

BUILDING 17

1280 RICHARD PETTY WAY

SPEEDWAY

INDUSTRIAL PARK

DEVELOPMENT BY:
PANATTONI®



Speedway Industrial Park - former site of Nashville Superspeedway in Wilson County, Tennessee - A 1,400-acre logistics & bulk distribution park developed by Panattoni Development Company.

HIGHLIGHTS

- **Available for Sale or Lease**
- Building 17 - 156,220 SF
- LEED Certified
- 3,613 SF spec office
- Available 1Q24
- Direct access to I-840 (12 miles to I-40 / 13 miles to I-24)
- Excellent opportunity to draw labor from multiple surrounding counties
- Proven area for E-Commerce
- Dedicated and controlled interchange at I-840 and Bill France Boulevard
- Ideal campus for large corporate users with attractive incentive opportunities and tax rates
- 14 million SF development potential; buildings ranging from 100,000 SF to 2,000,000 SF

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LEASING FIRM

PANATTONI®

DEVELOPER

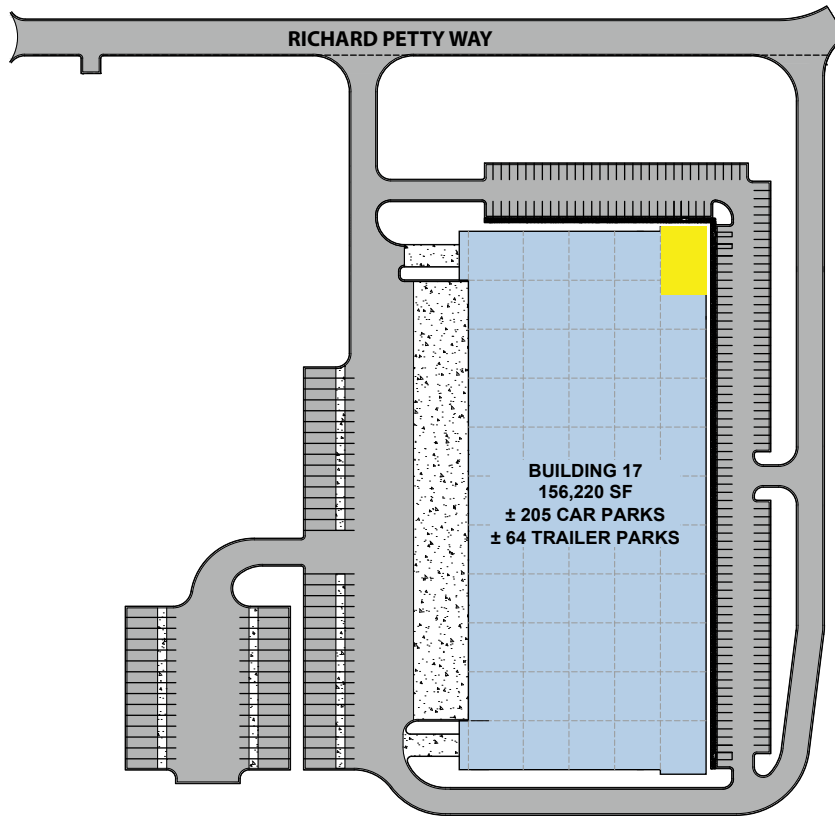
BUILDING 17 HIGHLIGHTS

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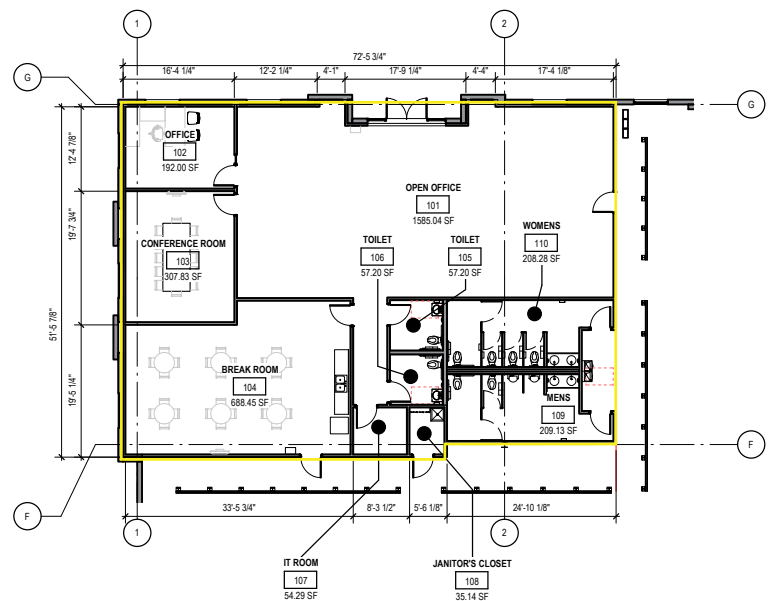
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GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Dimensions / SF	260' x 594' - 156,220 SF
Office	3,613 SF spec office
Ceiling Height	32' clear height
Floor	7" unreinforced
Column Spacing	50' x 54' typical; 60' speed bay
Sprinkler	ESFR sprinkler system
Electrical Power	1600 amps, expandable to 8000 amps
Loading	32 dock doors; 2 ramp access doors (14'x16')
Interior Lighting	LED w/motion sensors (25 FC @ 36" AFF)
Truck Court	185' with 60' concrete apron
Roof	Single-ply, white, TPO roof with R-20 insulation
Heating	High efficiency Cambridge space heaters
Ventilation	Roof-mounted fans
Dock Packages	Build-to-Suit
Auto Parking	± 205 spaces
Trailer Parking	± 64 spaces

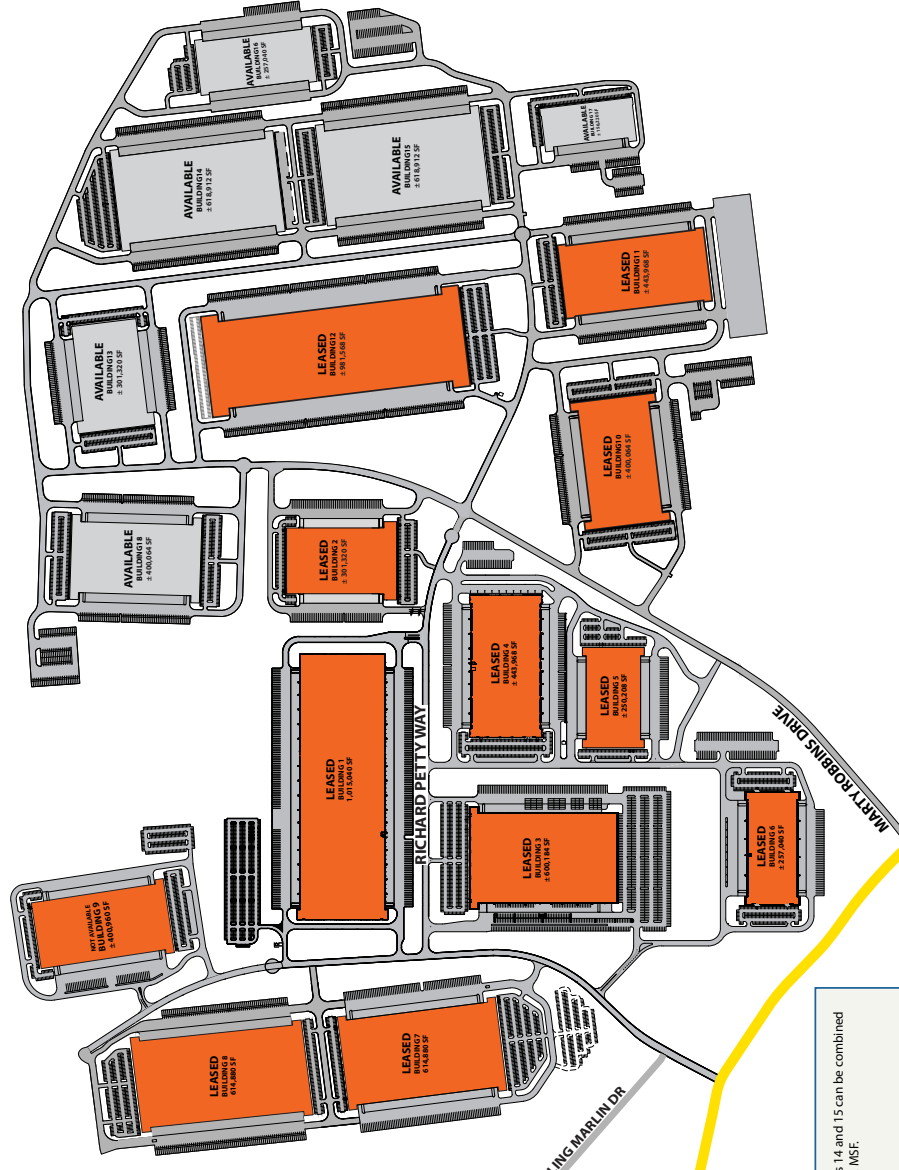
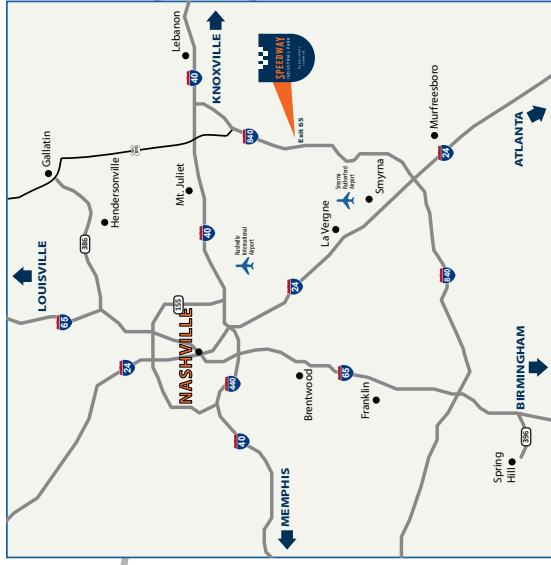


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PARK MASTER PLAN

LOCATION MAP



SPEEDWAY INDUSTRIAL PARK
1,400 acres / 14M SF potential

Building	Size (SF)	Status	Size (SF)	Status	Size (SF)
BUILDING 1	± 1,015,040	LEASED	BUILDING 7	± 614,880	AVAILABLE
BUILDING 2	± 301,320	LEASED	BUILDING 8	± 614,880	AVAILABLE
BUILDING 3	± 600,184	LEASED	BUILDING 9	± 400,960	AVAILABLE
BUILDING 4	± 443,568	LEASED	BUILDING 10	± 400,064	AVAILABLE
BUILDING 5	± 250,208	LEASED	BUILDING 11	± 443,968	AVAILABLE
BUILDING 6	± 257,040	LEASED	BUILDING 12	± 981,568	AVAILABLE
			BUILDING 13	± 301,320	AVAILABLE
			BUILDING 14*	± 618,912	AVAILABLE
			BUILDING 15*	± 618,912	AVAILABLE
			BUILDING 16	± 257,040	AVAILABLE
			BUILDING 17	± 156,220	AVAILABLE
			BUILDING 18	± 400,064	AVAILABLE

* Buildings 14 and 15 can be combined up to 1.2 MSF.

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CONTACT US

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NASHVILLE: JOB GROWTH has been in the TOP 5% of ALL METRO AREAS in the COUNTRY

Nashville MSA has experienced a job growth of 26% over the past decade.

- 2019 Book of Lists, Regional Chambers of Commerce



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