



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

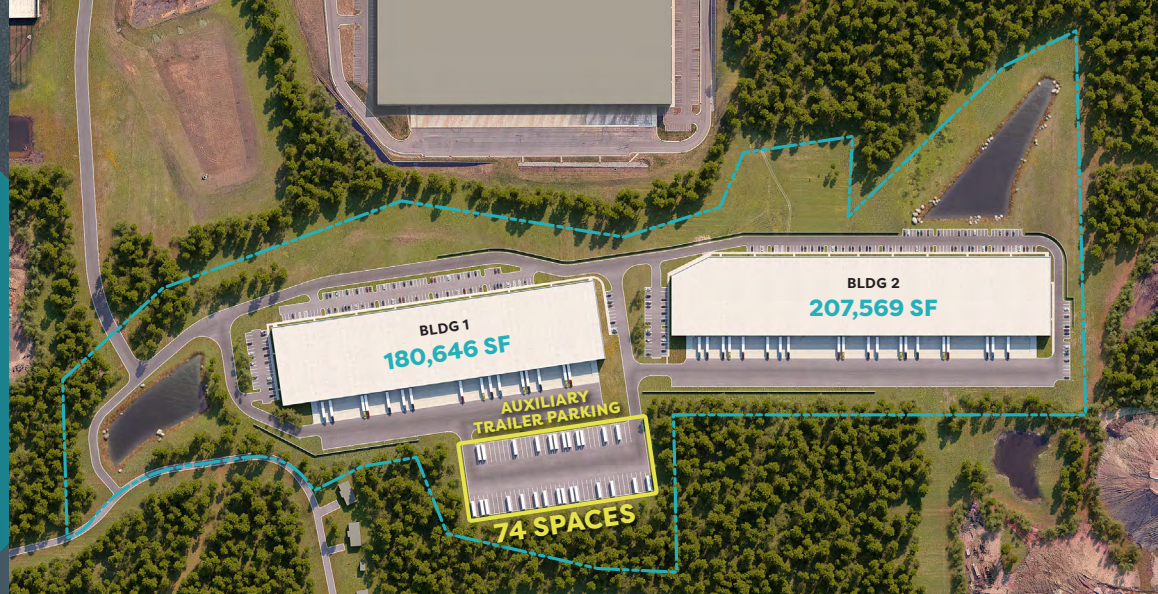


CBRE

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

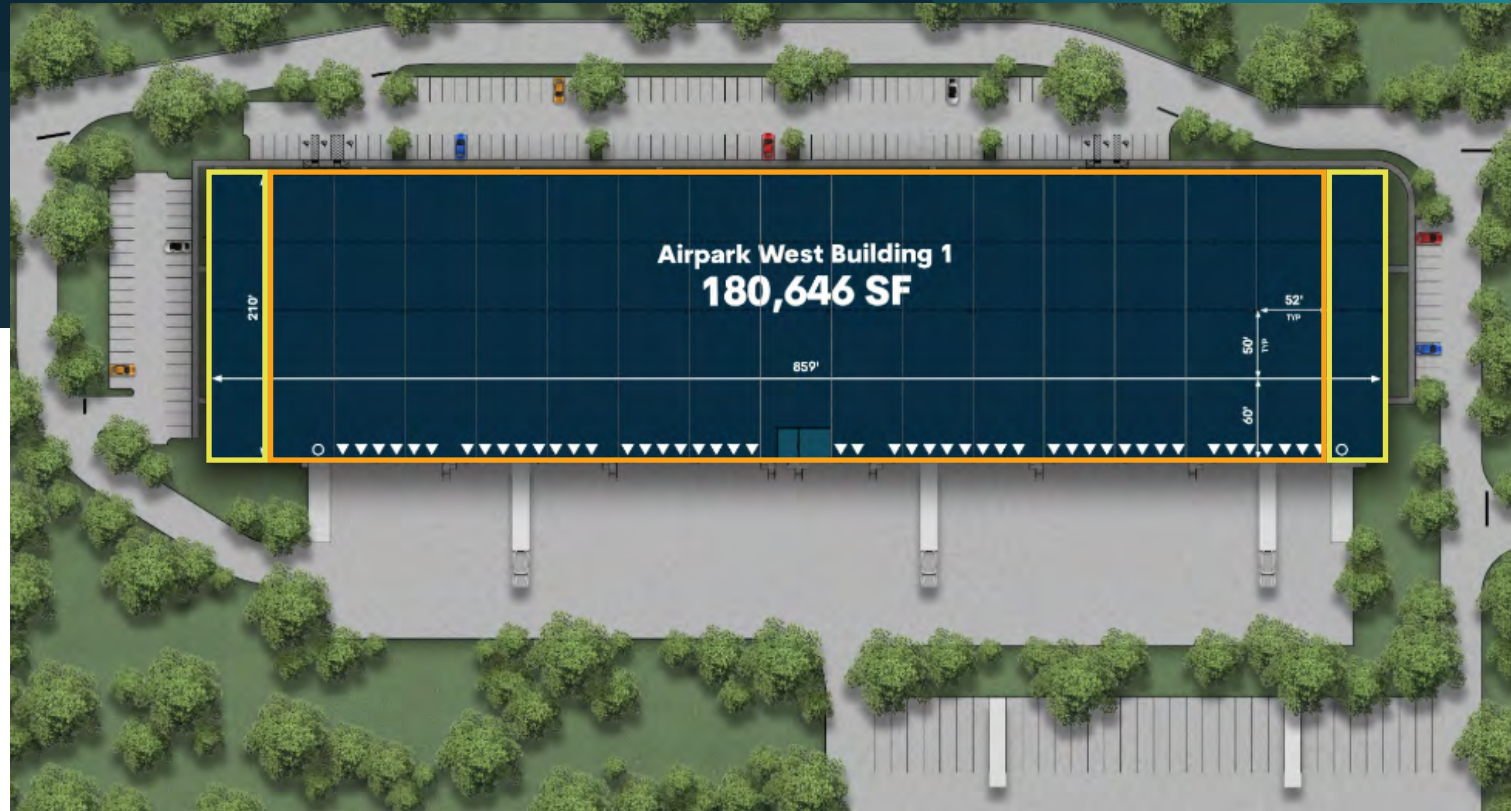
BUILDING DESCRIPTION (BUILDING 2)

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

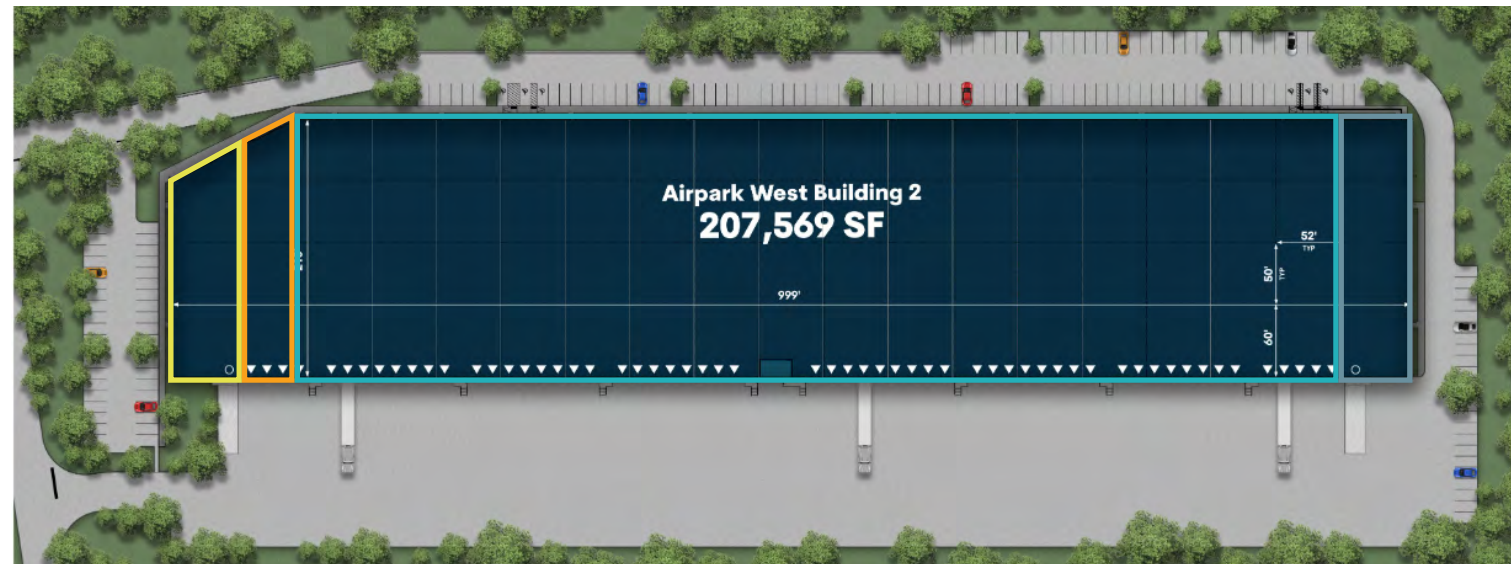
-  Bays 1 & 17
8,423 SF
-  Bays 2-16
10,920 SF

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.

ACCESS TO MAJOR MARKETS

243 Mi
ATLANTA

405 Mi
CHARLOTTE

451 Mi
MOBILE

491 Mi
SAVANNAH



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%

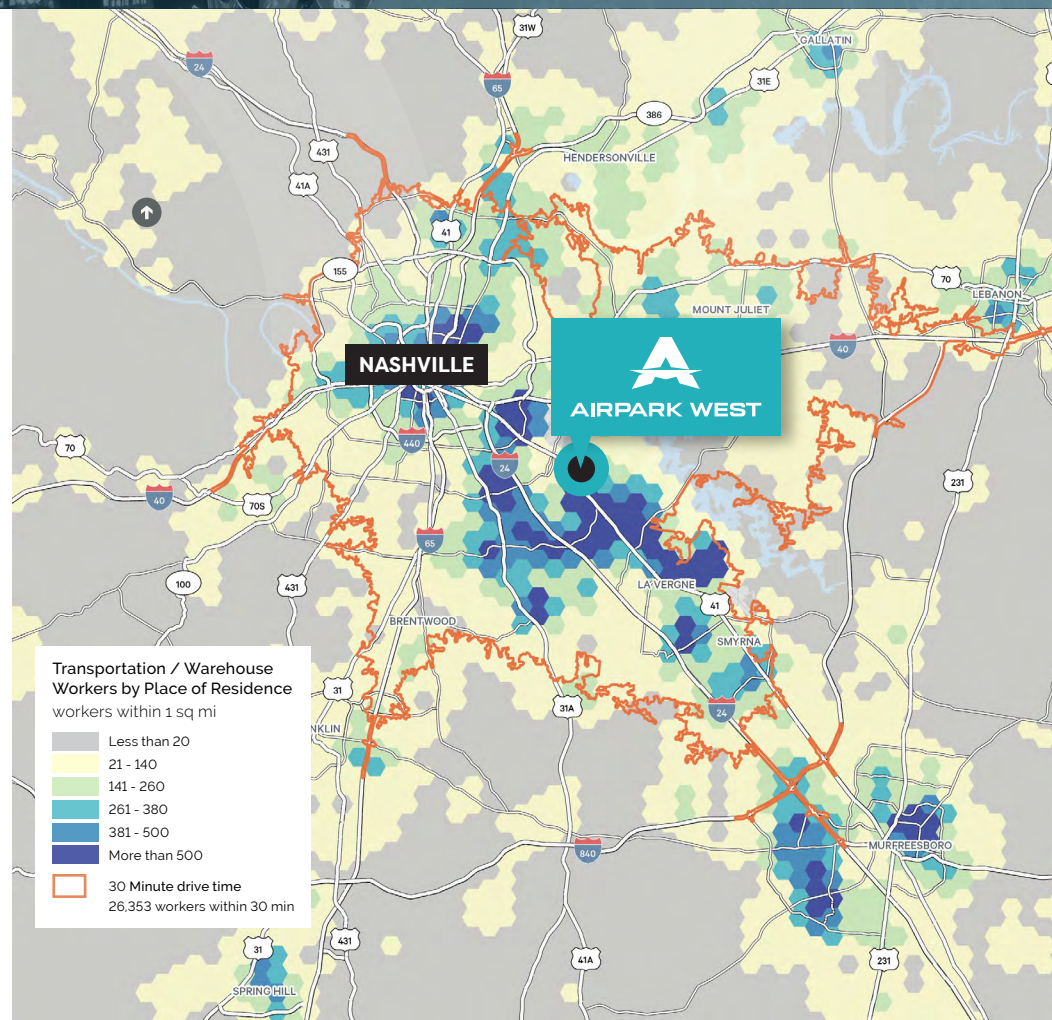
Forecasted GDP
growth by 2029

52%

Job growth
since 2010

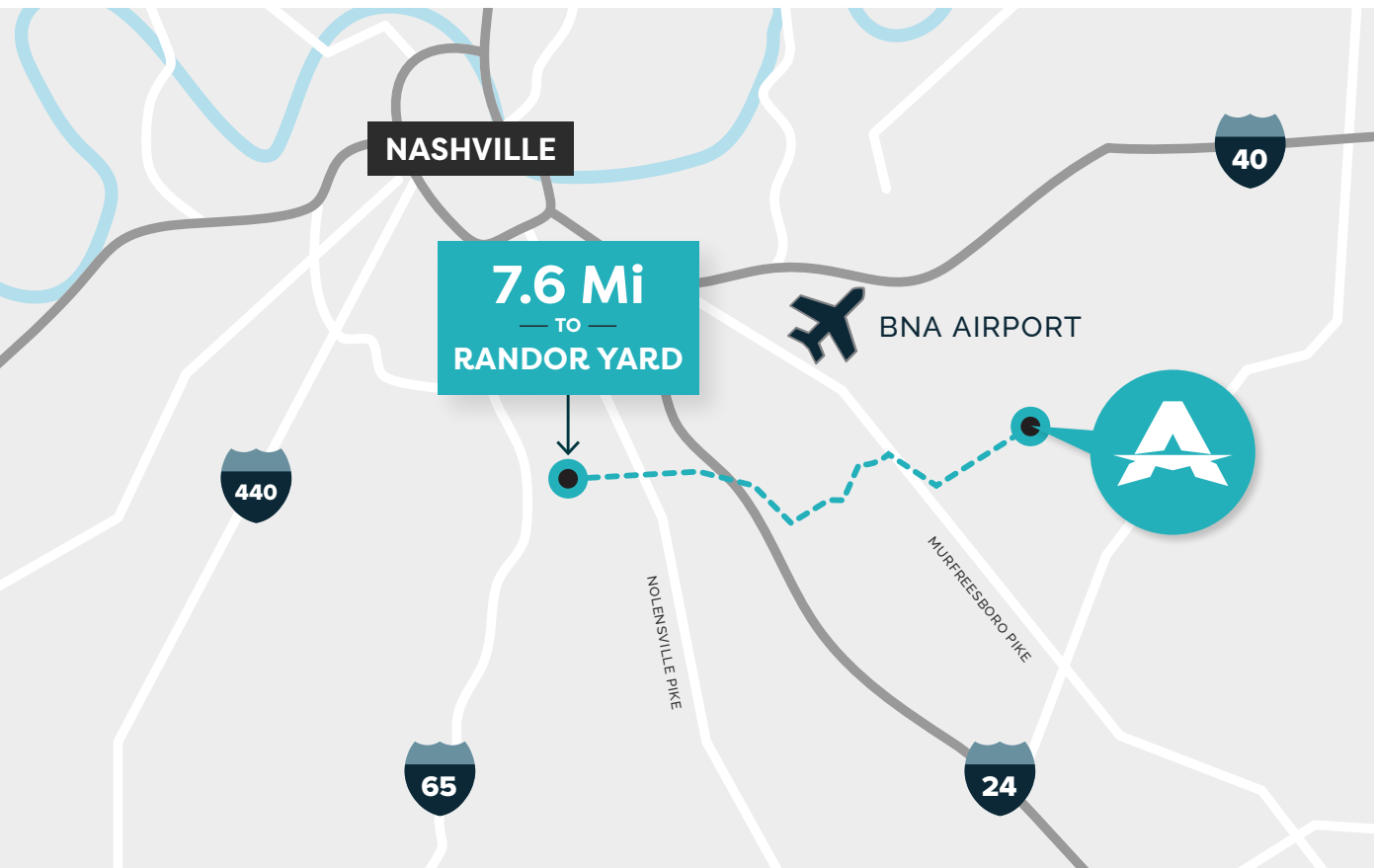
6%

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.



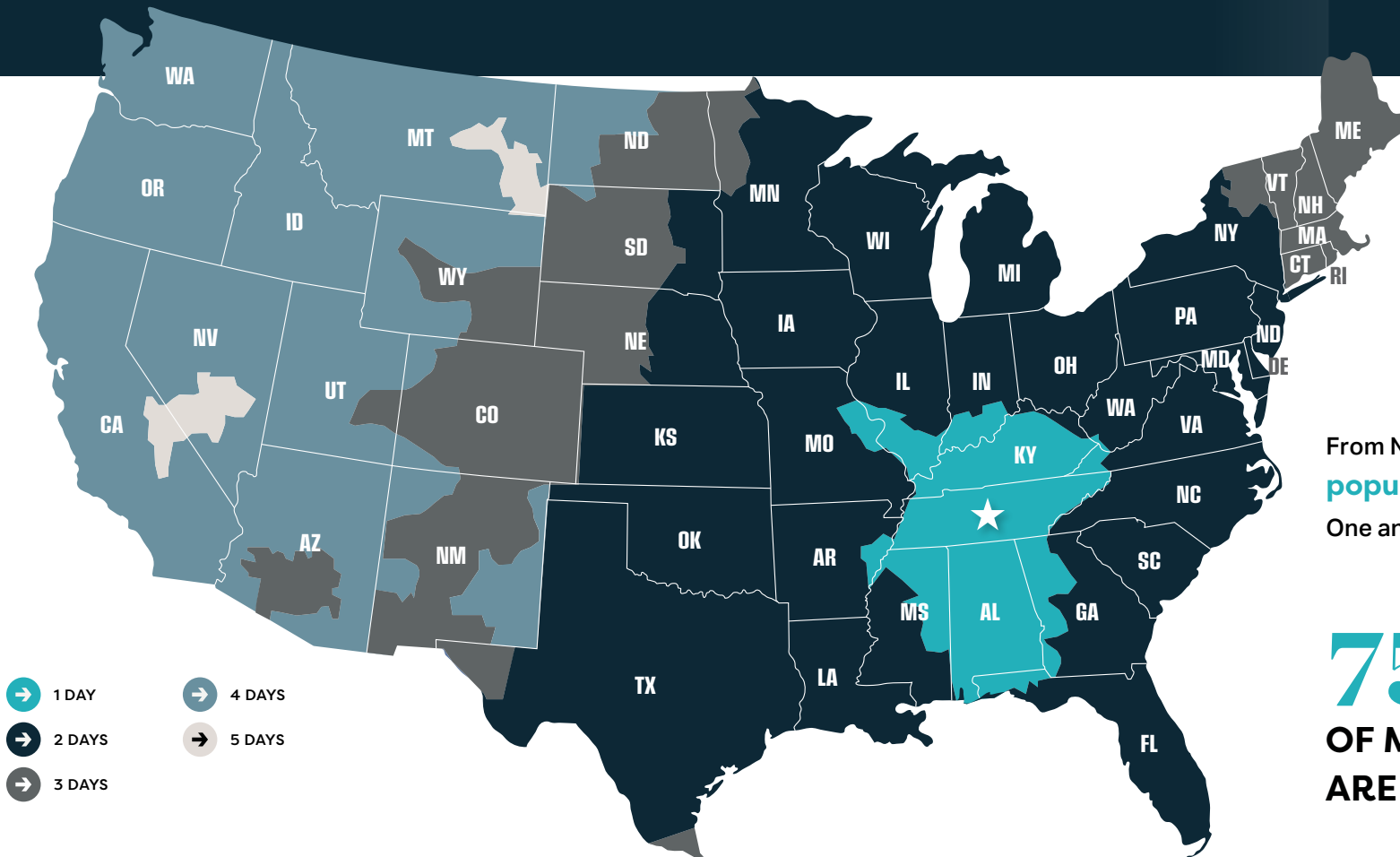
Estimated
1,700 RAIL CARS/DAY

RANKED 4TH BUSIEST
hump yard by volume
in the Southeast

Radnor handles
approximately
**33 MILLION TONS
OF GOODS PER YEAR**

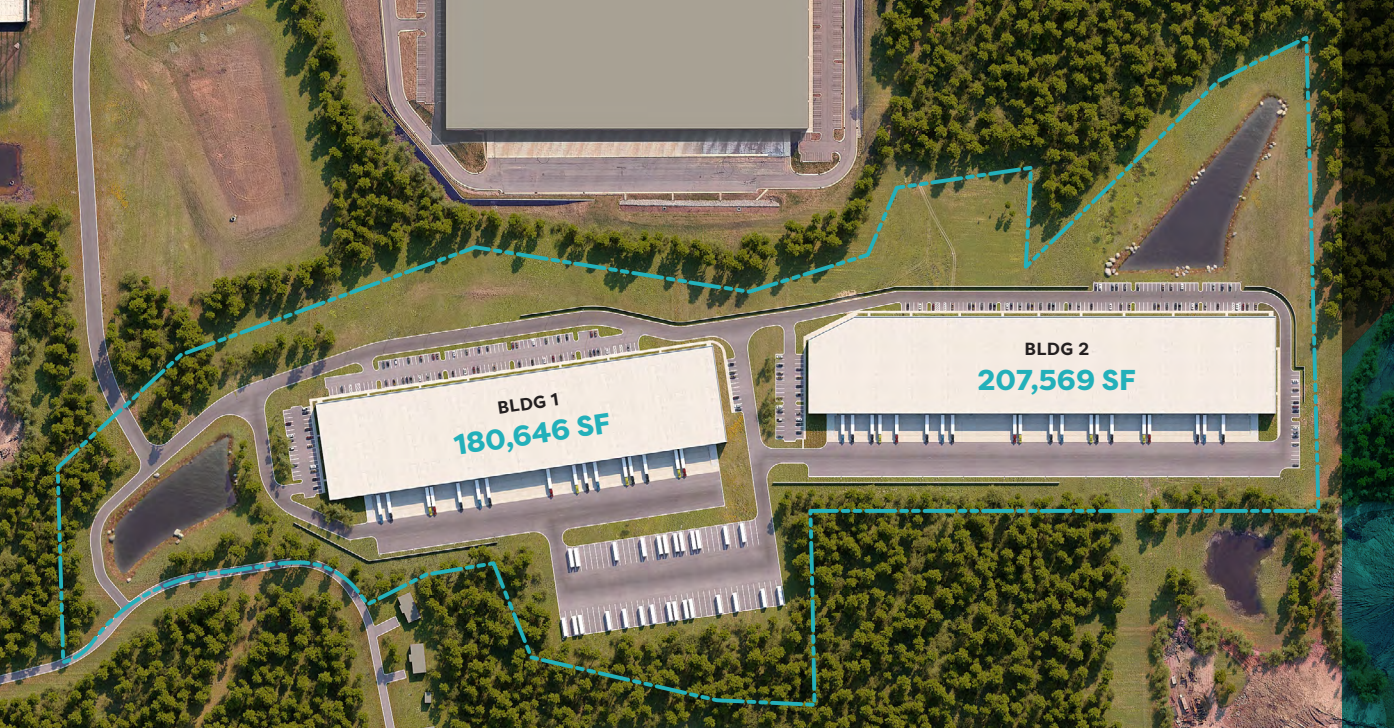
Totaling
517 ACRES

DELIVERING SPEED TO **MARKET, NATIONWIDE**



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



AIRPARK WEST

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