



AIRPARK WEST

NEW INDUSTRIAL SPACE FOR LEASE

*388,215 SF Class A Infill Warehouse Development
in Nashville's Premier Airport Submarket*

Delivering October 2026

1792 Reynolds Road, Nashville, TN 37217



CBRE

INLIGHT
REAL ESTATE PARTNERS

SITE PLAN

SPECIFICATIONS





BUILDING DESCRIPTION (BUILDING 1)

BUILDING SIZE	180,646 SF
SPEC OFFICE	±2,050 SF
BUILDING TYPE	Rear-load
CLEAR HEIGHT	32'
DIMENSIONS	860' x 210'
COLUMN SPACING	52' W x 50' D + 50' D x 60' W speed bay
MINIMUM SF	Two (2) bays: ± 19,320 SF
CAR PARKS	163
DOCK DOORS	47- 9'x10' dock doors with 12 dock packages
DRIVE-IN DOORS	2 - 12'x14' ramp doors
POWER	3-phase 277/480-volt, 2,000 A
SLAB	6" unreinforced designed to 4,000 psi
TRUCK COURT	135' with concrete pavement
AUXILIARY TRAILER PARKING	74
ROOF TYPE	45 mil TPO with 15-year NDL warranty
ROOF INSULATION	R-15 rigid polyiso
FIRE SPRINKLERS	ESFR
LIGHTING	Exterior and interior warehouse lighting to be LED energy efficient per local energy codes

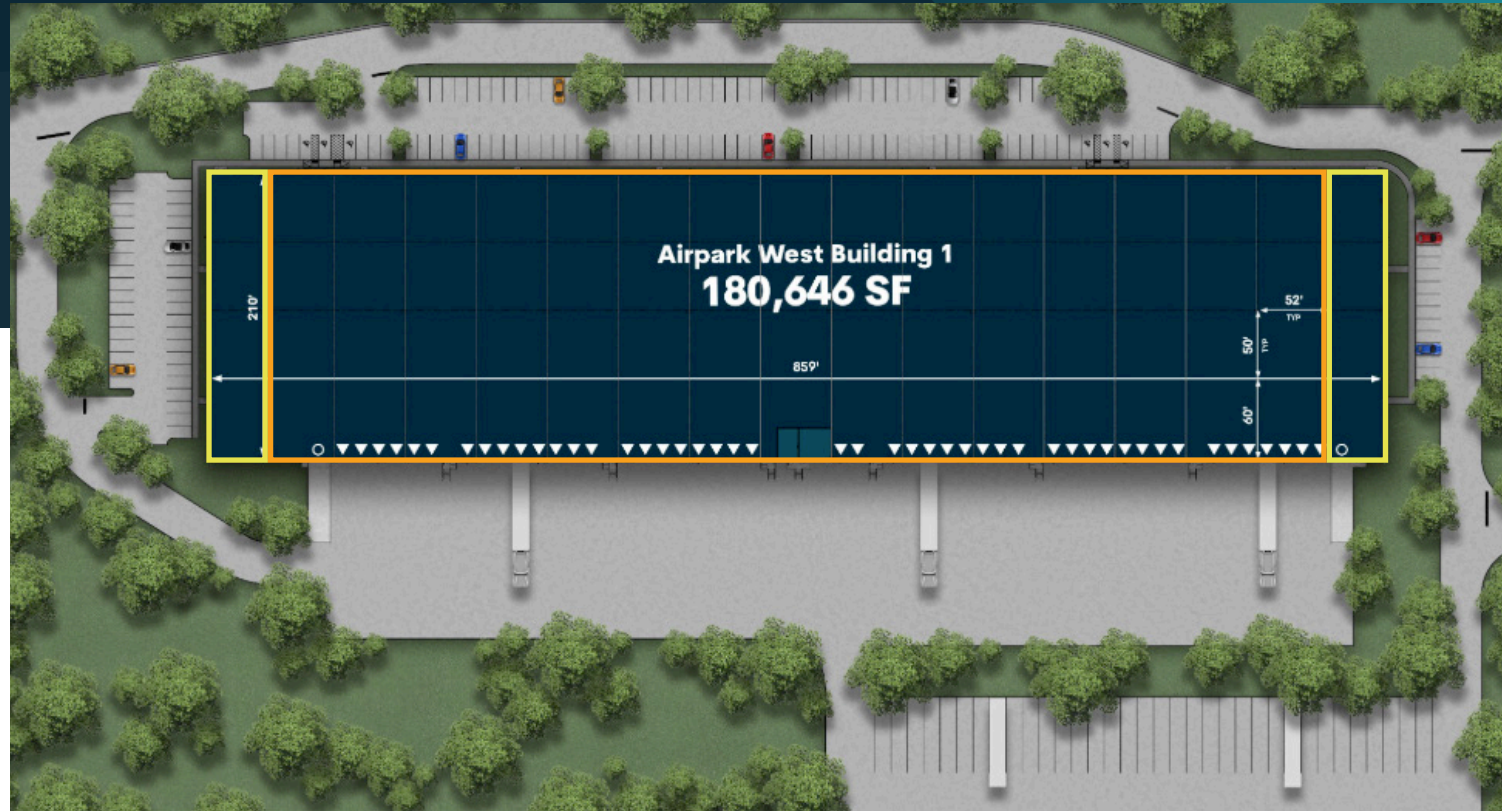
BUILDING DESCRIPTION (BUILDING 2)

BUILDING SIZE	207,569 SF
SPEC OFFICE	±2,500 SF
BUILDING TYPE	Rear-load
CLEAR HEIGHT	32'
DIMENSIONS	1,000' x 210'
COLUMN SPACING	52' W x 50' D + 50' D x 60' W speed bay
MINIMUM SF	Two (2) bays: ± 21,567 SF
CAR PARKS	164
DOCK DOORS	58 - 9'x10' dock doors with 15 dock packages
DRIVE-IN DOORS	2 - 12'x14' ramp doors
POWER	3-phase 277/480-volt, 2,000 A
SLAB	6" unreinforced designed to 4,000 psi
TRUCK COURT	135' with concrete pavement
AUXILIARY TRAILER PARKING	74
ROOF TYPE	45 mil TPO with 15 NDL warranty
ROOF INSULATION	R-15 rigid polyiso
FIRE SPRINKLERS	ESFR
LIGHTING	Exterior and interior warehouse lighting to be LED energy efficient per local energy codes





POWERED TO FIT YOUR NEEDS

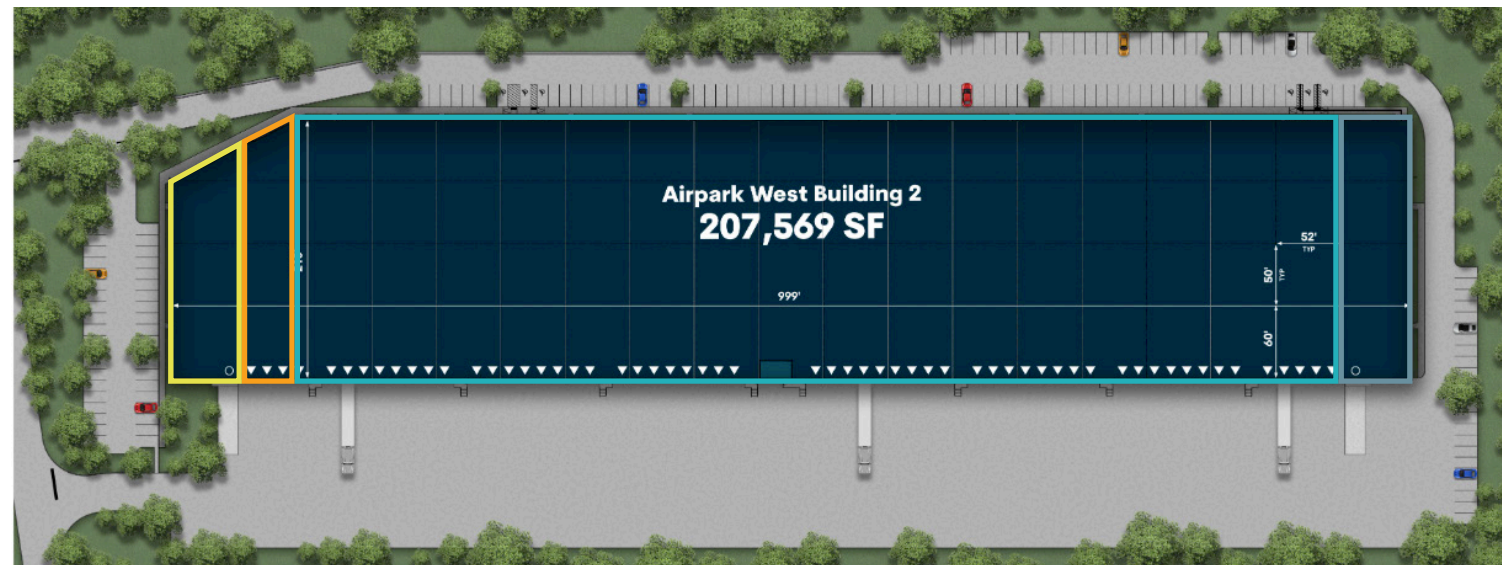
-  Bays 1 & 17
8,423 SF
-  Bays 2-16
10,920 SF

Airpark West Building 1



Airpark West Building 2

-  Bay 1
10,145 SF
-  Bay 2
10,524 SF
-  Bays 3-18
10,920 SF
-  Bays 19
12,180 SF



ACCELERATED ACCESS POINTS



AIRPARK WEST: WHERE LOGISTICS TAKES FLIGHT

Nashville's last remaining infill location gives you access to BNA International Airport, I-40, I-24 and Downtown in just minutes.



TAKE ADVANTAGE OF NASHVILLE'S

SONIC BOOM IN GROWTH

TOTAL POPULATION

2.1M

Population;
USA: 337M

28.6%

Increase since 2010;
USA: 9.3%

1.5%

Projected population
growth by 2027

MILLENNIAL/GEN-Z POPULATION

537K

Millennial population;
USA: 82M

25.4%

of Millennial population;
USA: 24.3%

490K

Gen-Z population;
USA: 77M

23.2%

Gen-Z population;
USA: 22.7%

ECONOMY

\$171B

GDP
Oxford Economics

15%

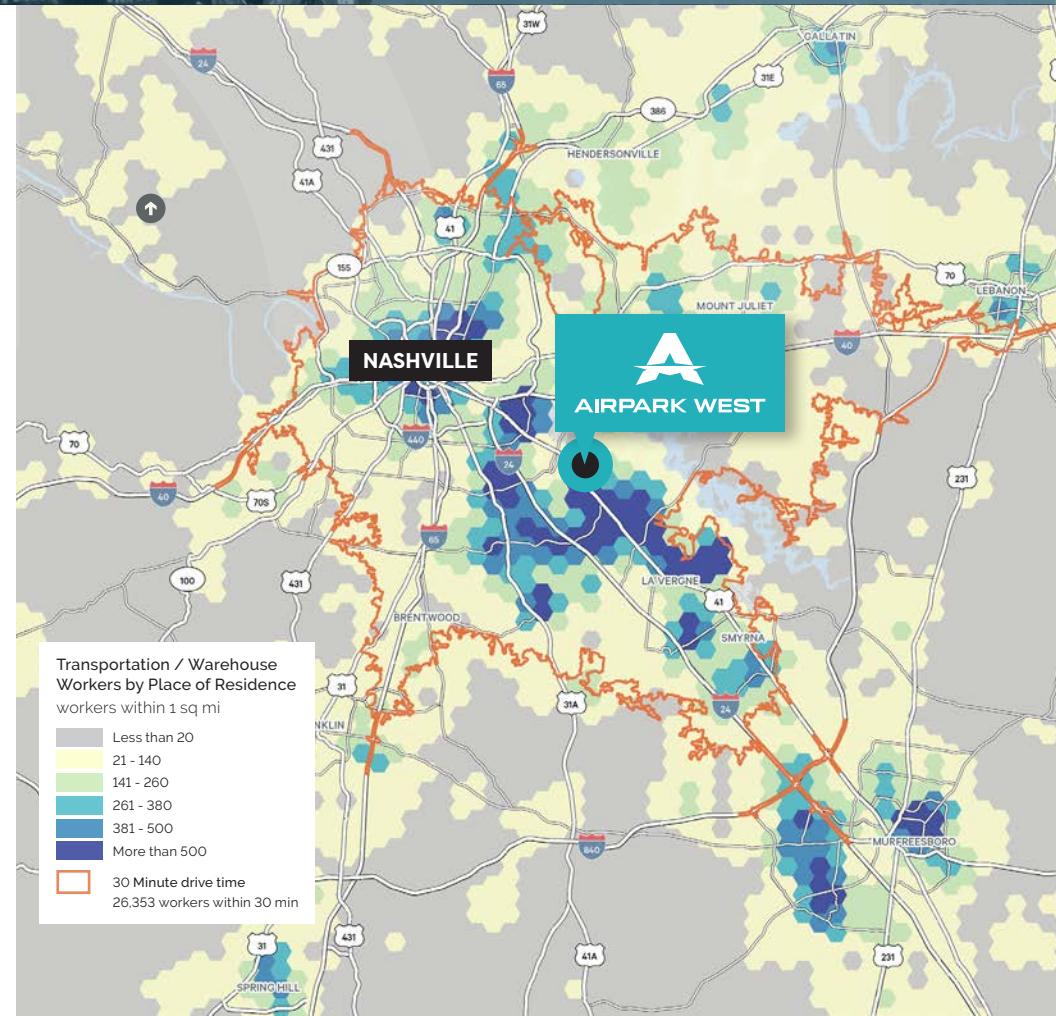
Forecasted GDP
growth by 2029

52%

Job growth
since 2010

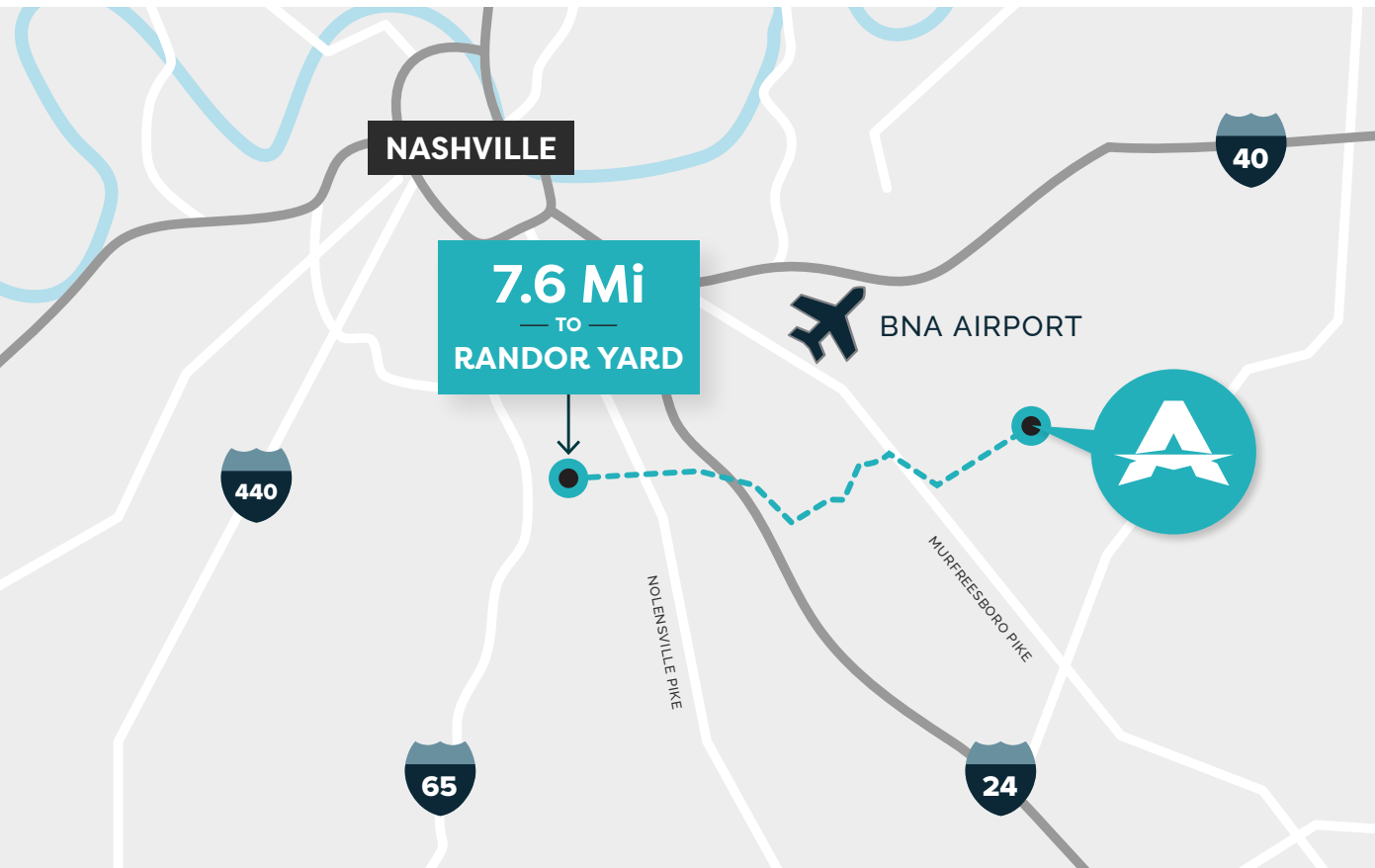
6%

Forecasted job
growth by 2029



WHERE PLANES AND TRAINS KEEP THINGS MOVING

Radnor Yard, located at the critical intersection of CSX's north-south and east-west mainlines, is a vital hub for long-haul freight. With over 60 years of operation, modern enhancements, and substantial processing capacity, it is a key component of Nashville's goods transportation infrastructure.



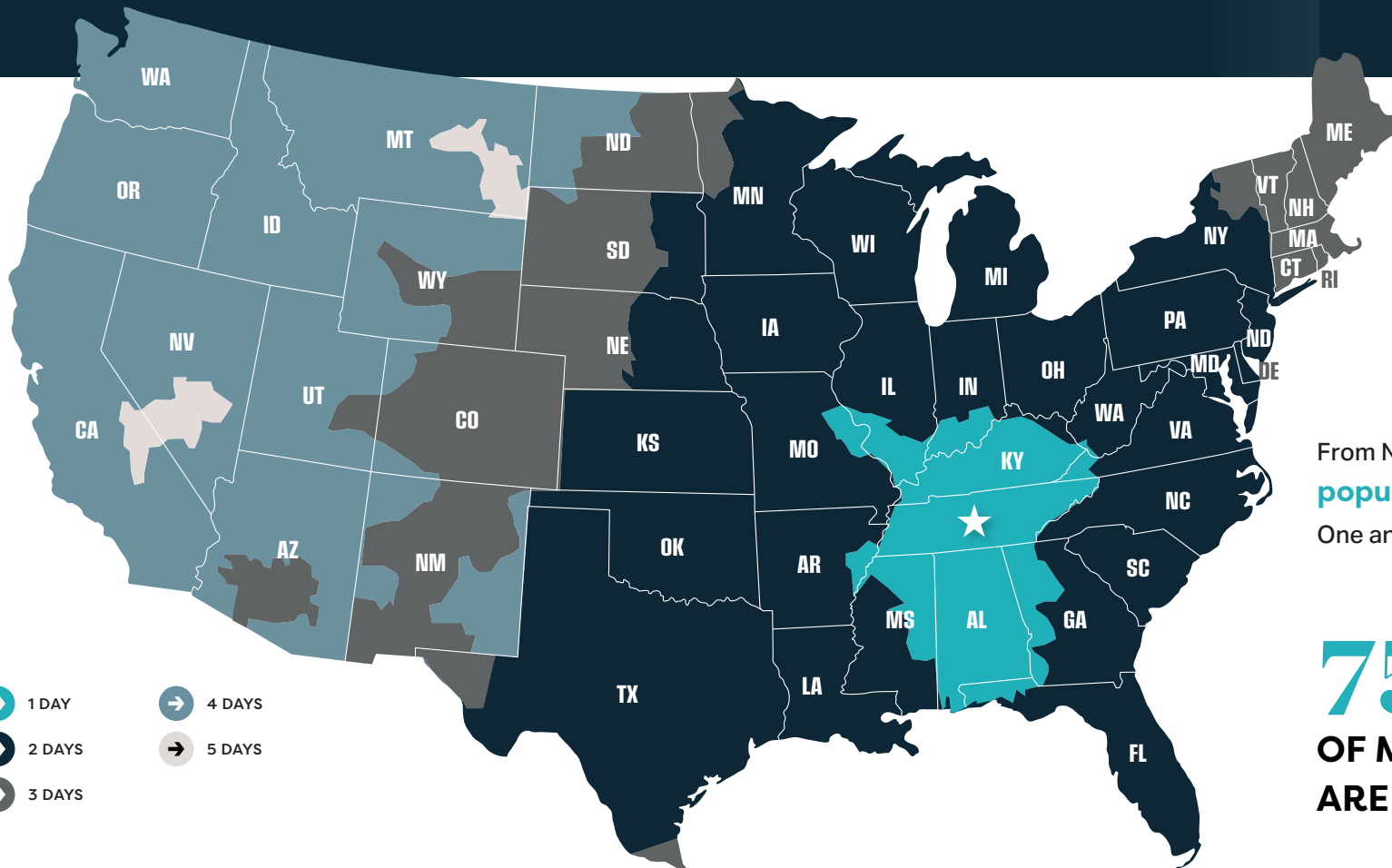
Estimated
1,700 RAIL CARS/DAY

RANKED 4TH BUSIEST
hump yard by volume
in the Southeast

Radnor handles
approximately
33 MILLION TONS
OF GOODS PER YEAR

Totaling
517 ACRES

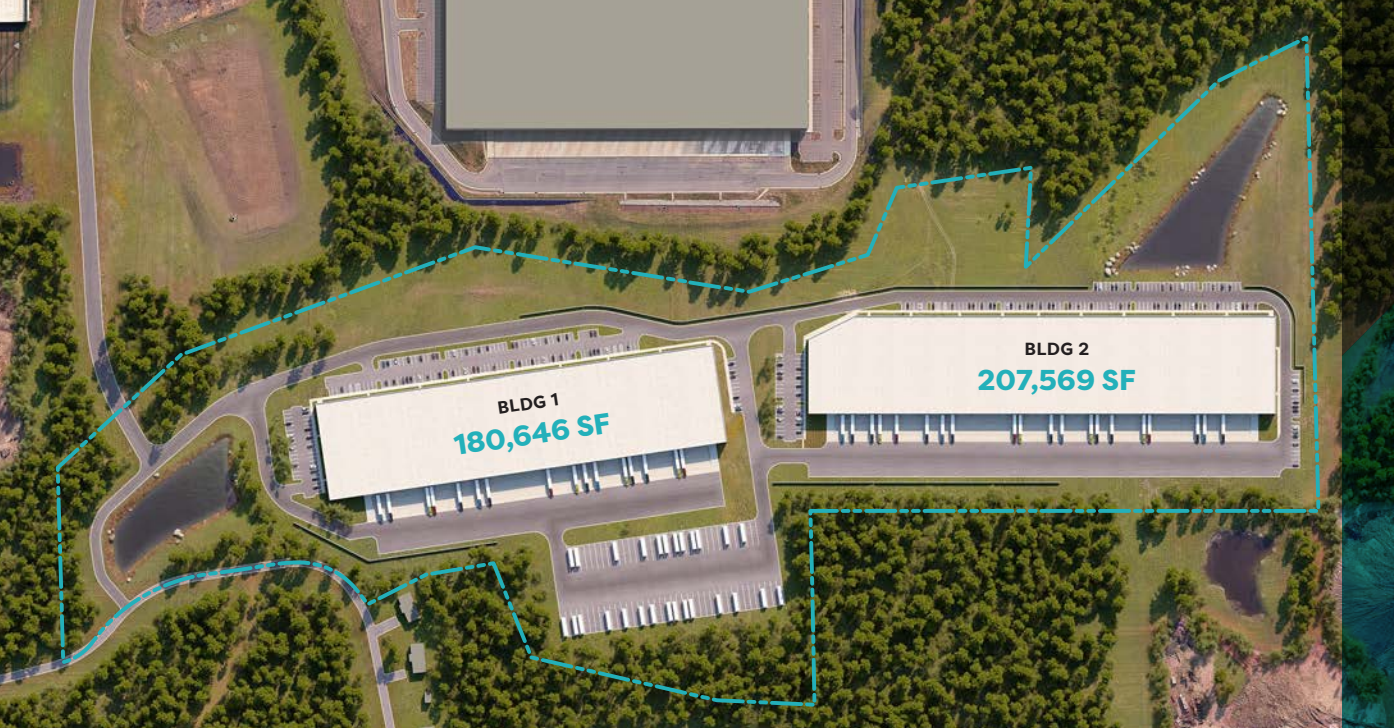
DELIVERING SPEED TO MARKET, NATIONWIDE



- 1 DAY
- 2 DAYS
- 3 DAYS
- 4 DAYS
- 5 DAYS

From Nashville, **72% of the US population** is reached with FedEx's One and Two-Day Ground Delivery.

75%
OF MAJOR US MARKETS
ARE A DAY'S DRIVE



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