



# CORNERSTONE

BUSINESS PARK



AT THE CENTER OF  
SOUTHEAST MOMENTUM

5481 W JEFFERSON PIKE, SMYRNA, TENNESSEE

**HAMILTON**  
DEVELOPMENT



**CUSHMAN &  
WAKEFIELD**



# BUILT FOR WHAT'S NEXT

Located in Smyrna, Tennessee, Cornerstone Business Park offers a large-scale development opportunity within Nashville's growing southeast submarket. Along with an increasing population from surrounding communities, the park benefits from proximity to expanding residential and employment centers, to help support sustained, long-term growth.



**100,000 TO 1.9M SF  
FOR SALE OR LEASE**

Ready for  
**OCCUPANCY  
Q2 2027**

**PROXIMITY**  
to expanding residential and  
employment areas



# POSITIONED FOR PROGRESS

Situated within a broad and growing southeast submarket, Cornerstone Business Park provides great proximity to both a robust workforce and a dense population of consumers. This strategic location helps industrial users streamline logistics and distribution operations, strengthen regional coverage, and expand with sustained market demand.

## Southeast Nashville Snapshot

Within 15 Miles of Cornerstone Business Park

**361,254**

Population 25+ w/ GED or Beyond

**\$113,004**

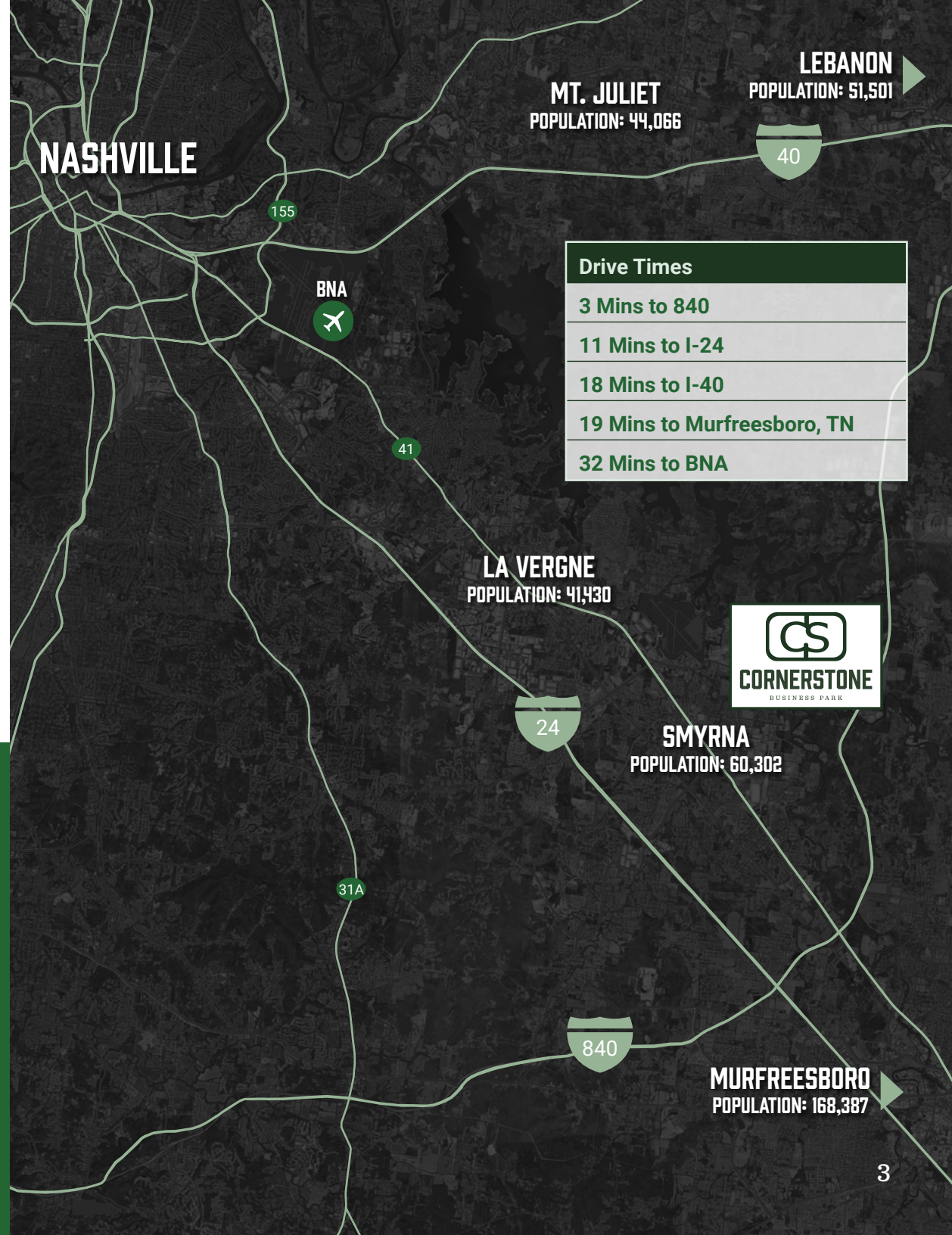
2025 Median Household Income

**1.78%**

2024-2025 Annual Population Growth Rate

**35**

2025 Median Age



# SITE PLAN

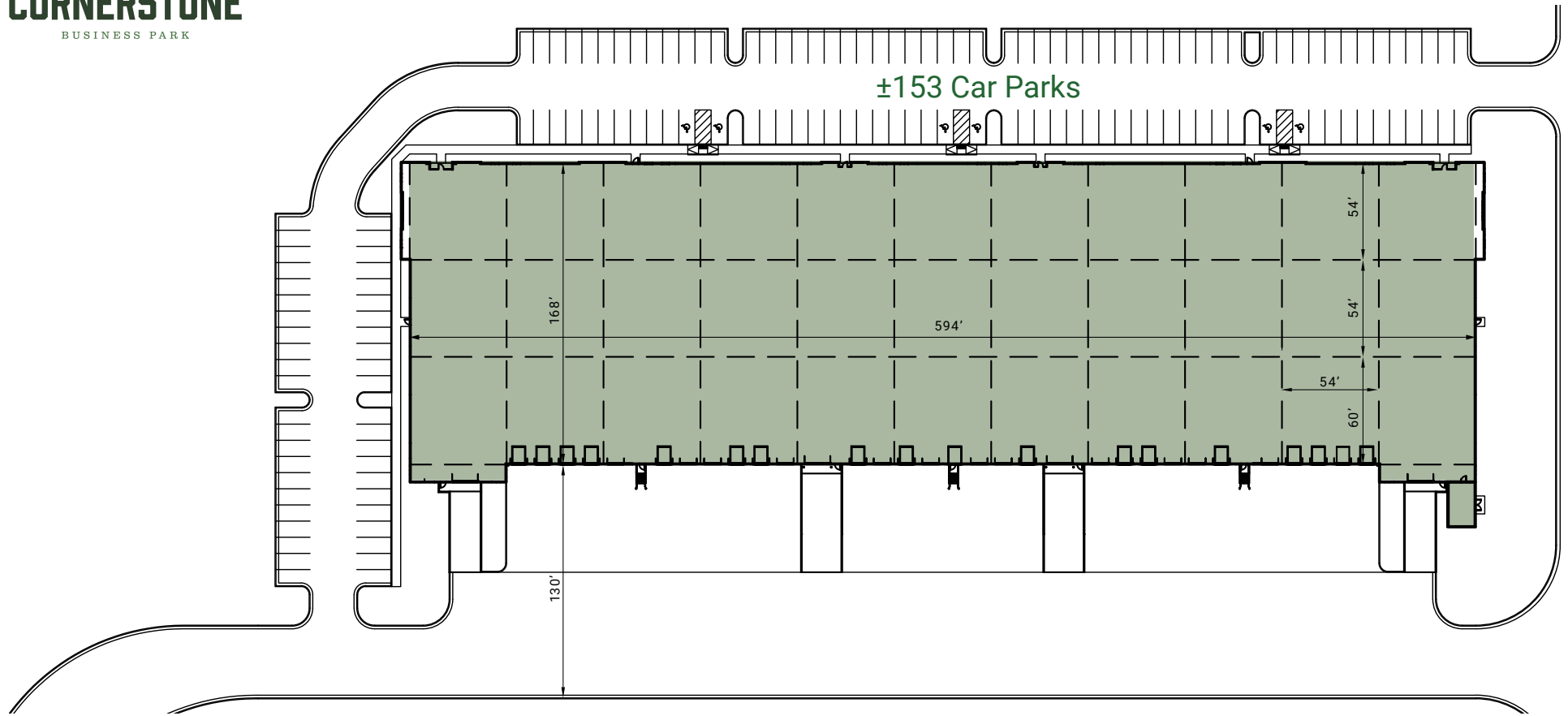


- PHASE 1**
- PHASE 2**

# PROPERTY SPECIFICATIONS

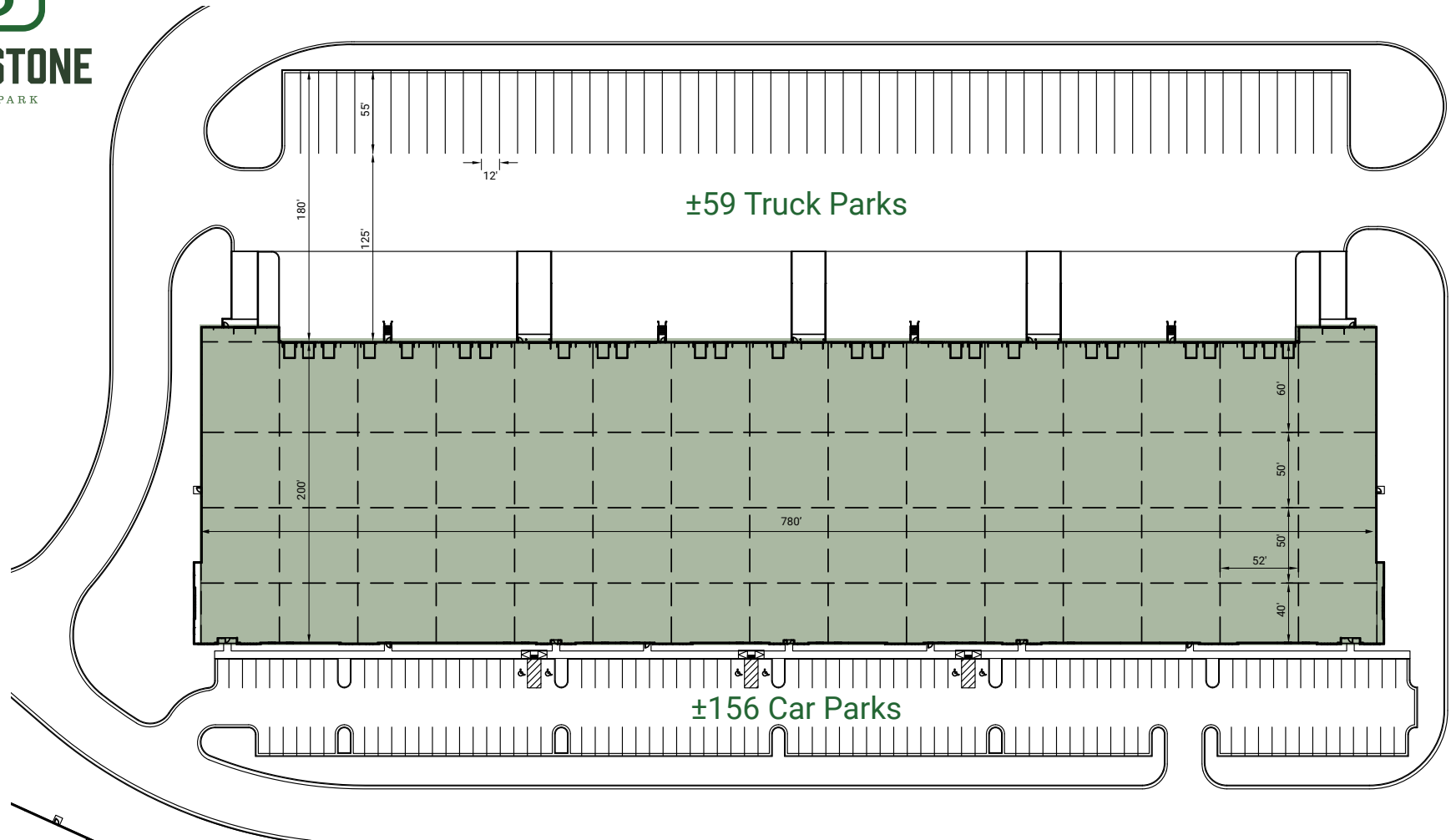
## PHASE ONE

	Building 1	Building 2	Building 3	Building 4
<b>Total SF</b>	101,412	157,620	108,540	124,200
<b>Minimum Demise</b>	18,144	31,200	19,440	24,516
<b>Spec Office SF</b>	+/- 2,800	(2) +/-3,300	+/- 3,300	+/-3,300
<b>Building Dimensions</b>	594' x 168'	780' x 200'	594' x 180'	540' x 227'
<b>Speedbay</b>	60'	60'	60'	65'
<b>Column Spacing</b>	54' x 54'	52' x 50'	54' x 60'	54' x 54'
<b>Clear Height</b>	32'	32'	32'	32'
<b>Dock Doors</b>	29	42	30	26
<b>Drive-in Doors</b>	4	5	4	4
<b>Auto Parks</b>	153	156	122	112
<b>Trailer Parks</b>	0	59	0	40
<b>Availability</b>	Q2 2027	Q2 2027	Q2 2027	Q2 2027



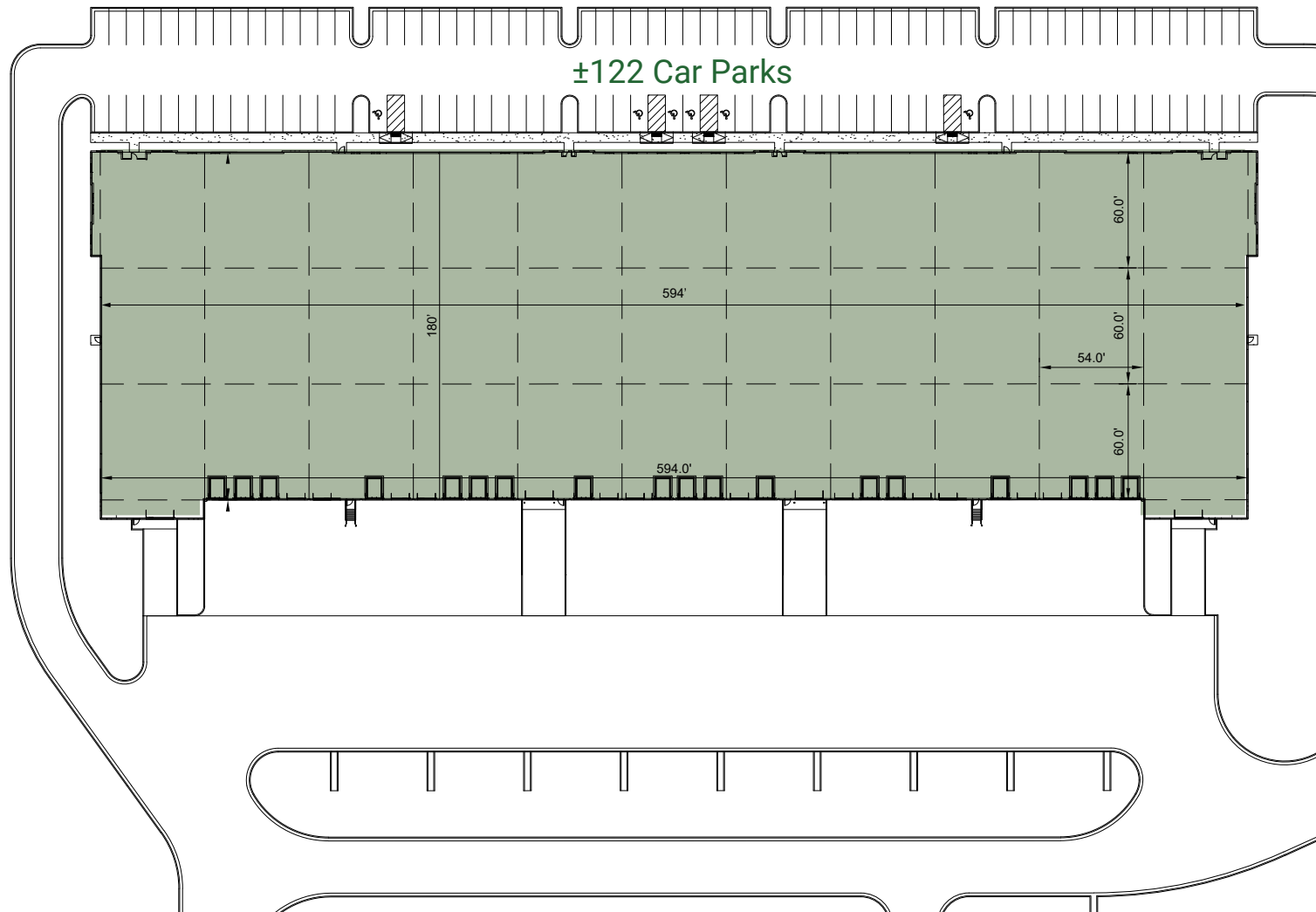
# BUILDING 1

**101,412 SF**



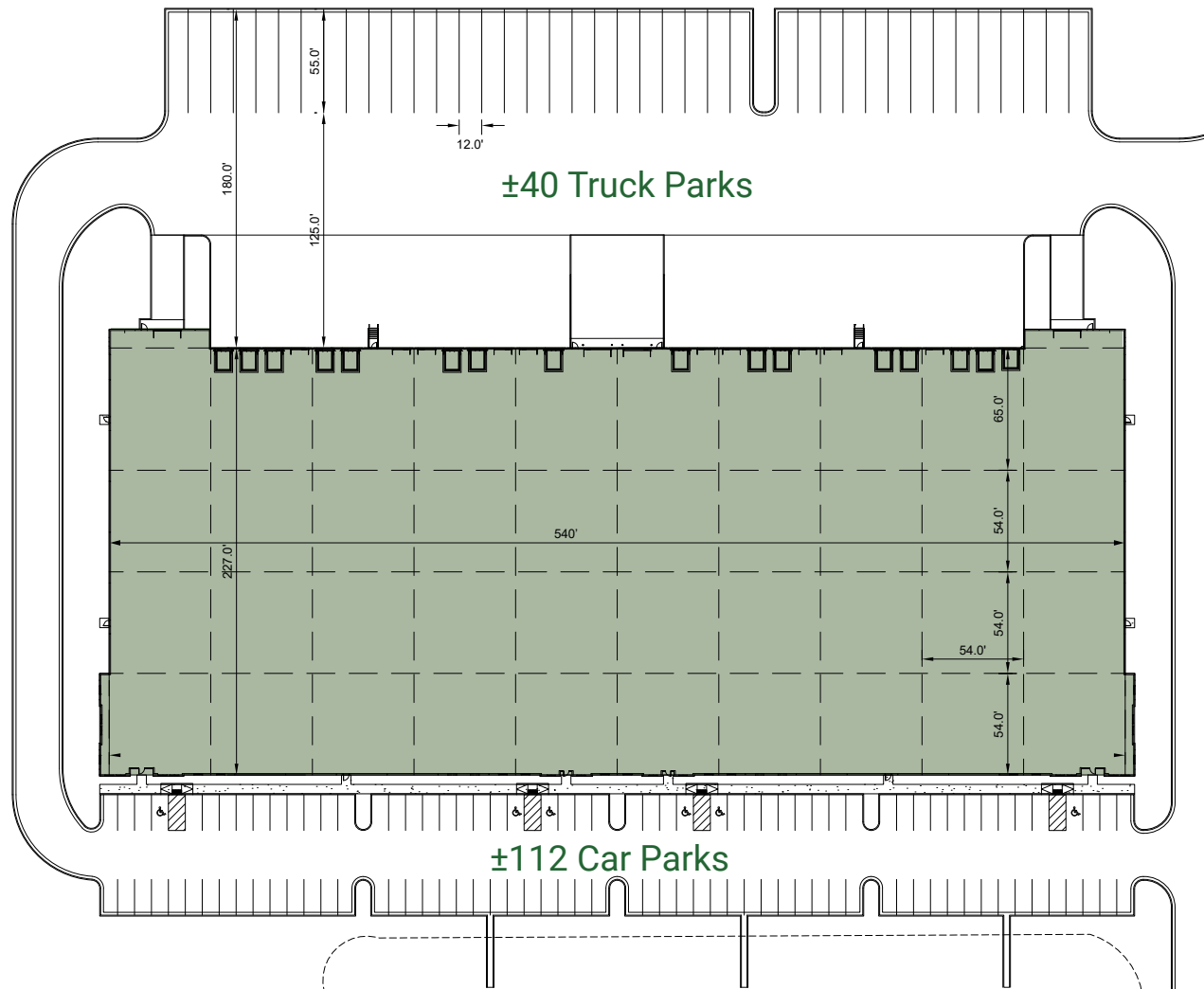
# BUILDING 2

157,620 SF



# BUILDING 3

108,540 SF



# BUILDING 4

124,200 SF



# A PARTNER FOR LONG- TERM GROWTH

Founded in 2023 and headquartered in Nashville, Tennessee, Hamilton Development brings a hands-on, execution-focused approach to industrial and office development. With more than 140 million square feet delivered across 12 markets, including southeast Nashville, the firm applies disciplined delivery and problem-solving to every project. Cornerstone Business Park serves as Hamilton Development's flagship master-planned industrial park in the Nashville market.

For more information contact:

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