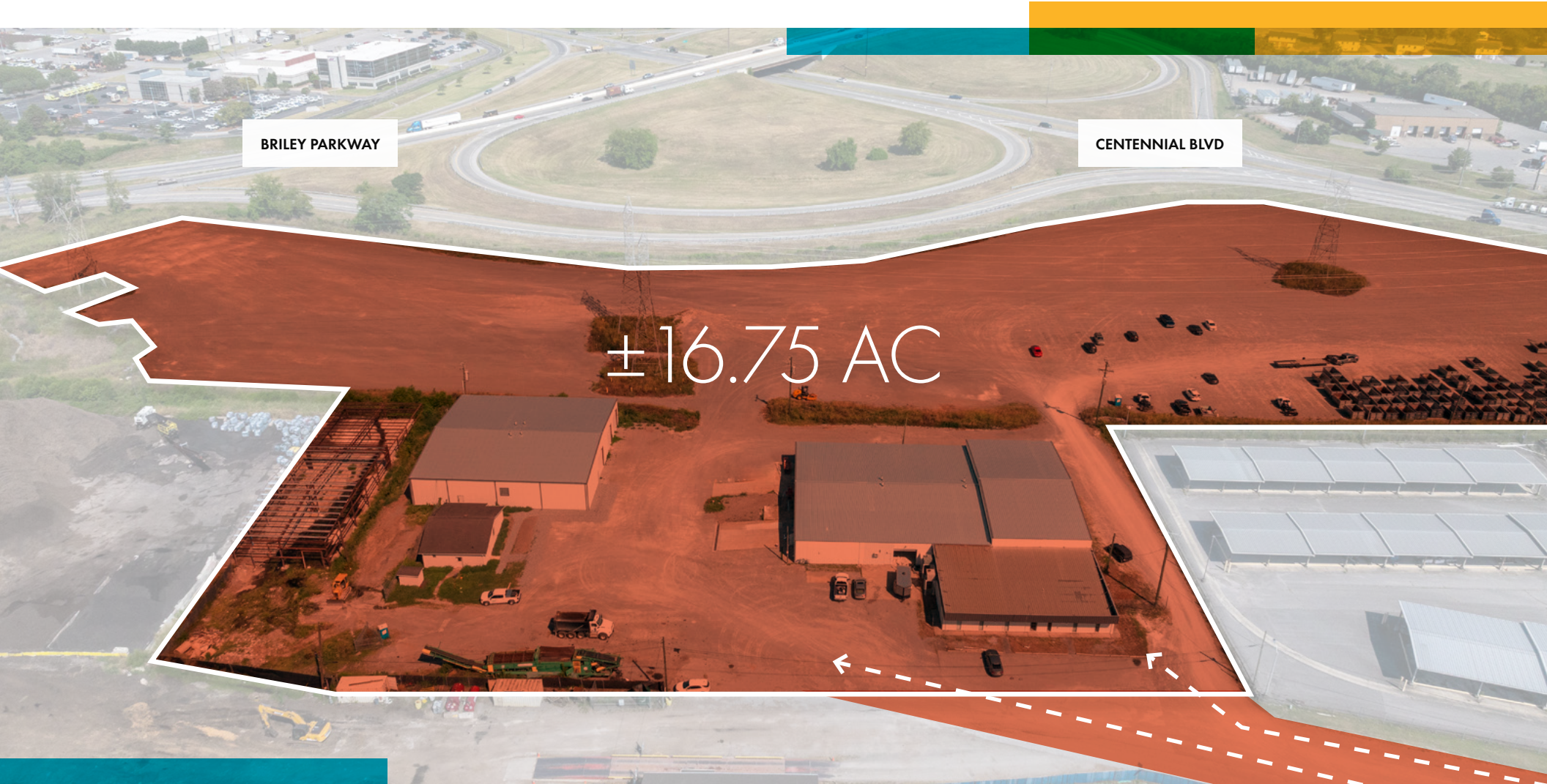


Centennial Yards

FOR LEASE | INDUSTRIAL OUTSIDE STORAGE

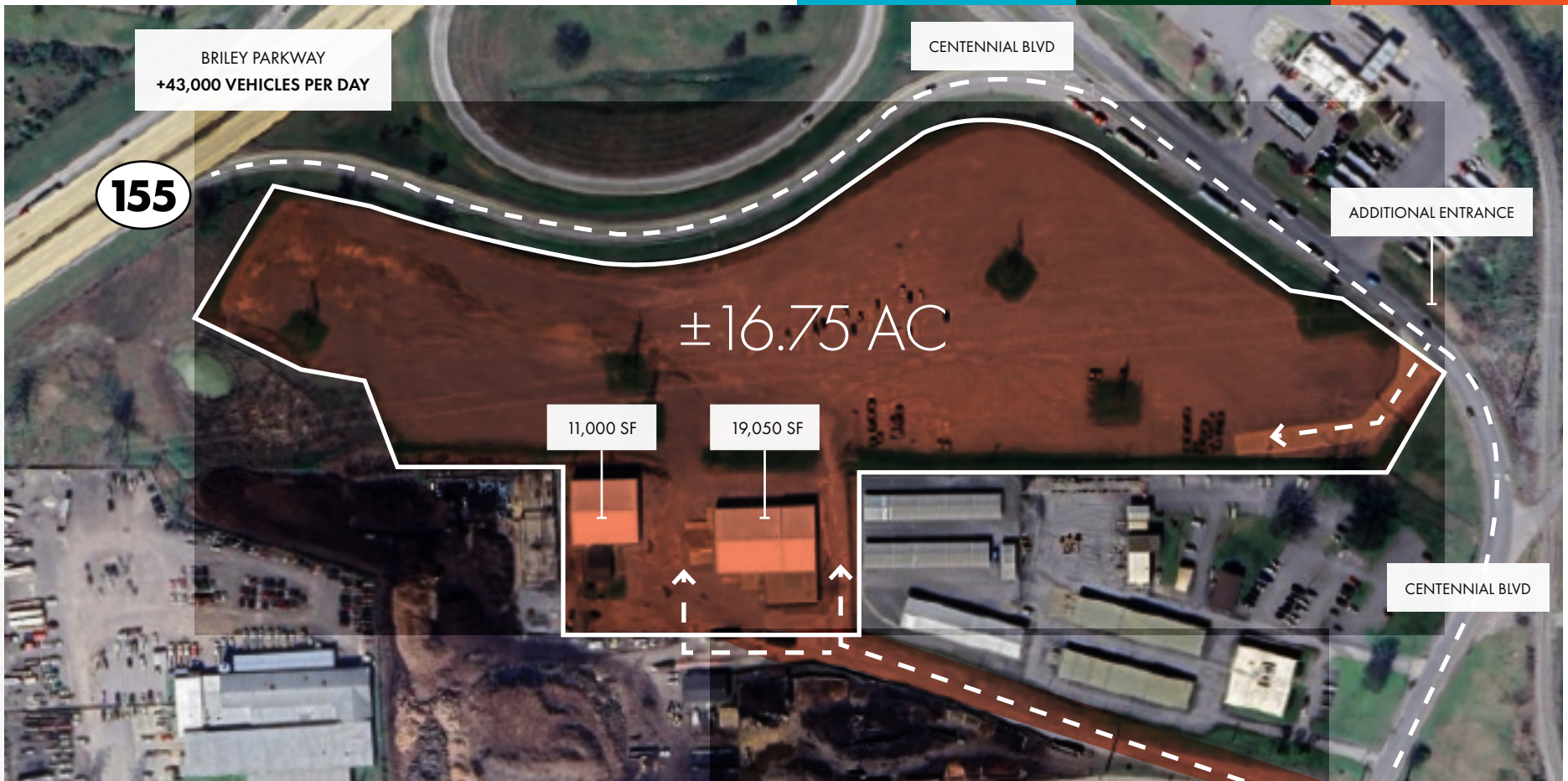


6401 CENTENNIAL BLVD | NASHVILLE, TN

CBRE

FOUNDRY
COMMERCIAL

Manulife



PROPERTY OVERVIEW



Easy Access to and Great Visibility from Briley Parkway



Immediate Availability



6 Miles to Downtown Nashville



1 Mile From I-40 Interchange Offering Convenient Connectivity Throughout the MSA



BRILEY PKWY
+43,000 VEHICLES PER DAY

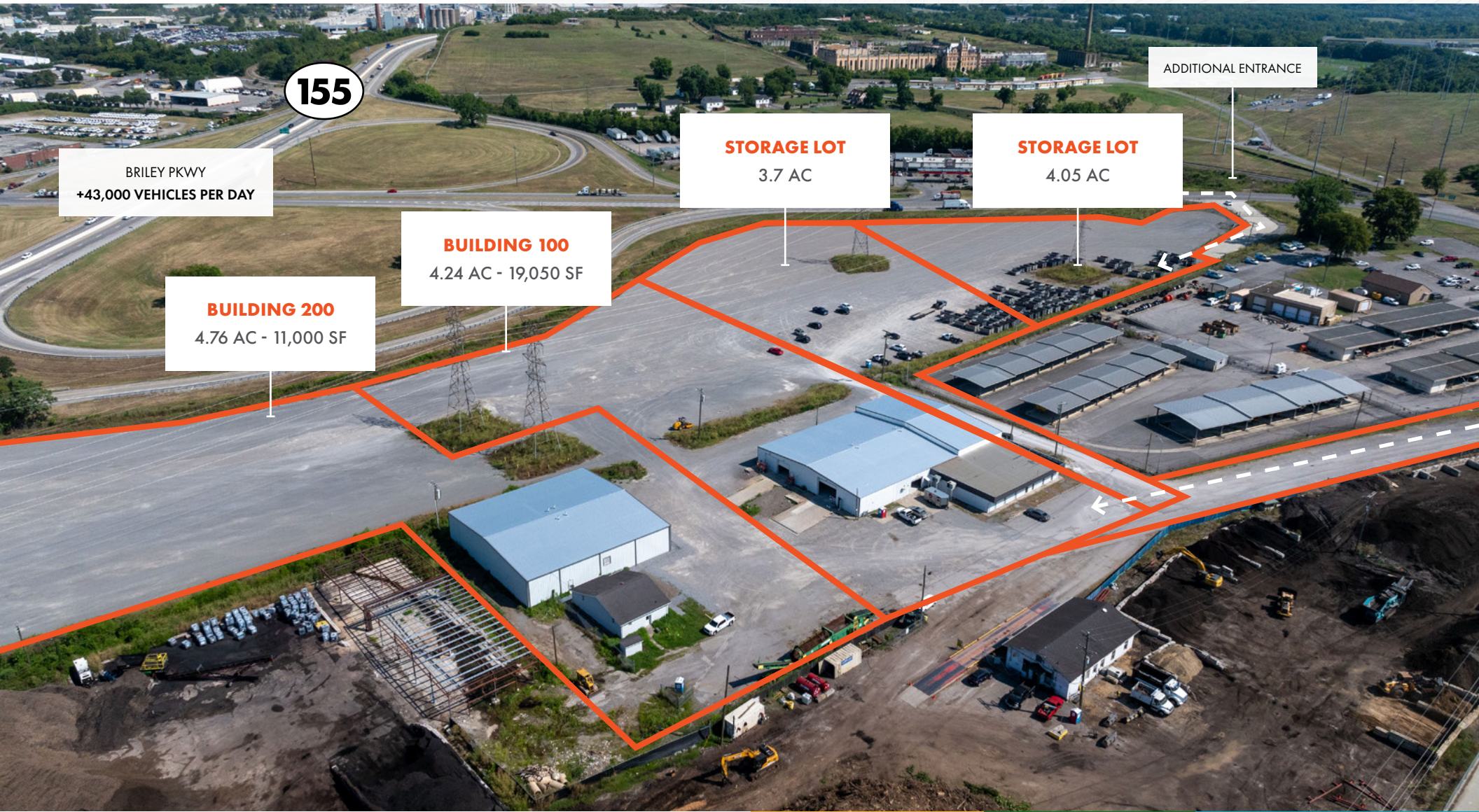
155

BUILDING 200
6 AC - 11,000 SF

BUILDING 100
6 AC - 19,050 SF

STORAGE LOT
4.75 AC

POTENTIAL DEMISING PLAN #1



POTENTIAL DEMISING PLAN #2

BUILDING 200



LOT OVERVIEW

- + 4.5 - 6.0 Acres
- + 10,000 SF Warehouse
- + 1,000 SF Office



RECENT IMPROVEMENTS

- + Newly Renovated Buildings
- + 3 Drive-In Bays (14' x 14')
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements

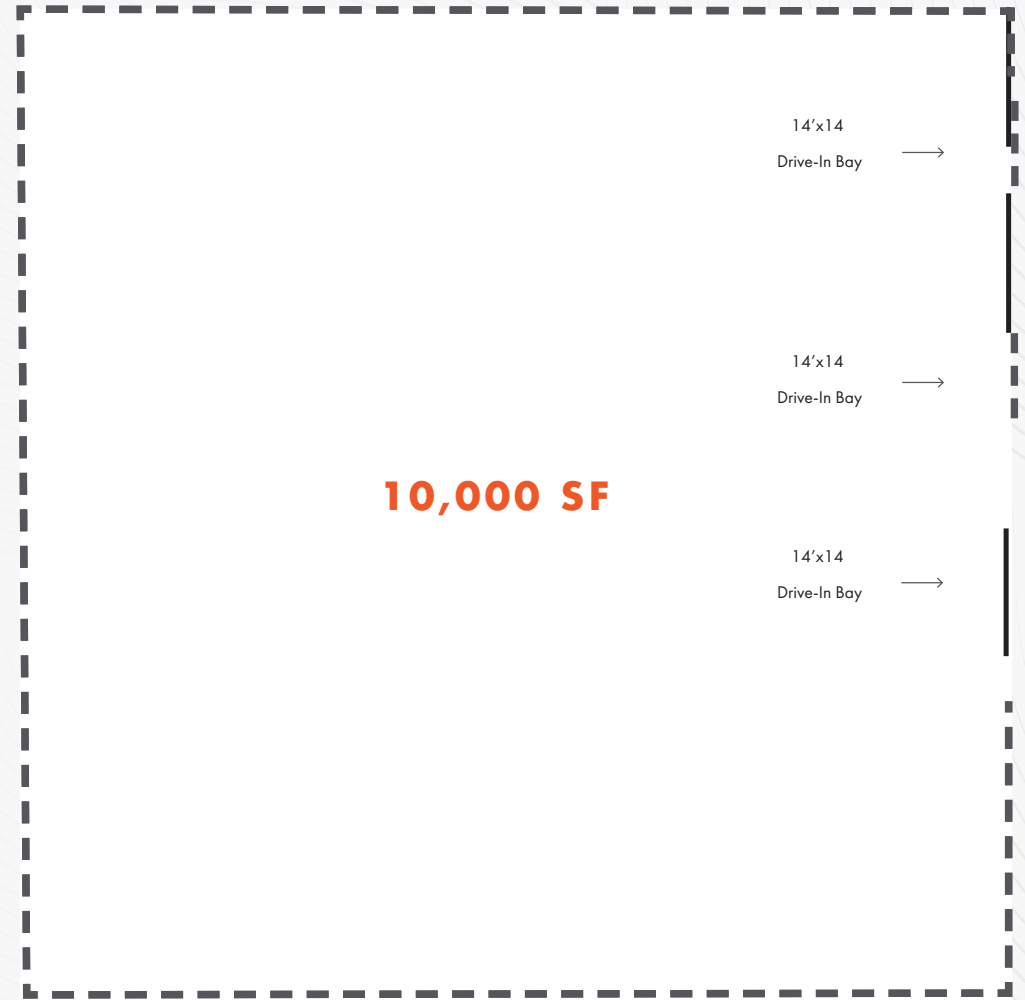
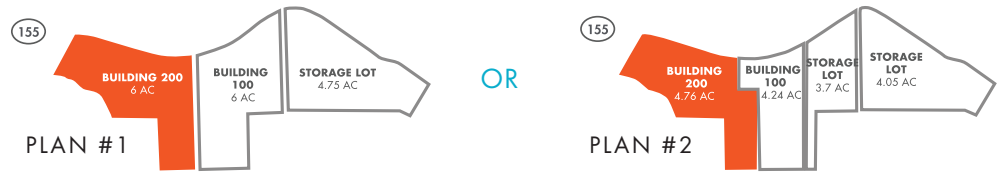


CLEAR HEIGHT

- + Peak 23'3"
- + Low 19'



BUILDING 200



N ↑

BUILDING 200

OFFICE: 1,000 SF



BUILDING 100



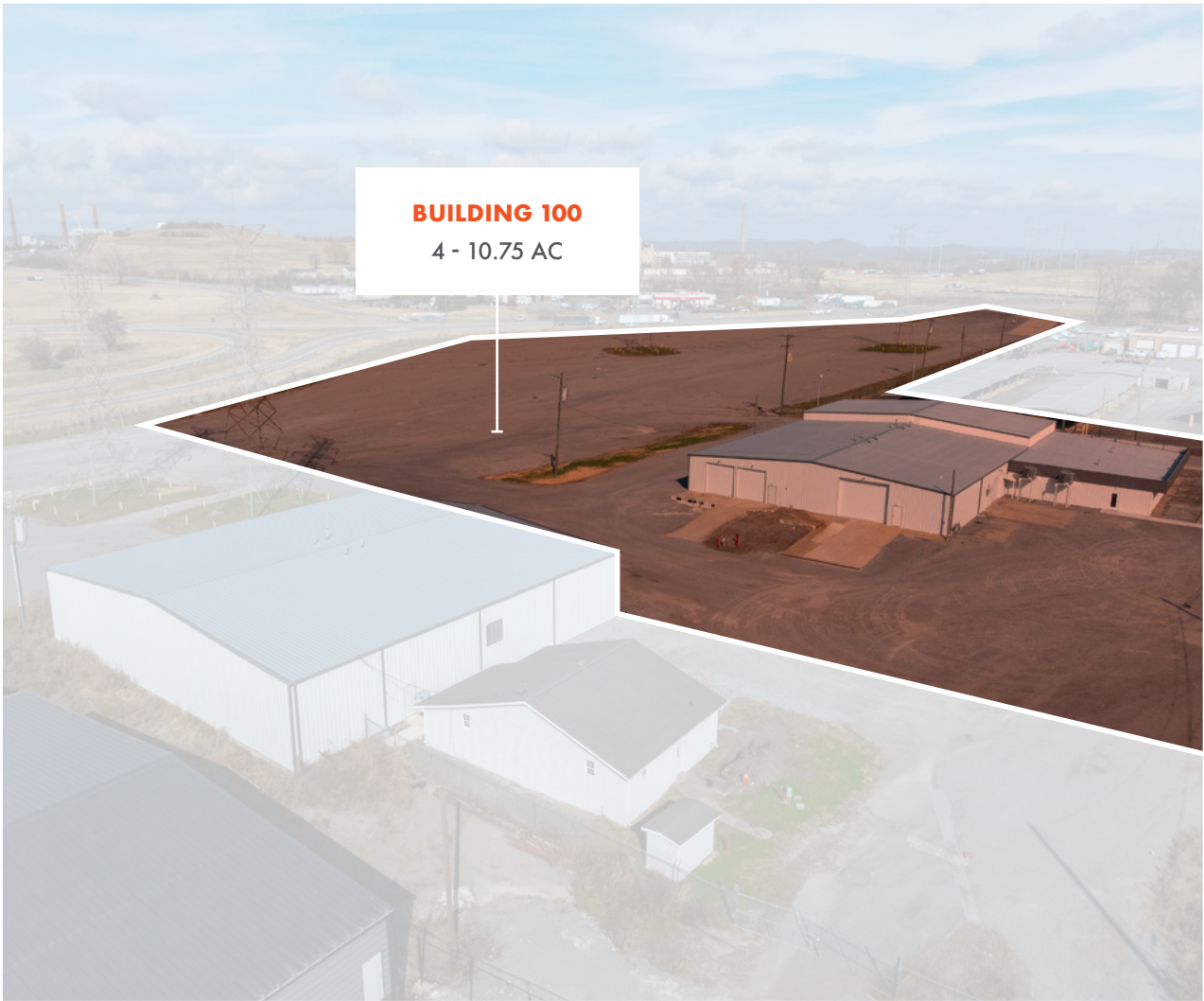
LOT OVERVIEW

- + 4.0 - 10.75 Acres
- + 15,000 SF Warehouse
- + 4,050 SF Office

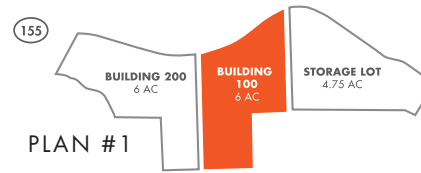


RECENT IMPROVEMENTS

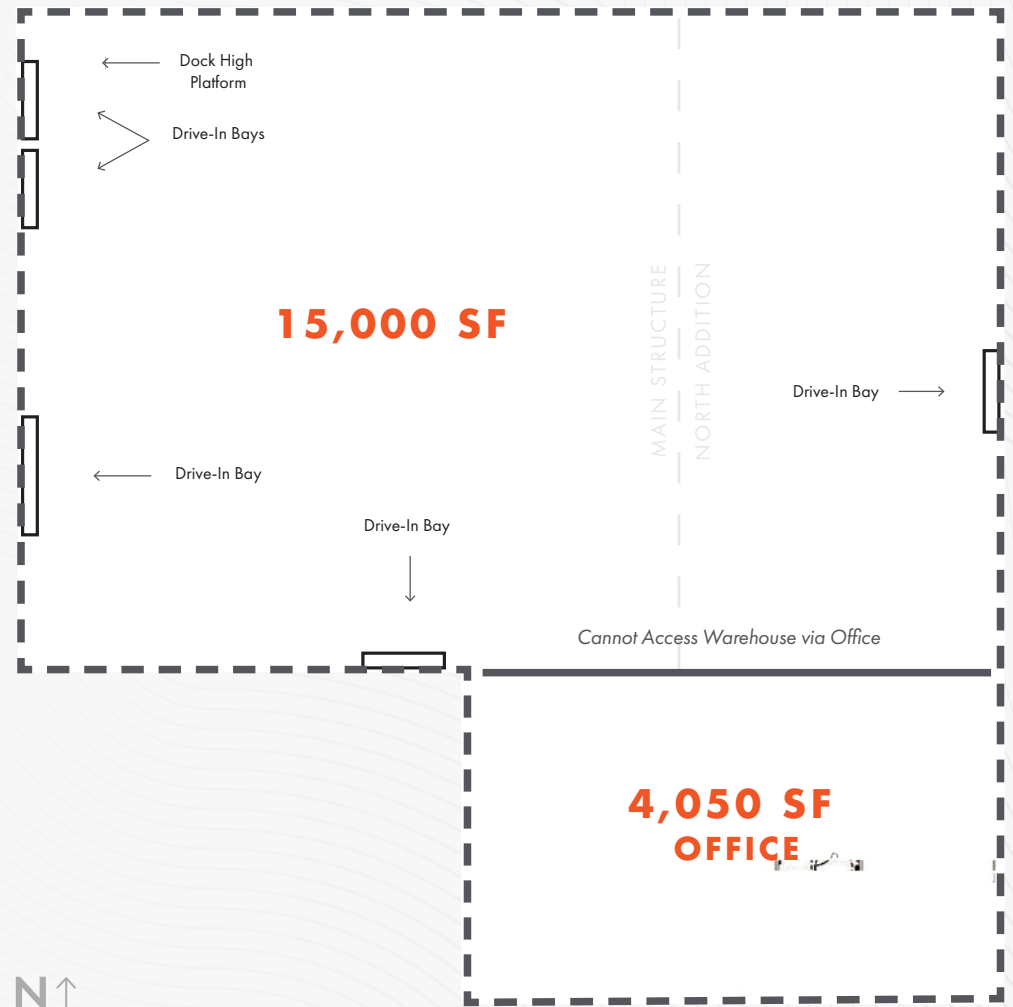
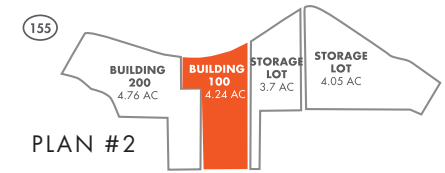
- + Fully Renovated Warehouse, Office, and Restrooms including Roof
- + 5 Drive-In Bays
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements



BUILDING 100



OR



MAIN STRUCTURE

- + Clear Height
 - Peak 18'
 - Low 13'11"
- + Drive-In Bay (14'x14')



NORTH ADDITION

- + Clear Height
 - Peak 22'
 - Low 18'2"
- + Drive-In Bay (14'x14')

BUILDING 100

OFFICE: 4,050 SF



STORAGE LOT



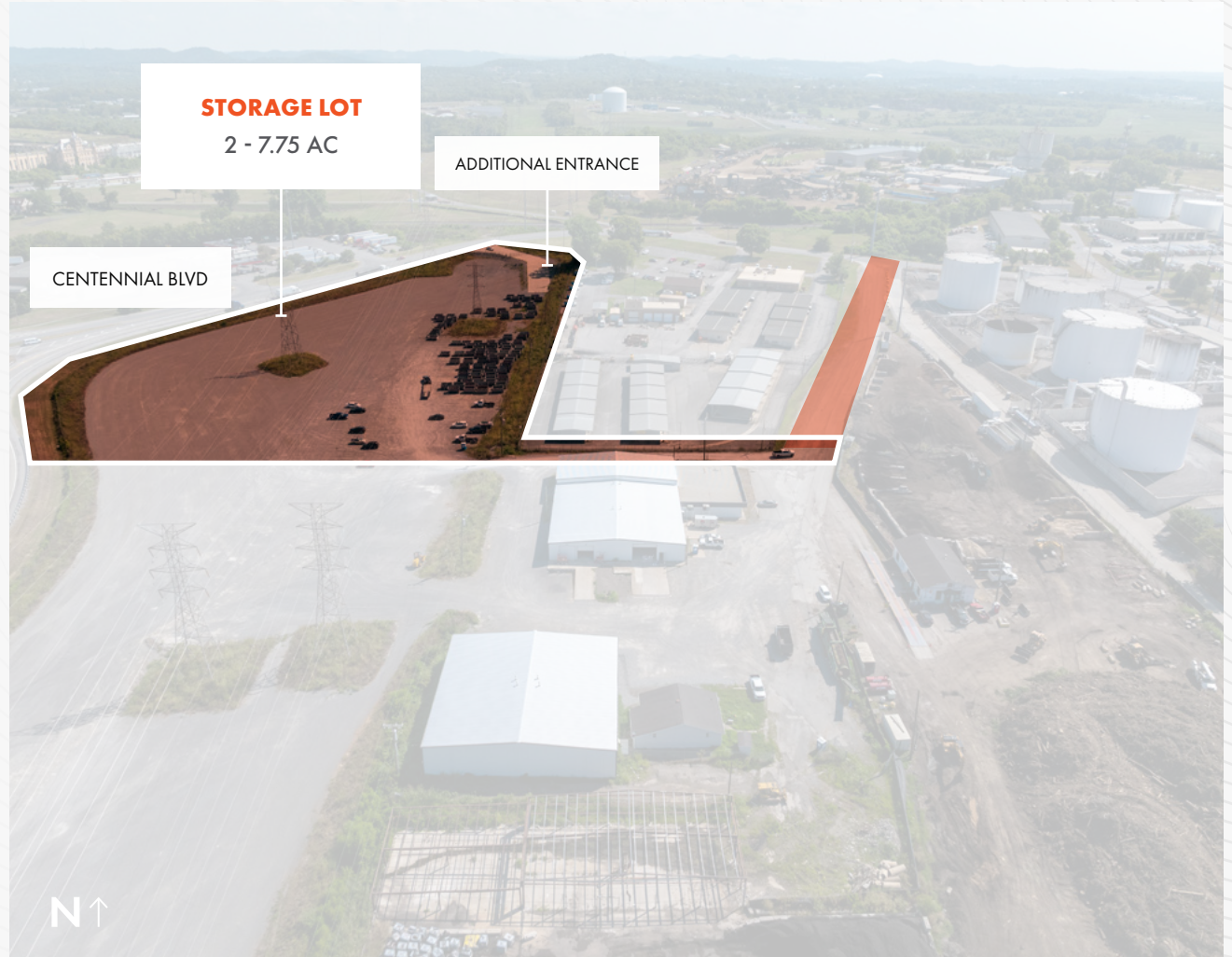
LOT OVERVIEW

- + 2 - 7.75 Acres
- + Pure Outdoor Storage
- + Direct Access from Centennial Blvd



IMPROVEMENTS

- New Gravel Improvements
- + New Fencing
 - + New Lighting
 - + Can be combined with Building 100 for 10.75 total acres

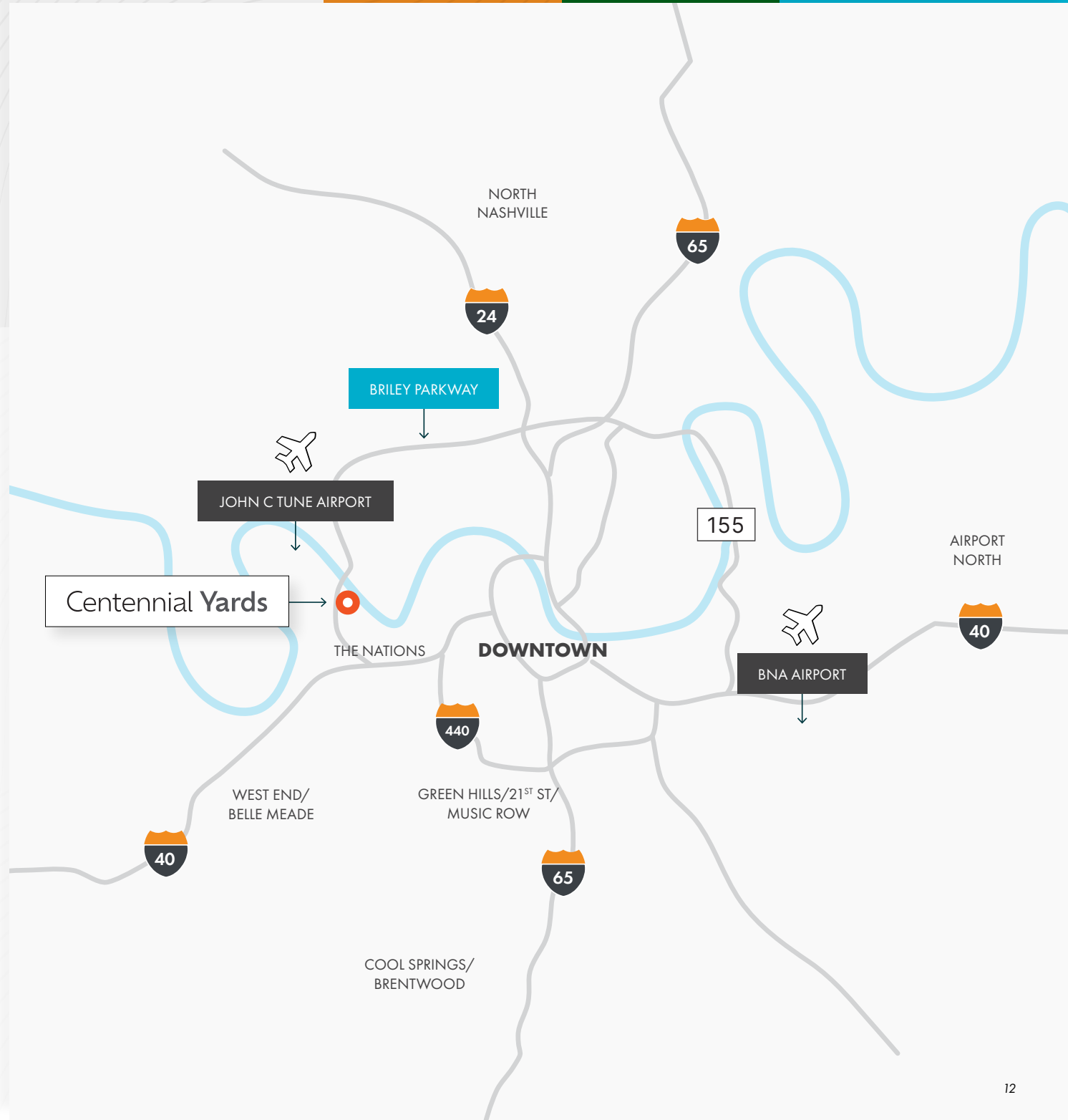


ACCESS

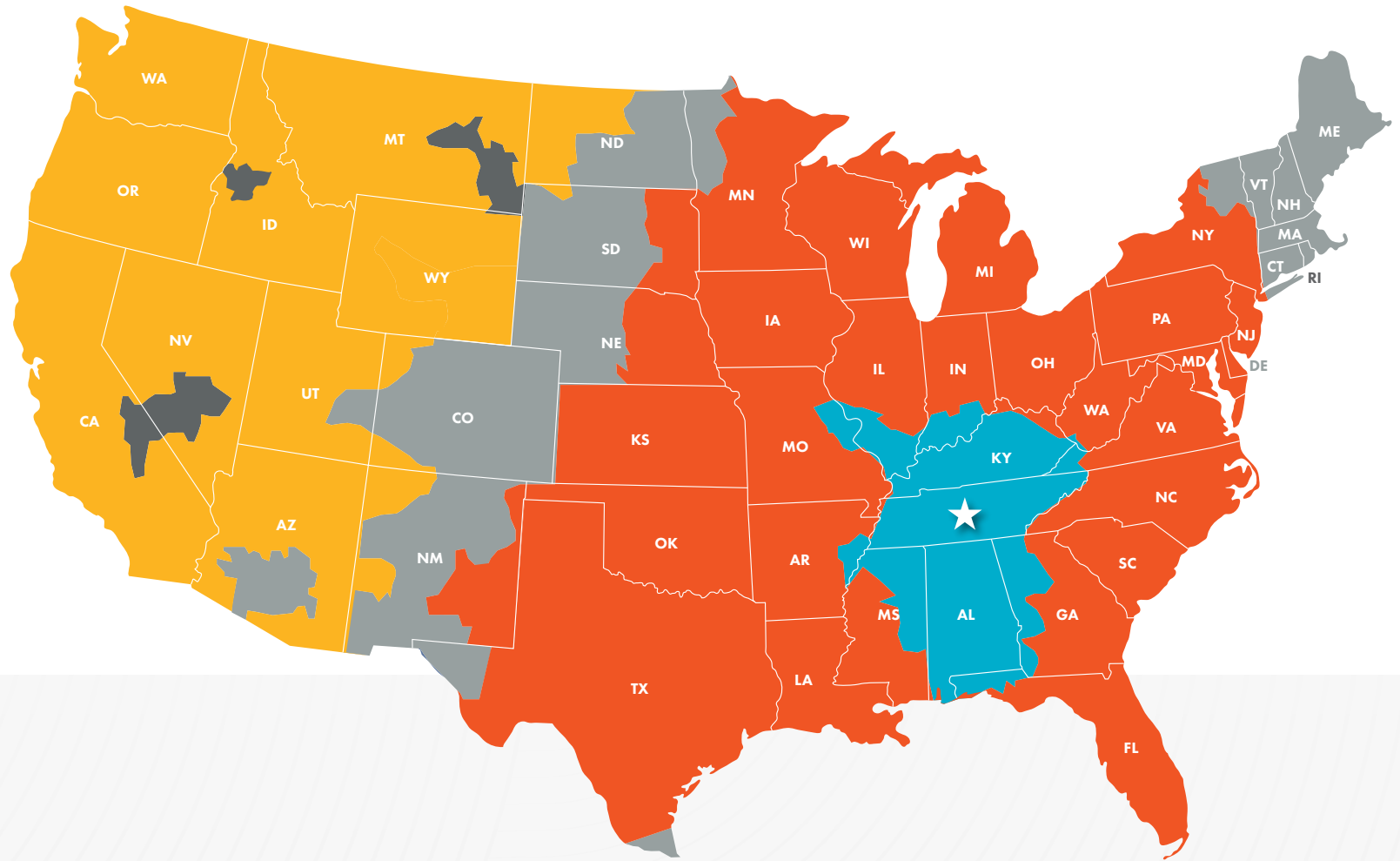
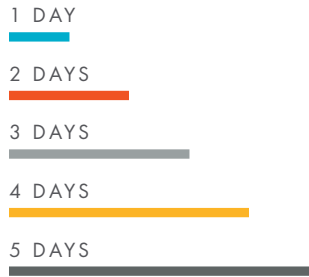


DRIVE TIMES

DOWNTOWN	15 MIN
I-40	>5 MIN
I-440	5 MIN
I-65	10 MIN
I-24	15 MIN



FEDEX DRIVE TIMES



50%
of the US population
are within 650 miles
of Rutherford County



12M
people live within
a 2.5 hour drive



72%
of the US population
within 2 Ground Delivery
from Nashville



41 M
people within a
300 mile radius



75%
of the US market
within a 2 hour flight

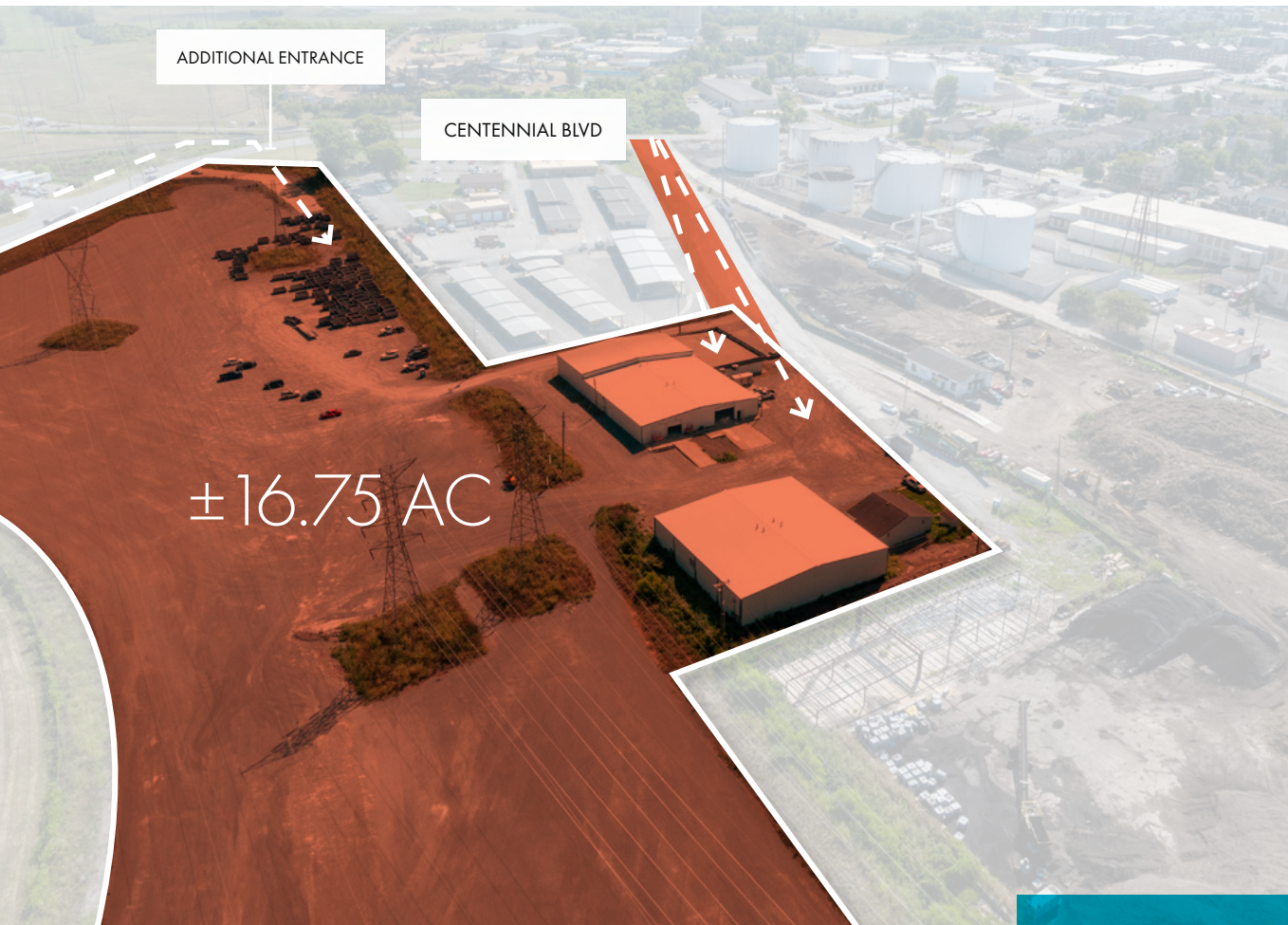


3
major interstates
converge in
Nashville

Centennial Yards

6401 CENTENNIAL BLVD

Nashville, TN



Will Goodman
Senior Vice President
+1 615 248 3500
+1 321 230 1522
will.goodman@cbre.com

Jack Armstrong
Senior Vice President
+1 615 248 3500
+1 561 339 9071
jack.armstrong@cbre.com

Harrison Fuller
Associate
+1 615 248 3500
+1 615 788 1430
harrison.fuller@cbre.com

CBRE

 Manulife

 FOUNDRY
COMMERCIAL