



PROJECT OVERVIEW

LOCATED ON VOLUNTEER PARKWAY IN MANCHESTER, THIS 16+ ACRE SITE (8+ BUILDABLE ACRES) OFFERS AN OUTSTANDING OPPORTUNITY TO DELIVER MODERN FLEX/INDUSTRIAL SPACE IN A PROVEN INDUSTRIAL PARK WITH STRONG TENANT DEMAND. THE PRELIMINARY DESIGN FEATURES FOUR HIGH-QUALITY BUILDINGS TOTALING 66,000 SF: TWO 21,000 SF STRUCTURES WITH 4' DOCK DOORS AND TWO 12,000 SF BUILDINGS, EACH WITH DEDICATED PARKING, OFFICE COMPONENTS, AND OPTIONAL OUTDOOR LAYDOWN YARDS. THE FLEXIBLE LAYOUT ALLOWS TENANTS TO LEASE FULL BUILDINGS OR SPLIT INTO SMALLER SUITES, PERFECTLY MATCHING CURRENT MARKET NEEDS FOR ADAPTABLE WAREHOUSE AND LIGHT-INDUSTRIAL SPACE.

WITH DIRECT VISIBILITY AND EASY ACCESS FROM I-24 EXITS 114 AND 117, THIS PROPERTY IS IDEALLY POSITIONED TO CAPTURE THE SURGING DEMAND FOR LOGISTICS AND DISTRIBUTION FACILITIES IN THE NASHVILLE MSA. COMPARABLE BUILDINGS IN THE PARK ARE ALREADY LEASING AT THE PROJECTED RATE, PROVIDING IMMEDIATE VALIDATION AND DE-RISKED EXECUTION FOR THE BUYER OR DEVELOPER.

CURRENTLY, WE HAVE TWO OTHER SIMILAR SIZE/TYPE BUILDINGS IN THIS INDUSTRIAL PARK RENTING FOR THE SAME PRICE PER SF.



BUILDING DETAILS

THE PROPOSED DEVELOPMENT CONSISTS OF FOUR LIGHT INDUSTRIAL BUILDINGS DESIGNED TO ACCOMMODATE A RANGE OF TENANT NEEDS.

TWO BUILDINGS WILL MEASURE APPROXIMATELY 200' X 100' AND INCLUDE BUMP-OUT SECTIONS FOR DOCK-HIGH LOADING, SUPPORTING EFFICIENT LOGISTICS AND FUNCTIONALITY. THE REMAINING TWO BUILDINGS ARE SIZED AT 100' X 120', OFFERING FLEXIBILITY FOR SMALLER USERS OR SINGLE TENANT OCCUPANCY. THE SITE PLAN INCORPORATES AMPLE PARKING ALONG WITH THE POTENTIAL FOR OUTDOOR LAYDOWN OR STORAGE AREAS—AN INCREASINGLY VALUABLE FEATURE FOR INDUSTRIAL USERS.

THE EXTERIOR DESIGN WILL INCORPORATE VARIED SIDING COLORS AND STOREFRONT GLASS ELEMENTS AT OFFICE AREAS, CREATING A MORE REFINED, MODERN APPEARANCE WHILE MAINTAINING THE EFFICIENCY OF A TRADITIONAL WAREHOUSE PRODUCT. THIS ELEVATED AESTHETIC IS INTENDED TO ENHANCE TENANT APPEAL AND DIFFERENTIATE THE PROJECT WITHIN THE MANCHESTER MARKET.

FINANCIALS

TOTAL SF: 66,000 SF

PROJECTED LEASE RATE: \$13/SF

PROJECTED MONTHLY RENT: \$71,500

PROJECTED ANNUAL RENT: \$858,000

VALUATION AT 6.5% CAP RATE: \$13,200,000



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About Us

Dill Contracting and Properties is a General Contractor/Developer based in Murfreesboro, TN. We have completed work in 19 states as well as on 15 military bases across the country. We specialize in several industries including, but not limited to; Retail/Commercial, Industrial, Multi-Family, Condominiums, Healthcare and Hospitality. Some of our past clients have included LendLease, IHG, Cushman Wakefield, and many more.

On the development side, we have enjoyed finding the best purpose and use for each project as we preserve the past and look in to the future. We have incorporated our past projects' experience into these developments, creating a streamlined approach to getting construction started. We believe the combination of working with others and developing on our own has helped us learn to be more innovative, progressive, and on the forefront of the market and it's trends.

