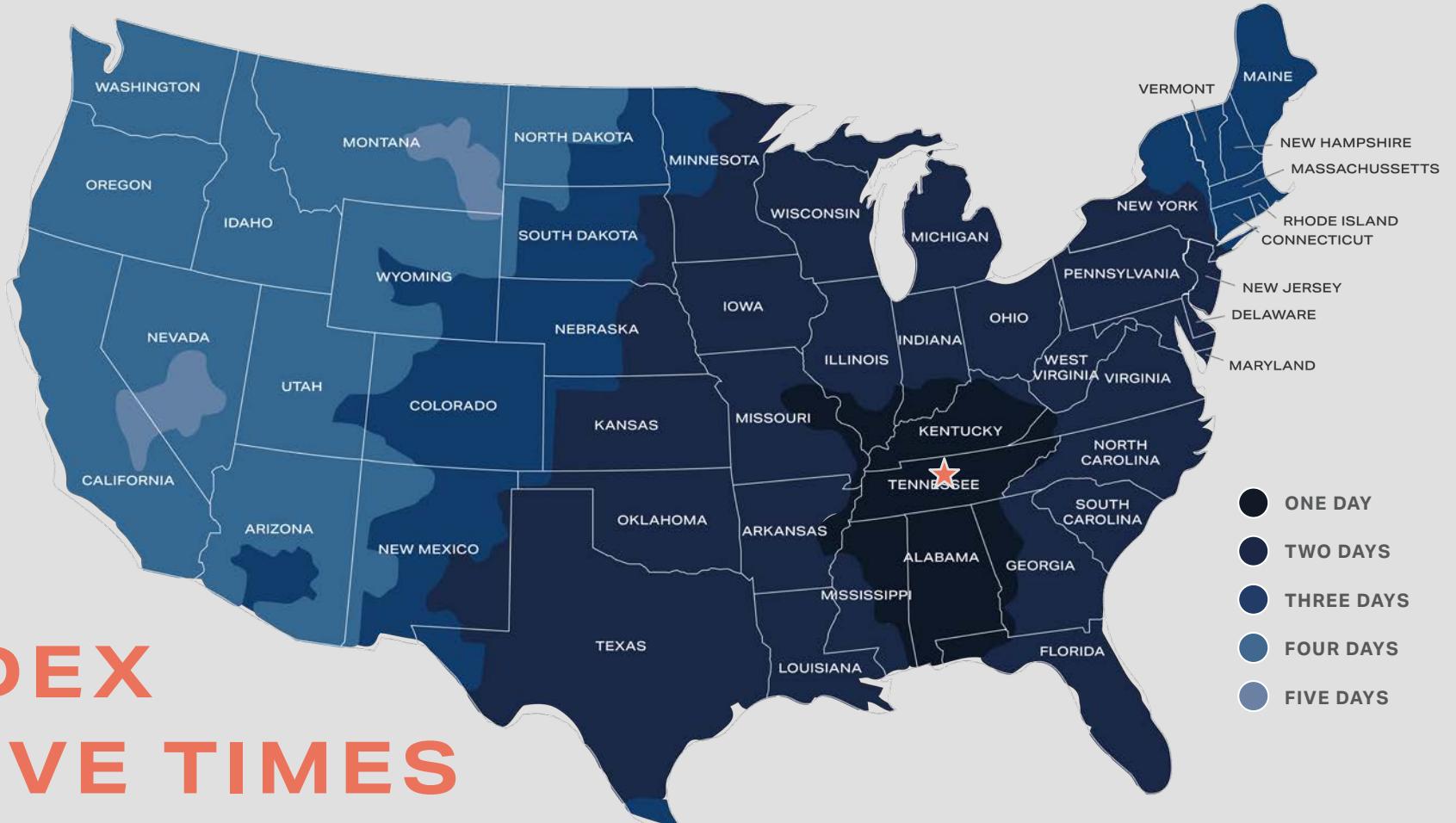
Starbucks

MGNewell

CRUNCH

Kroger





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



Lincoln



HENDERSONVILLE, TN

**FOR MORE
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