

SUBLEASE

±38,729 SF Available

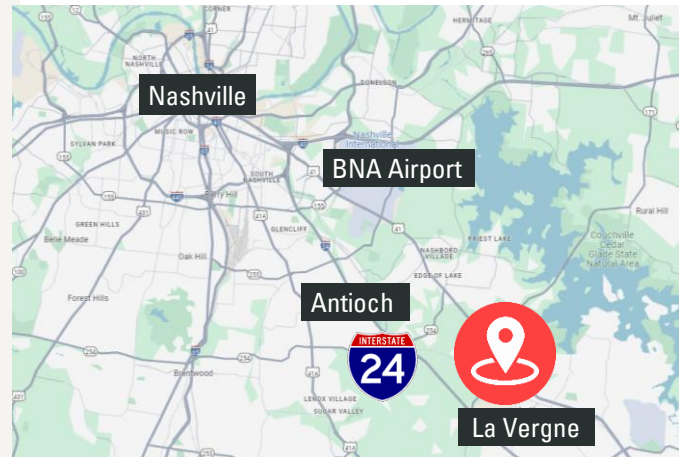
Located at the Old Hickory/Hobson Pike Signalized Intersection next to Amazon & the Starwood Amphitheatre Development Site

12605 Old Hickory Blvd, Antioch, TN 37013



HIGHLIGHTS

- ±38,729 SF Available
- ±3,266 SF of Office
- Zoned: IWD
- Sublease through 1/31/2029
- Sublease Rate: \$11.95/ SF Net
- ESFR Sprinkler
- LED Lighting in Warehouse
- 400 Amps 480 V Electrical service
- ±1.8 Miles to access I-24; ±9.4 miles to the Nashville International Airport
- Access via two signalized intersections (Hobson Pike, Murfreesboro Pike)



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Exclusively listed by:
Charles Hawkins Co.

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LOCATION HIGHLIGHTS

- In-fill location with direct access to BNA, Downtown Nashville, & Interstate-24.
- Nearby amenities for employees including restaurants, retail & gas stations.
- Close proximity to UPS freight and FedEx freight hubs.
- Two means of access with traffic signals at Murfreesboro Pike & Hobson Pike.
- Located in Southeast Nashville submarket ideal for attracting experienced labor from mature industrial labor pools.



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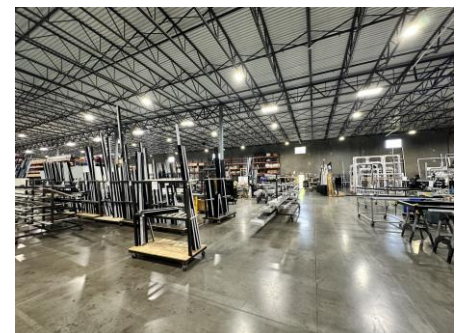
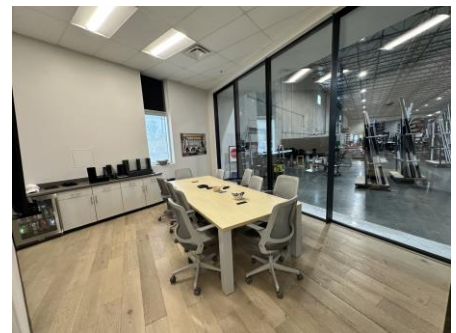
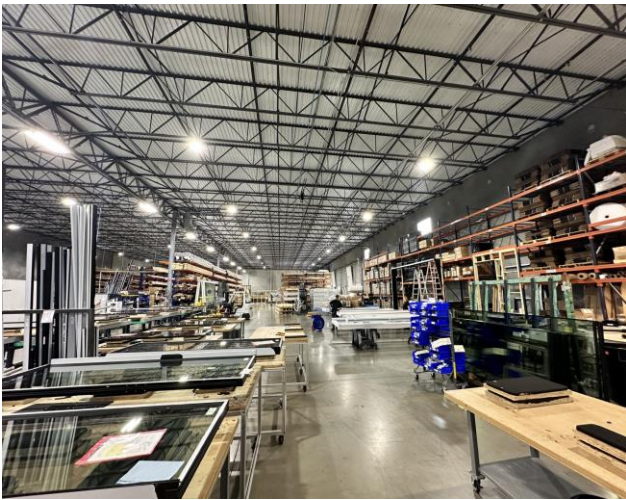
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Sublease
±38,729 SF
Industrial Space

12605 Old Hickory Blvd
Antioch, TN 37013
Davidson County

CHARLES
HAWKINS CO.



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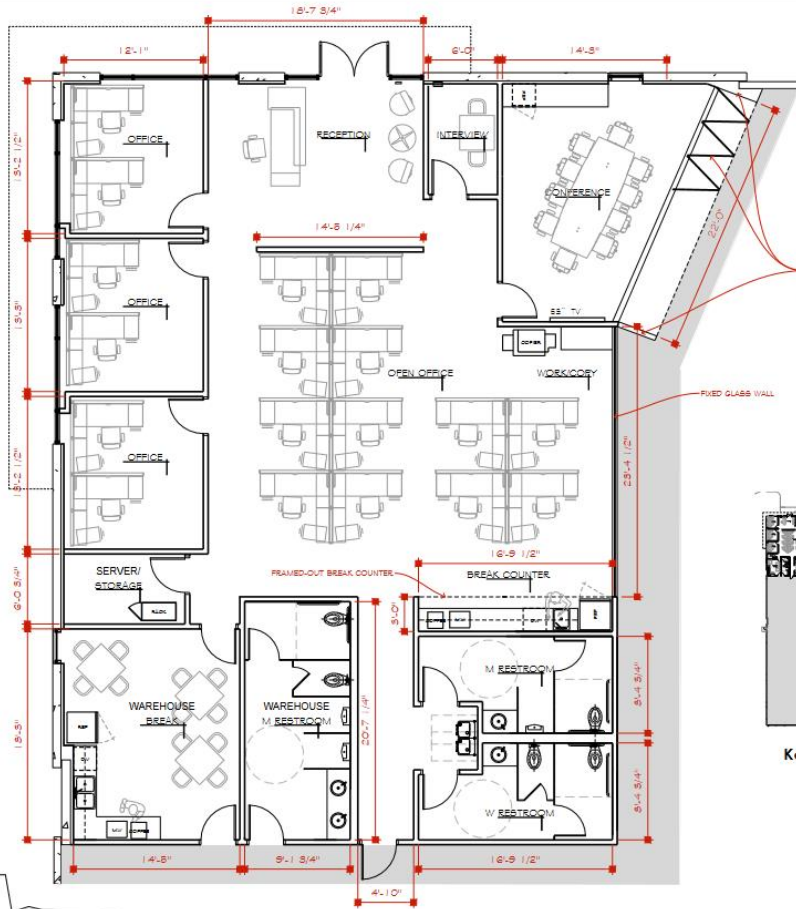
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BUILDING B SPECIFICATIONS

Project:	Old Hickory Industrial – Building B
Project Location:	12605 Old Hickory Blvd, Antioch, TN
Current Zoning:	IWD – Industrial Warehousing/Distribution
Site Area:	±2.89 acres
Building Area:	38,729 SF
Building Dimensions:	130' deep x 298' long
Configuration:	Single load dock
Automobile Parking:	41 automobile parking spaces
Truck Court:	130' deep; heavy duty asphalt at truck areas; concrete dock apron
Foundations:	Concrete spread footings
Building Floor Slab:	6" poly fiber reinforced 3,500psi concrete- Approx. 39,000 SF of underslab poly at two building corner bays and two center bays
Building Wall Construction:	Concrete tilt-wall – Finish paint on the exterior only. Aluminum storefront entrances at the corners
Column Spacing:	65'-0" – 49'-8" bays
Roof Structure:	Metal deck supported by structural steel, conventional joist and girders
Clear Height:	24 feet minimum clear height beyond the staging bay
Roof:	45 mil TPO single-ply mechanically fastened membrane; R-20.4 Insulation with exterior gutters and downspouts
Dock Doors:	Five (5) 9' x 10' manual dock doors
Drive-In Ramp Door:	One (1) concrete drive-in ramp with 12'x14' motor operated sectional door, and cast in place bollards at panel edges
Warehouse Heating:	Roof mounted gas fired Make-up Air units sized to maintain 40°F inside at 12.9°F outside with roof curb, code minimum exhaust
Fire Protection System:	ESFR systems with a combination of K-17 & K-22 heads, dictated by height/design
Fire Alarm:	System monitored for tamper and flow
Electrical:	Switchgear for a 400A, 480/277V 3 Phase service. House panel installed with shell construction
Interior Lights:	High bay LED fixtures to provide 25 foot candles at 36" above floor level in the staging bay only.
Exterior Lighting:	LED wall packs light truck courts and car parking
ADA:	All improvements are designed and constructed per ADA accessibility guidelines
Landscaping:	Landscaping installed by Owner per city requirements

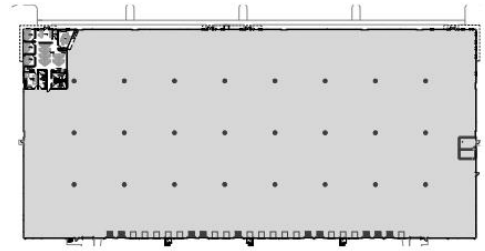
FLOOR PLAN



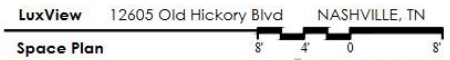
Conference Overhang Inspiration



Office Break Counter Framing Inspiration



Key Plan



LuxView 12605 Old Hickory Blvd NASHVILLE, TN
Space Plan

THIS SPACE PLAN DEPICTS THE DESIGNER'S INTENT TO SUBMIT THE REVISED PROGRAM AND REFLECTS THAT THE FINISH QUALITY WITHIN THE SPACE, CONSTRUCTION COSTS SHOULD BE DETERMINED FROM THIS PLAN WITHOUT FURTHER DEVELOPMENT.

DESIGNER SCF
ISSUED JUL 9, 2020
LINES+I