



SPEC BUILDING 541,500 SF

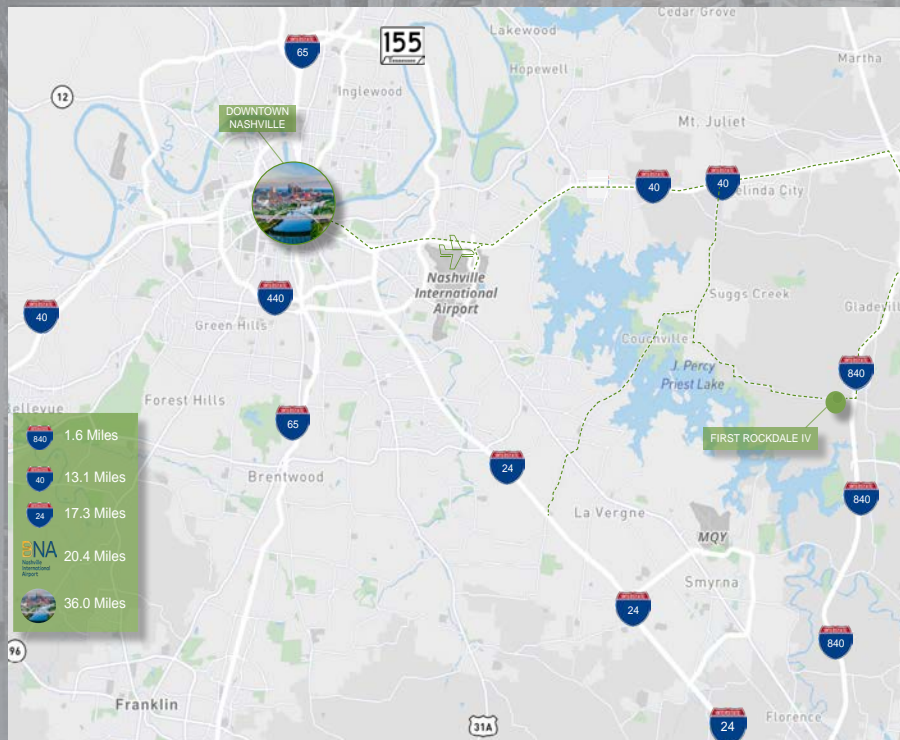
First Rockdale VII

Maddox Road | Mount Juliet, TN

First Rockdale VII is located in the Class A master-planned Rockdale Distribution Park in Wilson County, Tennessee. The site is strategically located between I-40 and I-24 on the 840 Loop, with immediate access via Couchville Pike and Maddox Road, and a half hour from Nashville International Airport. First Rockdale VII includes a 541,500 square-foot cross-dock distribution center featuring 40' clear heights, an ESFR sprinkler system, 276 car parking spaces, and 125 trailer parking spaces.

Highlights

- Building:** 541,500 SF
- Clear Height:** 40' Clear
- Sprinkler System:** ESFR
- Speed Bay:** 60'
- Typical Bay:** 54' X 50'
- Loading:** 93 Spaces
- Loading Configuration:** Cross - Dock
- Lighting:** LED
- Total Car Parking:** 276 Spaces
- Total Trailer Parking:** 125 Spaces
- Office:** 3,508 SF



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SITE OPTION 1



SITE OPTION 2

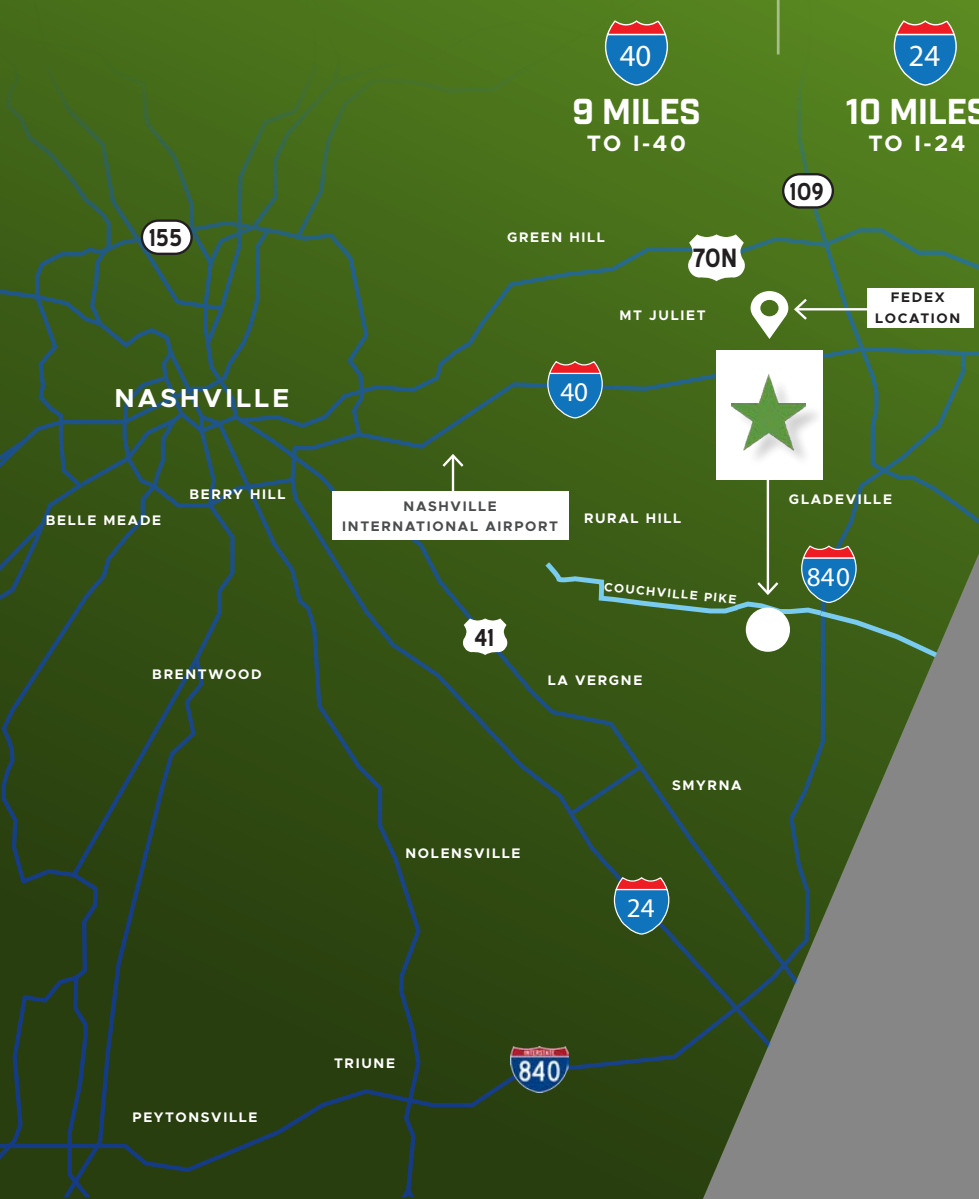


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PROPOSED BUILDING SPECIFICATIONS

Owner	First Industrial Realty Trust
Developer	First Industrial Realty Trust
Site Location	Couchville Pike/Maddox Rd, Mt. Juliet, TN
Site Acreage	+/- 40 acres
Site Zoning	C-4
Building Size	Targeted up to 541,500 SF
Available Space	Targeted up to 541,500 SF
Building Configuration	Projected Cross-Dock Facility
Building Dimensions	Targeted: 950' x 570'
Column Spacing	54' (W) x 50' (D) typical; Speed Bays 54'(W) x 60' (D) with 43'(W) End Bays.
Site Utilities	Utilities are provided by the local utility companies. The local suppliers are. <ul style="list-style-type: none"> • Telephone: AT&T, Verizon, Comcast • Internet: AT&T, Verizon, Comcast • Power: Middle TN Electric Cooperative • Gas: Piedmont Gas • Water: Gladeville Utility District • Sewer: City of Lebanon
Exterior Walls	Site cast concrete tilt wall panels.
Structure	Typical joist and girder steel frame and deck. The deck is primer white and structural steel is primer only.
Clear Height	40' Clear minimum, measured to the bar joist at the first column in from each dock wall.
Roof	45 mil, white TPO membrane , mechanically fastened system with 15-year warranty. Insulation = R20.
Floor Slab	7" thick unreinforced slab on 4" stone base.
Exterior Shell Finishes	Textured paint on tilt wall panels.
Site Lighting	LED lighting in all paved areas via pole lights or walls packs.
Plumbing	Domestic Water 3" loop and Sanitary service is provided by 8"PVC main line and 6" lateral into the building.
Dock Doors	Planned for ninety three (93) overhead door locations with 9' (w) x 10' (h) manual sectional doors. Four (4) manual 12' (w) x 14' (h) high lift door with drive in ramps.
Storefront	Anodized aluminum storefront system provided in corner of building.
Egress Doors	Hollow metal doors and frames provided around perimeter of building to provide egress per code. Standard lever hardware is provide.
Fire Protection System	ESFR with diesel fire pump.
Electrical Service	2000 Amp- 3 phase, 480/270-volt system.
Parking	Designed at present for 276 automobile parking spaces. Provided as shown on site plan.
Trailer Parking	Designed at present for 125 trailer parking spaces. Provided as shown on site plan.
Light Duty Asphalt	6" stone/2" binder/1" surface.
Truck Court	8' stone/2.5"binder/1" surface.
Concrete Dock Aprons	7" 4000 psi concrete , 4" stone.
Sidewalks	4" 5' wide sidewalks at main office entrances for pedestrian access to parking areas.
Warehouse Slab	Floor densifier and sealer applied.
Warehouse Interior	Interior walls painted one coat white, columns painted from FFE to Clear height one color.
Warehouse Lighting	30 FC at 36" AFF based on open floor plan.
Warehouse Ventilation	3 air changes per hour via 60,000 CFM fans.
Warehouse Heating	Cambridge Units to 50°F indoors @ 15.4°F outdoor.
Dock Equipment	36 ea. RHH5000 dock levelers.
Office Allowance	3,508 SF @ allowance of \$150 PSF.



FEDEX GROUND DELIVERY

 > 11 miles from FEDEX Shipping site

 12 million people live within a 2.5 - hour drive

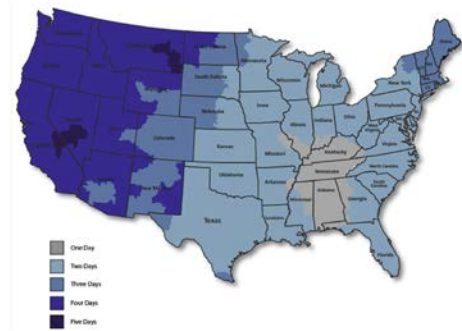
 Wilson County is located within 650 miles of 50% of the US population

 Three major interstates converge in Nashville

 75% of the US market is within a 2-hour flight

 From Nashville, 72% of the US population is reached with Two Day Ground Delivery

FEDEX - GROUND PARCEL DELIVERY MAP



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