

# BUILDING 15

1655 MARTY ROBBINS DRIVE

**SPEEDWAY**  
INDUSTRIAL PARK

SPEEDWAY INDUSTRIAL PARK IS SERVICED BY A NEW POWER SUBSTATION WITH 80-MEGAWATT CAPACITY



## HIGHLIGHTS

- **Speedway Industrial Park is serviced by a new power substation with 80 MW capacity**
- Building 15 - 400,064 SF (divisible to 200,000 SF) with an additional 400,037 SF available in Building 16
- 6,133 SF spec office
- Available for immediate occupancy
- 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, manufacturing and final mile delivery
- 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

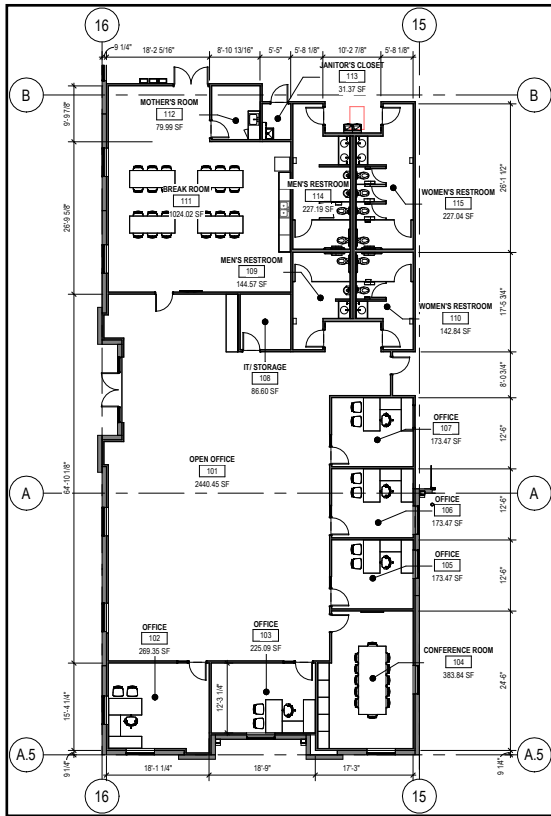
LEASING FIRM

HAMILTON PANATTONI<sup>®</sup>  
DEVELOPMENT

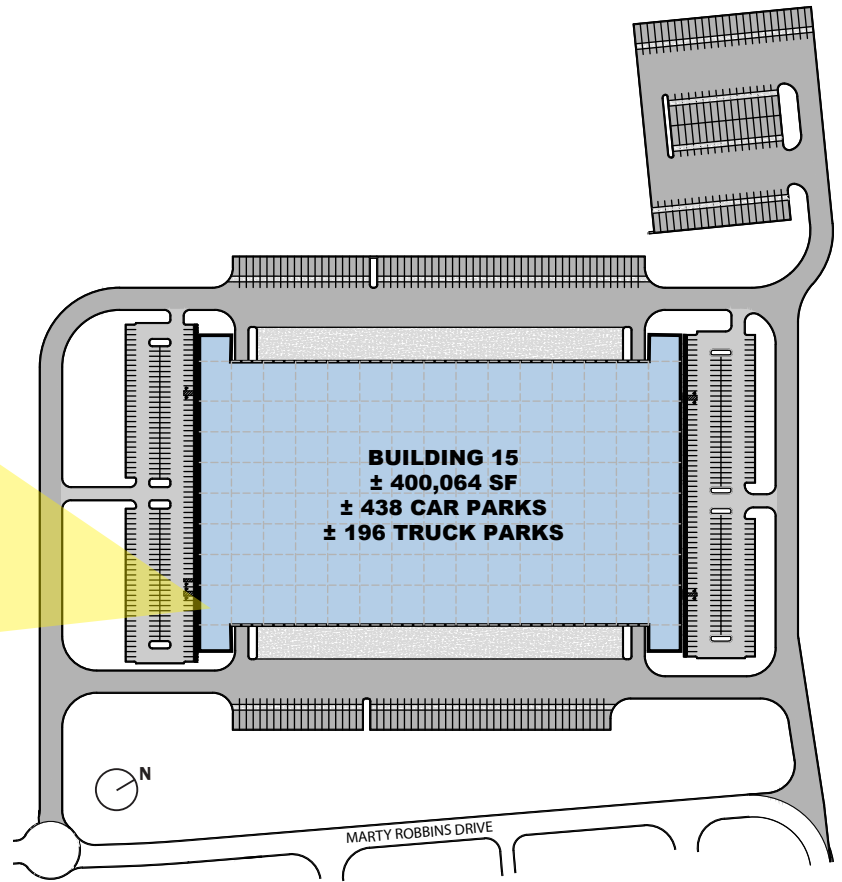
DEVELOPERS

# BUILDING 15 HIGHLIGHTS

1655 MARTY ROBBINS DRIVE



Spec office 6,133 SF



## GENERAL DESIGN SPECIFICATIONS

<b>Construction Type</b>	Concrete tilt wall
<b>Office</b>	6,133 spec office
<b>Ceiling Height</b>	40' clear height
<b>Floor</b>	7" unreinforced 4,000 psi sealed concrete slab
<b>Column Spacing</b>	54' x 56' typical; 70' staging bay
<b>Sprinkler</b>	ESFR sprinkler system
<b>Loading</b>	79 dock-high doors (9'x10') 4 ramp access doors (12'x14')
<b>Interior Lighting</b>	LED w/motion sensors (25 FC @ 36" AFF)
<b>Truck Court</b>	185' with 60' concrete apron
<b>Roof</b>	Single-ply, white, TPO roof with R-20 insulation
<b>Heating</b>	High efficiency Cambridge space heaters
<b>Ventilation</b>	Roof-mounted fans; 3 air-changes per hour
<b>Dock Packages</b>	Build-to-Suit
<b>Car Parking</b>	± 438 spaces
<b>Trailer Parking</b>	± 196 spaces

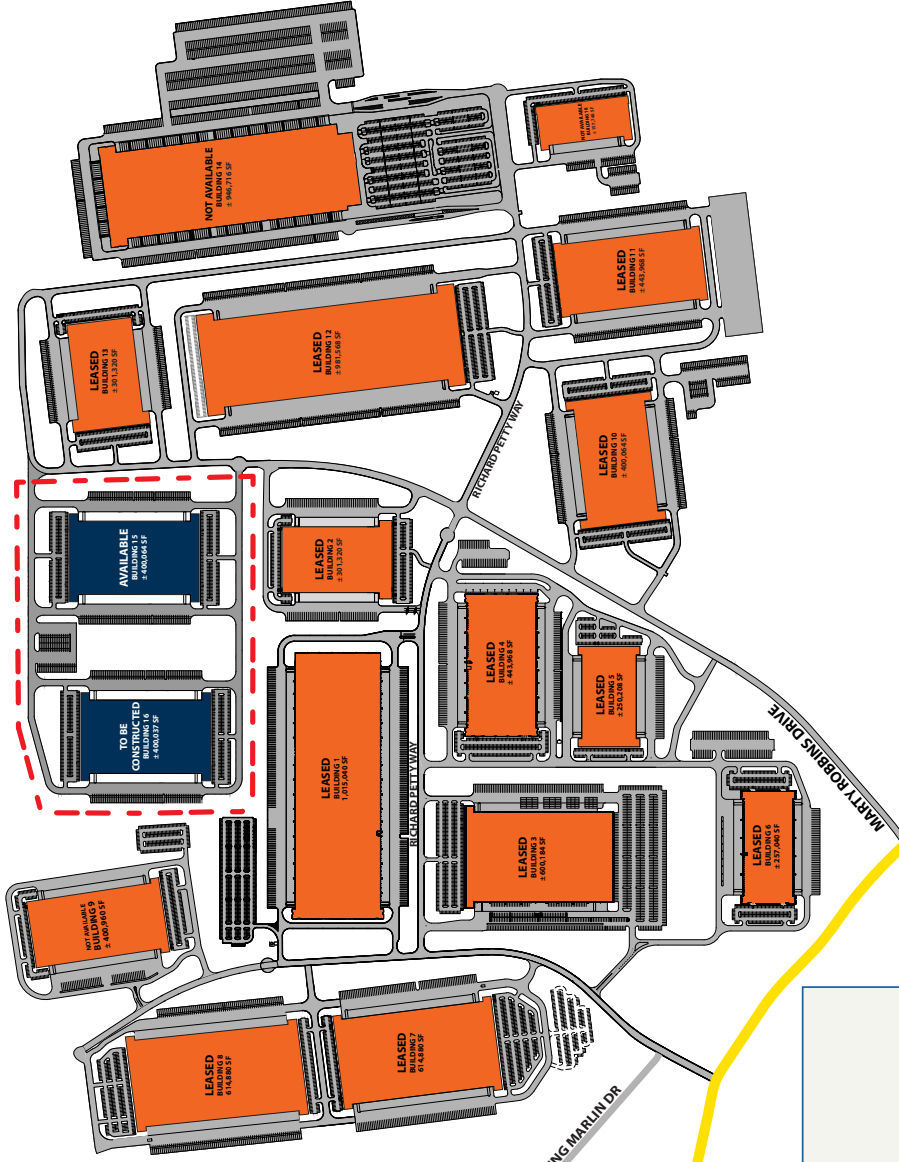
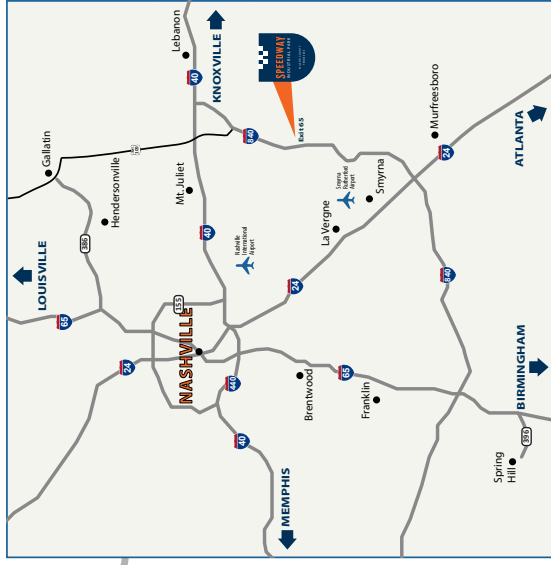


# SPEEDWAY

INDUSTRIAL PARK

## 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 2 ± 301,320 SF	BUILDING 8 ± 614,880 SF
BUILDING 3 ± 600,184 SF	BUILDING 9 ± 400,960 SF
BUILDING 4 ± 443,568 SF	BUILDING 10 ± 400,064 SF
BUILDING 5 ± 250,208 SF	BUILDING 11 ± 443,968 SF
BUILDING 6 ± 257,040 SF	BUILDING 12 ± 981,568 SF
BUILDING 13 ± 301,320 SF	BUILDING 17 ± 157,748 SF
BUILDING 14 ± 946,716 SF	
<b>BUILDING 15 ± 400,064 SF</b>	
<b>BUILDING 16 ± 400,037 SF</b>	

NASHVILLE: #5 Best Places to Live in the US

*Nashville stands out for quality of life, driven by its strong healthcare system.*

- 2025 US News & World Report



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