

±260 ACRES  
AVAILABLE

**BUILD-TO-SUIT  
OPPORTUNITY**

**FOR LEASE**

YORK ROAD | COOPERTOWN, TN



# ±260 ACRES

OF FLEXIBILITY THAT CAN ACCOMMODATE SPACES FROM 150,000 SF – 1 MILLION SF WITH SIGNIFICANT TRAILER STORAGE, EMPLOYEE PARKING & RETAIL FRONTAGE

ROBERTSON COUNTY IS HOME TO NEARLY 100 MANUFACTURING & DISTRIBUTION BUSINESSES

**41M**

PEOPLE WITHIN A 300 MI RADIUS

**75%**

OF MAJOR US MARKETS ARE WITHIN A DAY'S DRIVE

**72%**

OF THE US POPULATION IS WITHIN 2 DAY GROUND SHIPPING

**71,813**

CURRENT RESIDENTS IN ROBERTSON COUNTY, & GROWING

DOWNTOWN NASHVILLE  
26.5MI FROM SITE

KY/TN STATE LINE

Clarksville



LG Electronics *HANKOOK*  
*driving emotion*  
**TRANE** microvast  
 Agero Google Jostens

±260 AC  
PIZZUTI SITE

HIGHWAY 49

LOWE'S DIRECT  
FULFILLMENT  
CENTER

**MAPCO**



Gallatin



Hendersonville

BRILEY PKWY

JWN



Nashville



BNA



Bellevue



Brentwood



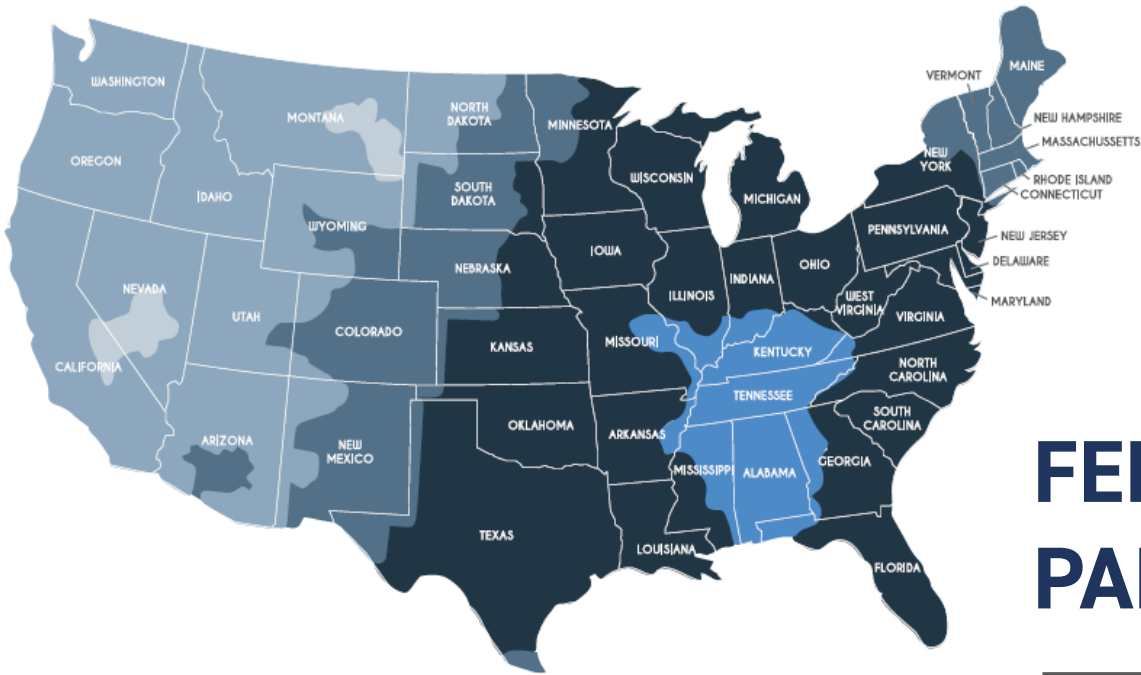
Smyrna

Franklin



### DRIVE TIMES

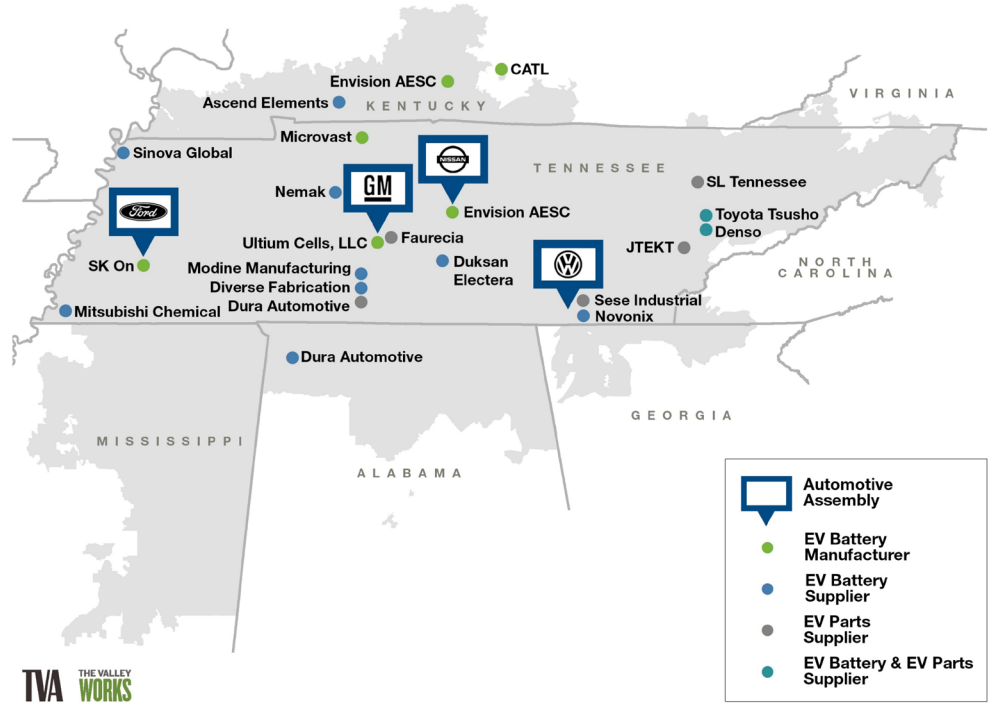
BNA AIRPORT	31.8 MI
I-40	29.0 MI
NASHVILLE	26.5 MI
JWN AIRPORT	26.7 MI
I-65	20.6 MI
BRILEY PKWY	19.6 MI
CLARKSVILLE	14.5 MI



- ONE DAY
- TWO DAYS
- THREE DAYS
- FOUR DAYS
- FIVE DAYS

# FEDEX GROUND PARCEL DELIVERY MAP

# EV AUTOMOTIVE ASSEMBLY & EV BATTERY LOCATIONS





# CONTACT US

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