

BUILDING 14

MARTY ROBBINS DRIVE

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

- Building 14 - 618,912 SF expandable to 1.2 MSF
- Available 4Q23
- 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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PROVENTURE

LEASING FIRM

PANATTONI®

DEVELOPER

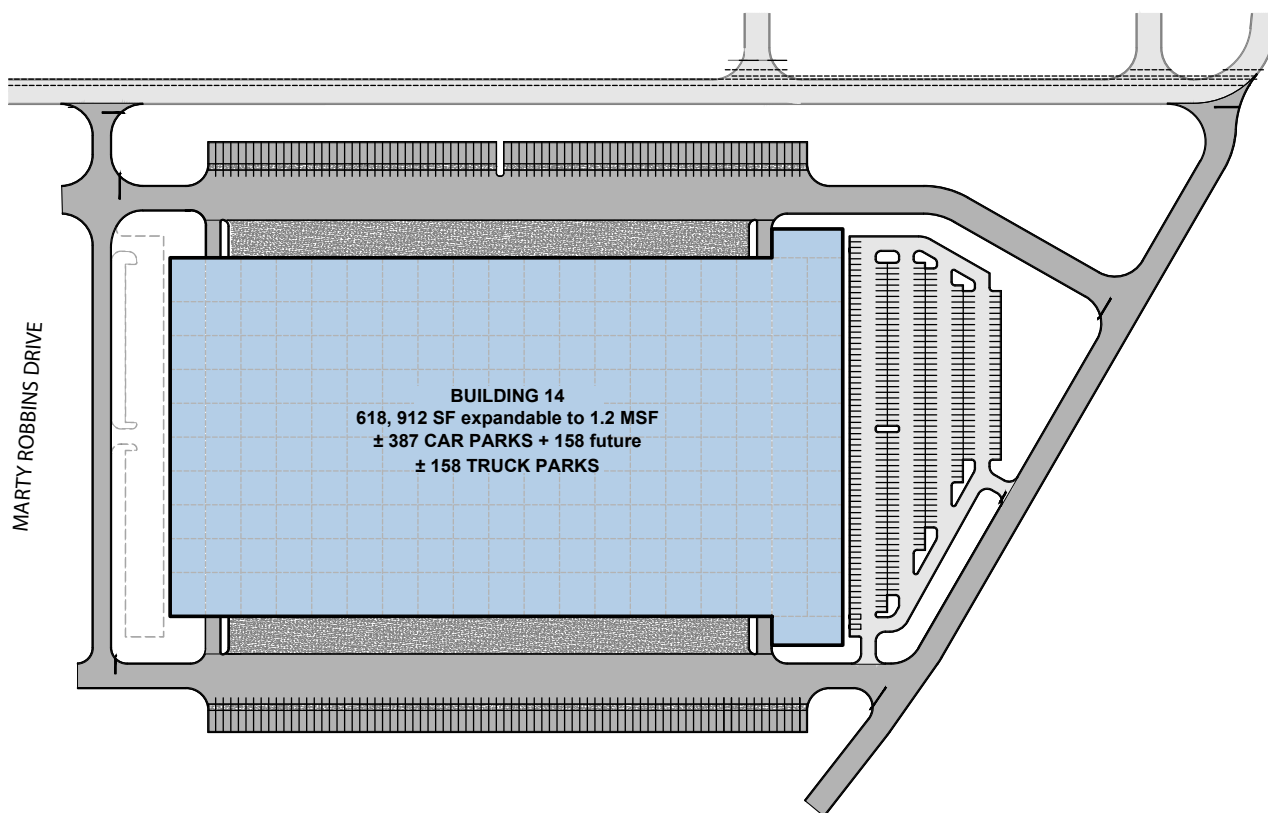
BUILDING 14 HIGHLIGHTS

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GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Dimensions / SF	572' x 1064' - 618,912 SF expandable to 1.2 MSF
Office	Build-to-Suit
Ceiling Height	40' clear height
Floor	7" unreinforced
Column Spacing	54' x 56' typical; 70' speed bay
Sprinkler	ESFR sprinkler system
Electrical Power	1600 amps, expandable to 12000 amps
Loading	78 dock doors; 4 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
Car Parking	± 387 spaces + 158 future
Trailer Parking	± 158 spaces

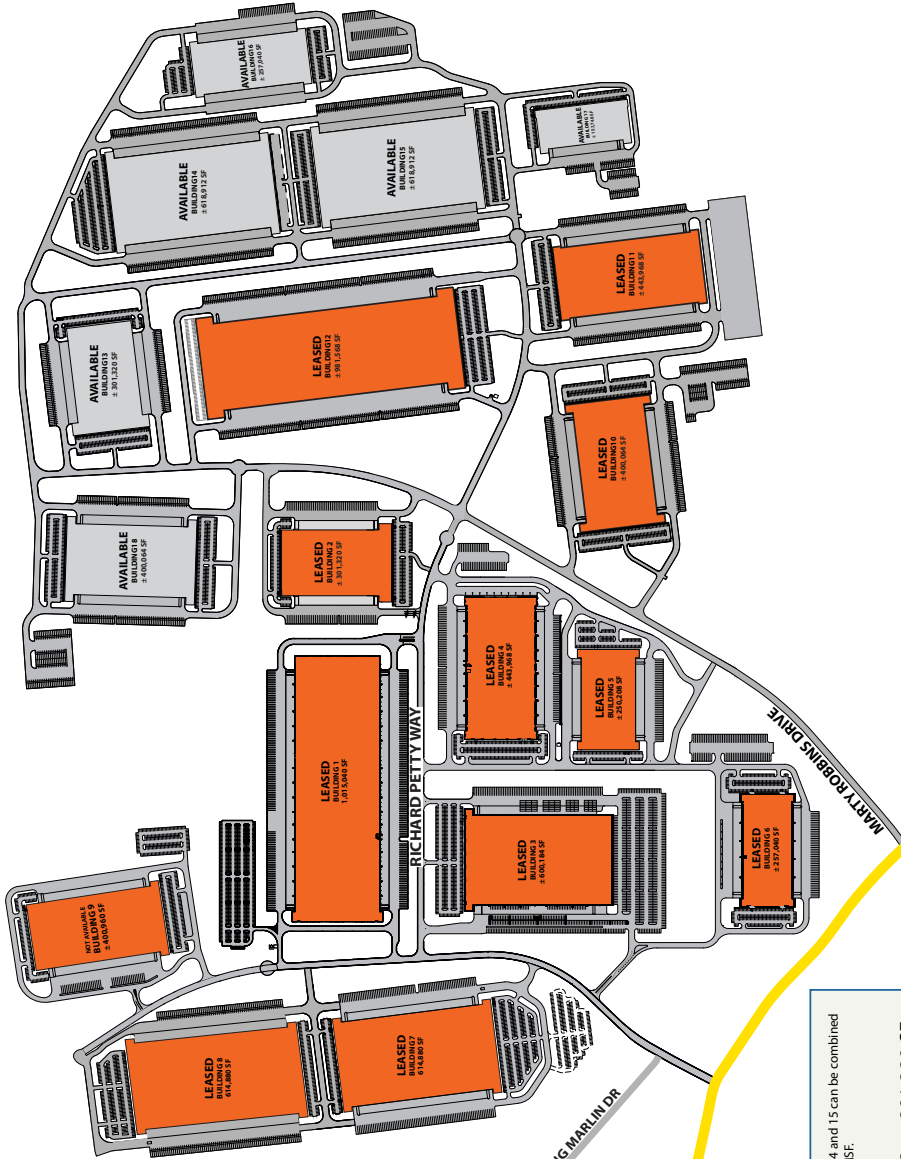
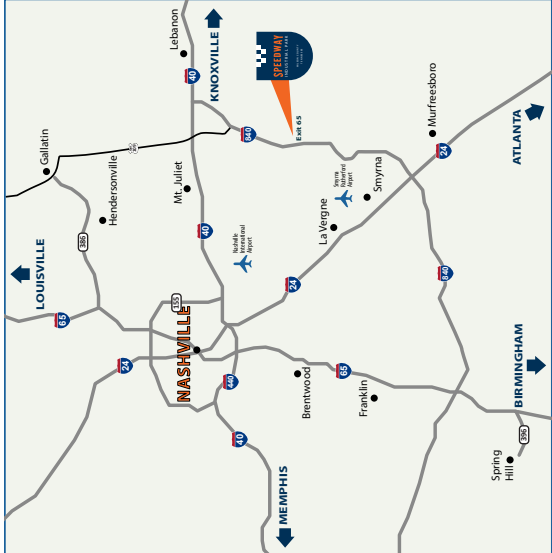


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PARK MASTER PLAN

LOCATION MAP



SPEEDWAY INDUSTRIAL PARK

1,400 acres / 14M SF potential

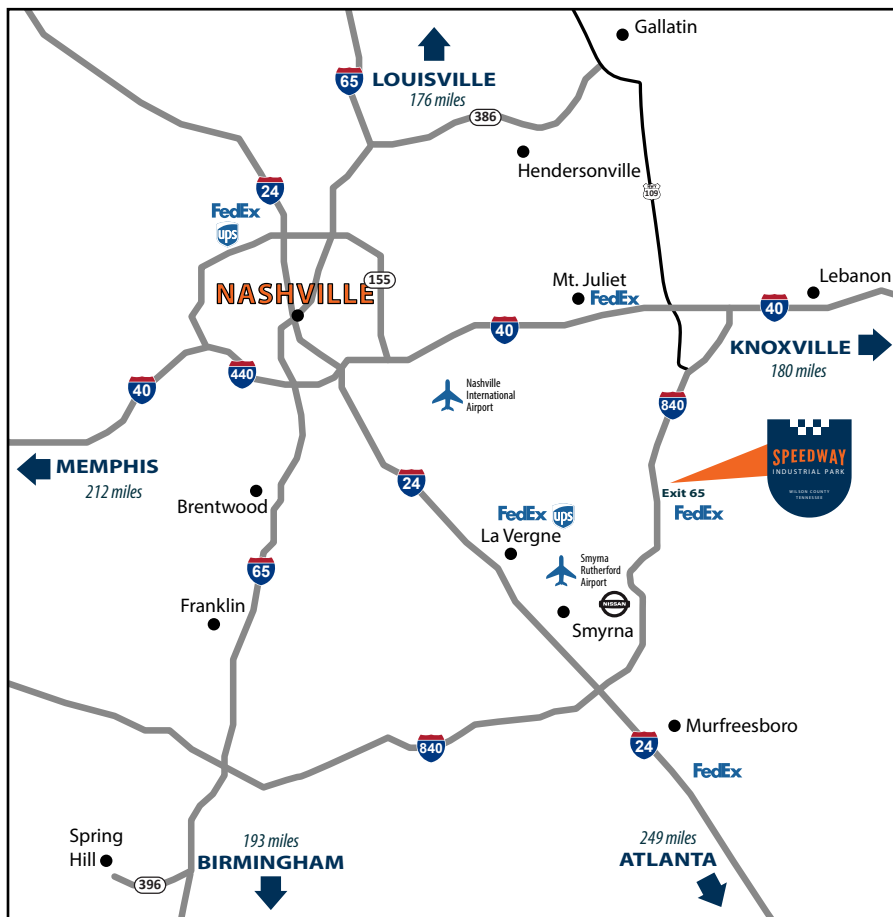
BUILDING 1	± 1,015,040 SF	BUILDING 7	± 614,880 SF	BUILDING 13	± 301,320 SF
BUILDING 2	± 301,320 SF	BUILDING 8	± 614,880 SF	BUILDING 14*	± 618,912 SF
BUILDING 3	± 600,184 SF	BUILDING 9	± 400,960 SF	BUILDING 15*	± 618,912 SF
BUILDING 4	± 443,568 SF	BUILDING 10	± 400,064 SF	BUILDING 16	± 257,040 SF
BUILDING 5	± 250,208 SF	BUILDING 11	± 443,968 SF	BUILDING 17	± 157,748 SF
BUILDING 6	± 257,040 SF	BUILDING 12	± 981,568 SF	BUILDING 18	± 400,064 SF

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

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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