

BUILDING 15

1655 MARTY ROBBINS DRIVE

SPEEDWAY

INDUSTRIAL PARK

DEVELOPMENT BY:
PANATTONI®



Speedway Industrial Park is a 1,400-acre logistics & bulk distribution park developed by Panattoni Development Company in Wilson County, Tennessee.

HIGHLIGHTS

- Building 15 - 400,064 SF
- 6,133 SF spec office
- Projected delivery 10/1/25
- 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

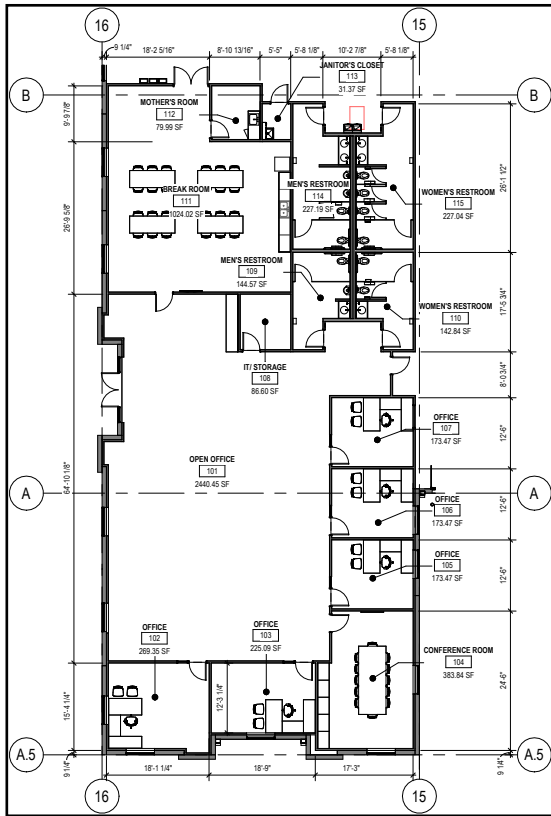
BUILDING 15 HIGHLIGHTS

1655 MARTY ROBBINS DRIVE

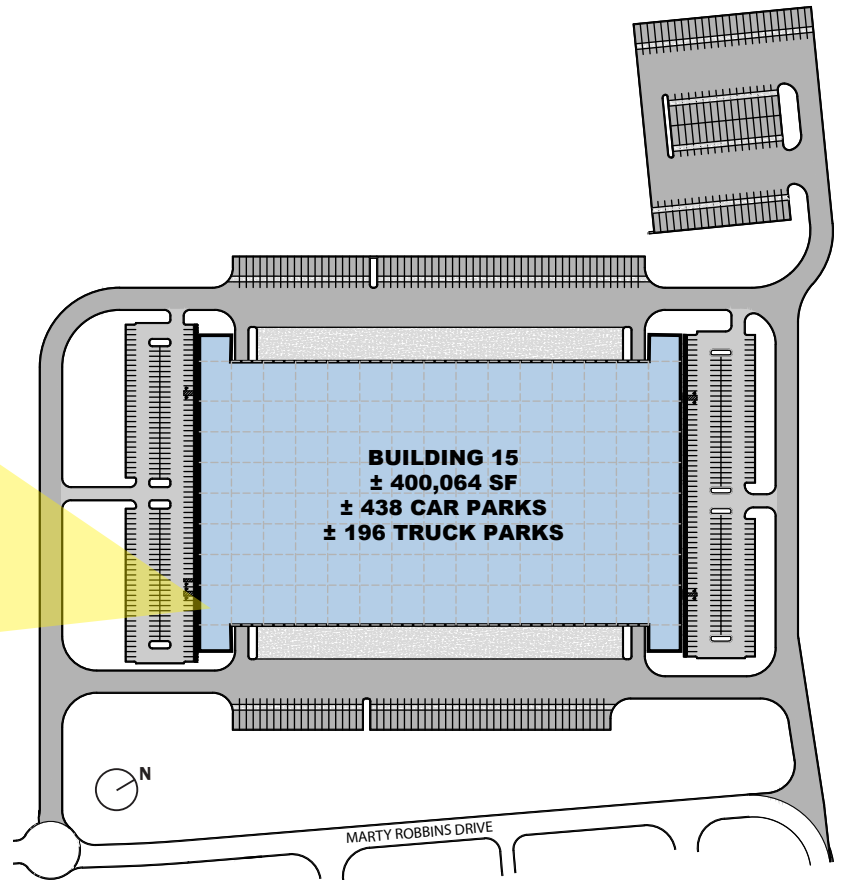
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Spec office 6,133 SF



GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Office	6,133 spec office
Ceiling Height	40' clear height
Floor	7" unreinforced 4,000 psi sealed concrete slab
Column Spacing	54' x 56' typical; 70' staging bay
Sprinkler	ESFR sprinkler system
Loading	79 dock-high doors (9'x10'); 4 ramp access doors (12'x14')
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; 3 air-changes per hour
Dock Packages	Build-to-Suit
Car Parking	± 438 spaces
Trailer Parking	± 196 spaces



PARK MASTER PLAN

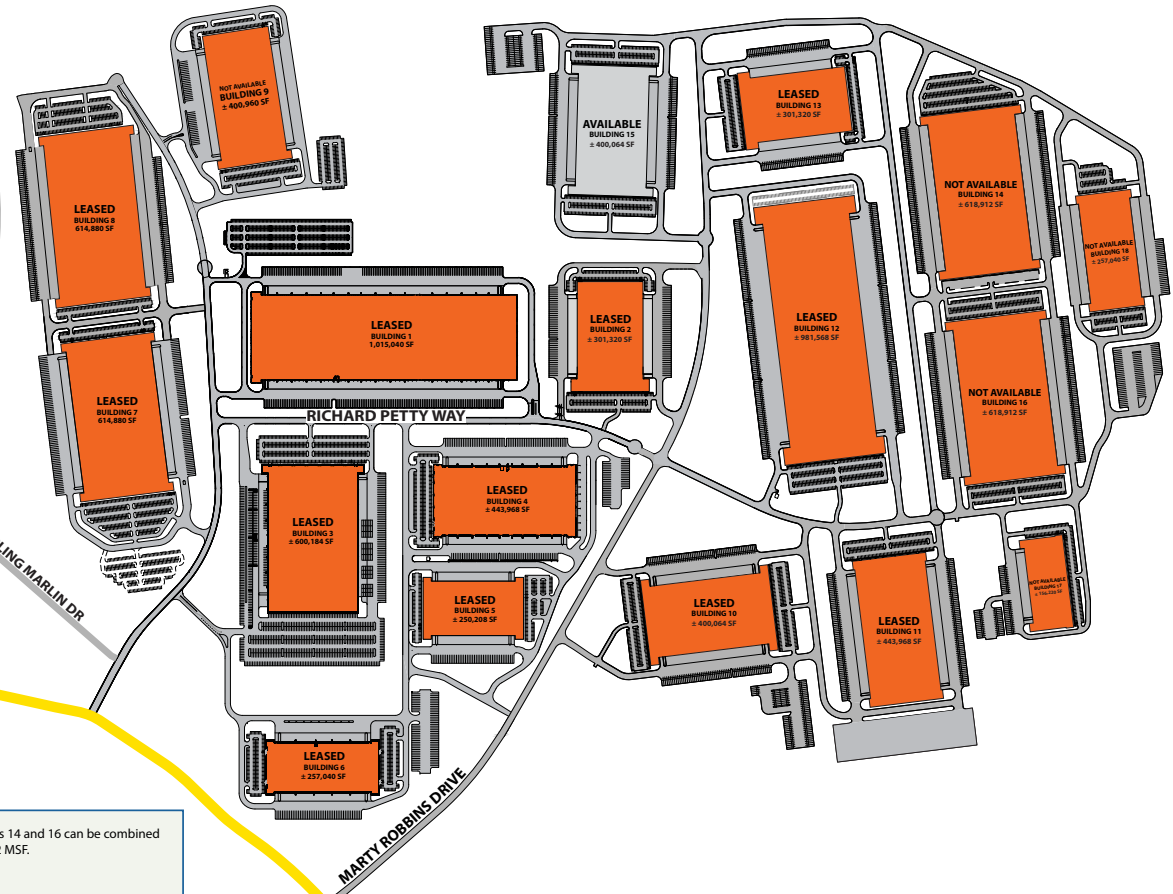
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LOCATION MAP



EXIT 65



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 ± 400,064 SF
BUILDING 4 ± 443,568 SF	BUILDING 10 ± 400,064 SF	BUILDING 16* ± 618,912 SF
BUILDING 5 ± 250,208 SF	BUILDING 11 ± 443,968 SF	BUILDING 17 ± 156,220 SF
BUILDING 6 ± 257,040 SF	BUILDING 12 ± 981,568 SF	BUILDING 18 ± 257,040 SF

* Buildings 14 and 16 can be combined up to 1.2 MSF.

NASHVILLE: #7 Hottest Job Market in the Country

Nashville MSA has experienced a job growth of 30.65% over the past decade.

- 2024 Wall Street Journal



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