



PARK 840 - BUILDING 200

Lebanon, Tennessee

PROVENTURE



- Aldi
- Denso
- Geodis
- Haemonetics
- Vi-Jon
- Big G Express
- GE Energy Industrial Solutions
- Nissan Distributor
- Roadrunner Transportation
- Wilson Sporting Goods Company



BUILDING 200 SITE FEATURES

- Highly visible site
- Site is 22.83 acres
- Convenient to I-24/40
- Flexible parking plans

PARK 840 - BUILDING 200

- 408,240 SF
- Cross-dock facility
- Immediate access to I-840
- Excellent interstate visibility
- Convenient to I-24/I-40
- 32' clear height
- Ample auto and trailer parking
- Available for occupancy mid-2017

CONTACT

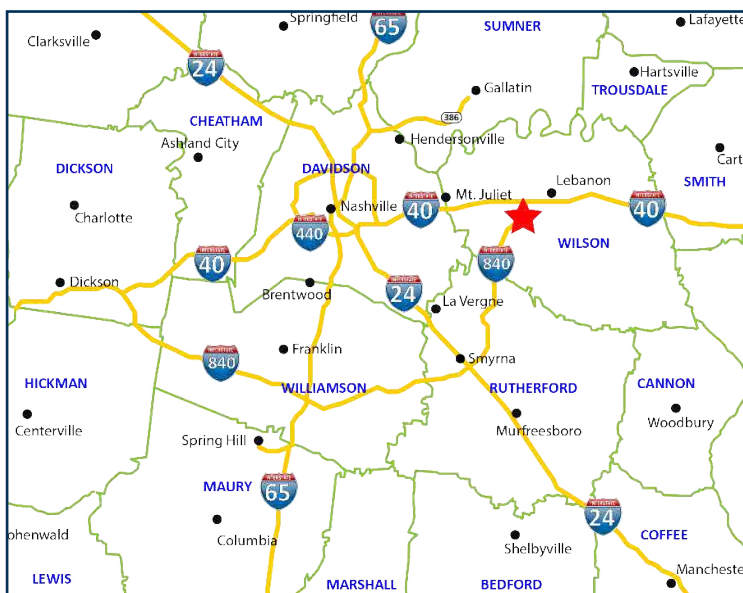
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AERIAL VIEWS

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PARK 840 - LOCATION

- Immediate access to I-840
- Excellent Interstate visibility
- Convenient to I-24/I-40
- 5 miles to I-40
- 25 miles to I-24
- 28 miles to downtown Nashville



PROPOSED BUILDING 200

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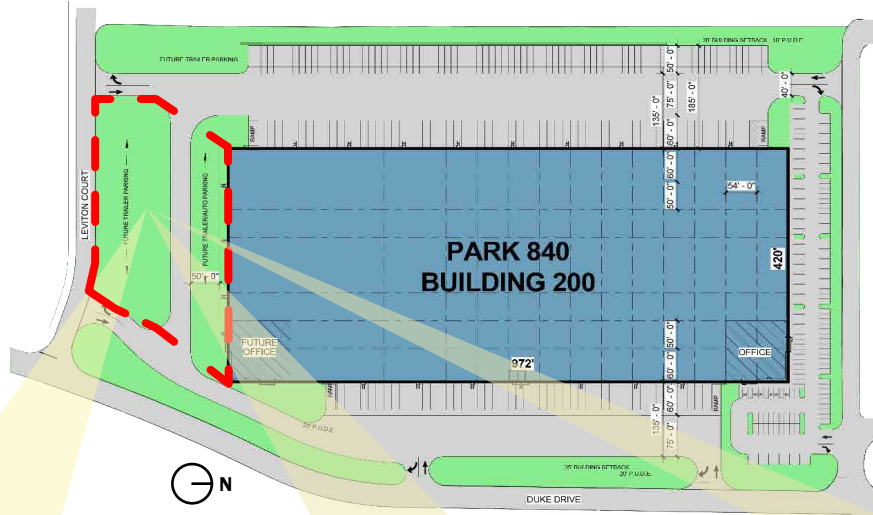
PARK/LOCATION:	PARK 840 - Lebanon, Tennessee
AVAILABLE:	408,240 square feet
BUILDING DIMENSIONS:	972' wide x 420' deep
ACREAGE:	22.83 acres
OFFICE SPACE:	Build-to-suit
CLEAR HEIGHT:	32' minimum clear height
COLUMN SPACING:	50' deep x 54' wide (60' at speed bays)
DOCK DOORS:	Up to 109 dock high doors, 4 drive-in doors
TRUCK COURT:	185' with 60' concrete apron
AUTO PARKING:	Up to 271 spaces
TRAILER STORAGE:	Up to 140 spaces





FUTURE PARKING OPTIONS

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OPTION ONE:
Allows 15 additional dock positions and 25 additional trailer parks.

OPTION TWO:
Allows 51 additional trailer parks.

OPTION THREE:
Allows 122 additional car parks on the south side of the building.

DOCK DOORS	109
TRAILER STORAGE	Up to 114 spaces
AUTO PARKING	149 spaces

DOCK DOORS	94
TRAILER STORAGE	Up to 140 spaces
AUTO PARKING	149 spaces

DOCK DOORS	94
TRAILER STORAGE	Up to 89 spaces
AUTO PARKING	271 spaces

MIDDLE TENNESSEE

Truck Transit from Nashville

The Nashville MSA has 14 counties and a population of 1.8 million, making it the largest metro area in a five-state region. Many corporate headquarter giants call Nashville home, including Nissan North America, Bridgestone Americas, Genesco, Dollar General, Hospital Corporation of America, Ingram Barge, Gibson Guitar and Caterpillar Financial Services.



50% OF THE U.S. POPULATION (150 MILLION PEOPLE) LIVES WITHIN A TWO-DAY TRUCK TRANSIT TIME OF NASHVILLE.



Interstate access:

- I-840 - immediate access
- I-24 - 25 miles
- I-40 - 5 miles
- Downtown Nashville - 28 miles



Nashville International Airport - 20 miles



Distances to major cities:

Downtown Nashville	28 miles
Murfreesboro	23 miles
Knoxville	159 miles
Memphis	239 miles
Atlanta	240 miles
Birmingham	208 miles
Louisville	175 miles
Charlotte	388 miles
St. Louis	333 miles

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