

# BUILDING 13

2700 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 13 - 301,320 SF
- Move-in Ready
- LEED Certified
- 5,151 SF spec office
- 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

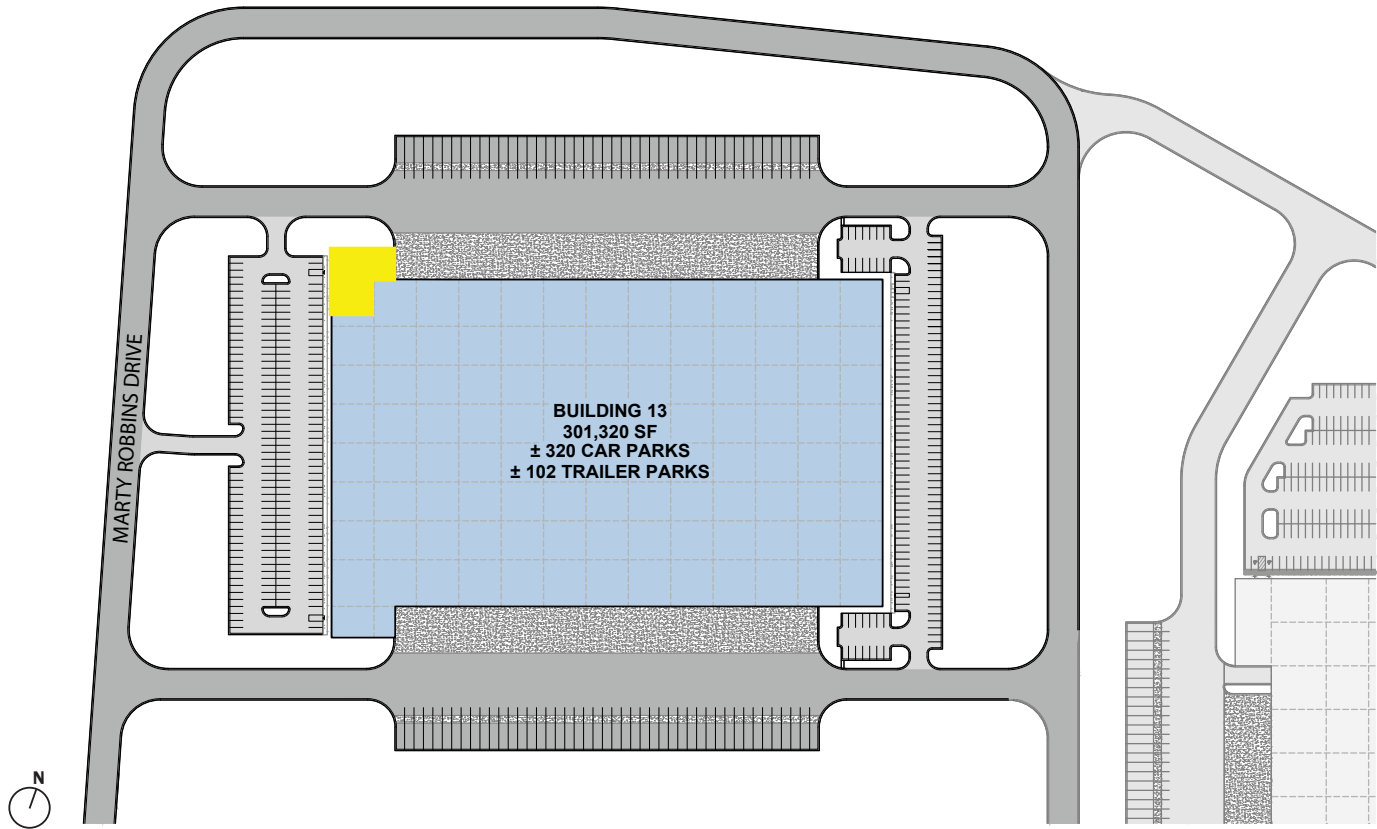
# BUILDING 13 HIGHLIGHTS

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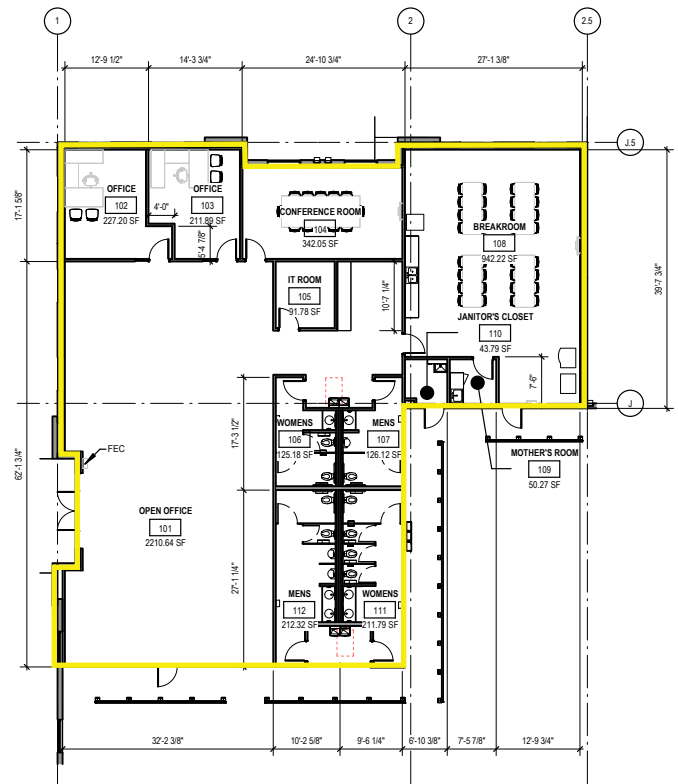
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## GENERAL DESIGN SPECIFICATIONS

<b>Construction Type</b>	Concrete tilt wall
<b>Dimensions / SF</b>	420' x 702' - 301,320 SF
<b>Office</b>	5,151 SF spec office
<b>Ceiling Height</b>	36' clear height
<b>Floor</b>	7" unreinforced
<b>Column Spacing</b>	50' x 54' typical; 60' speed bay
<b>Sprinkler</b>	ESFR sprinkler system
<b>Electrical Power</b>	1600 amps, expandable to 12000 amps
<b>Loading</b>	58 dock doors; 4 ramp access doors (14'x16')
<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
<b>Dock Packages</b>	Build-to-Suit
<b>Car Parking</b>	± 320 spaces
<b>Trailer Parking</b>	± 102 spaces

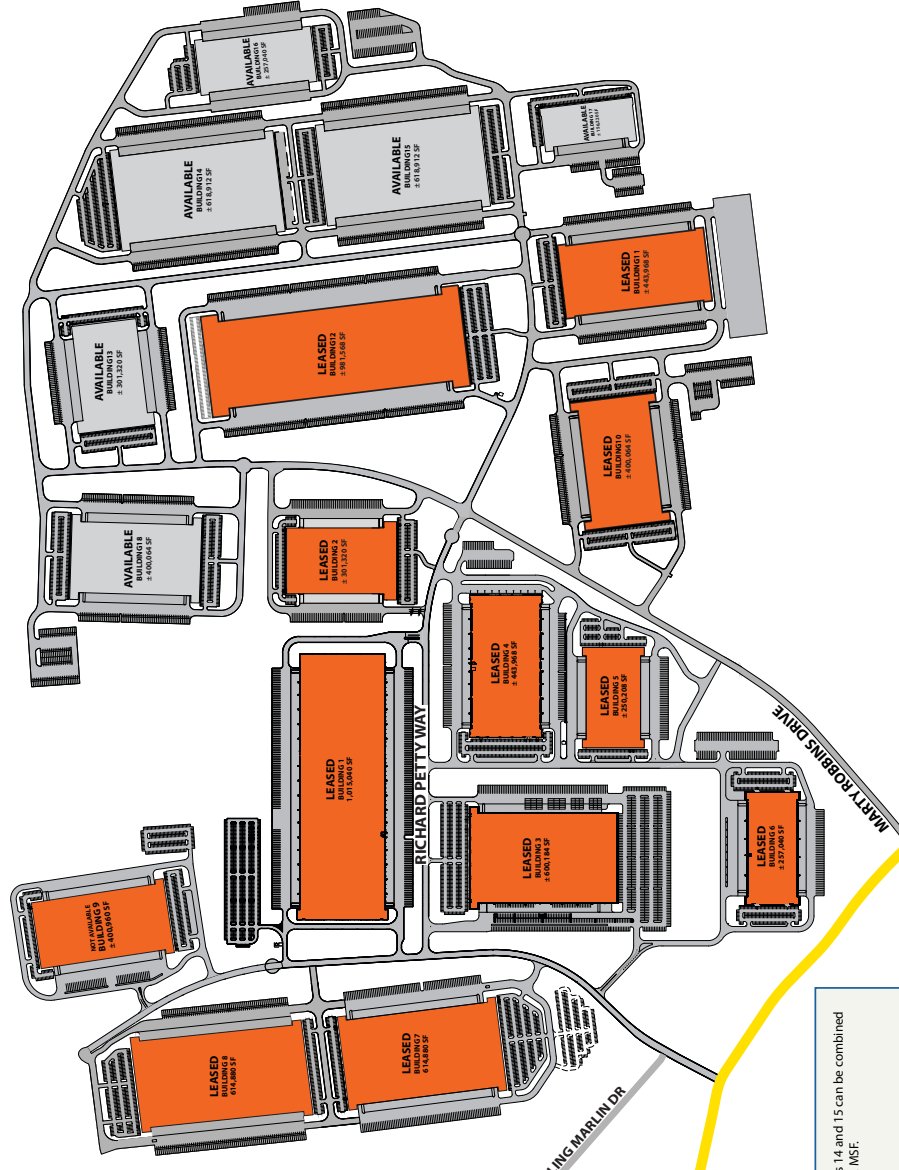
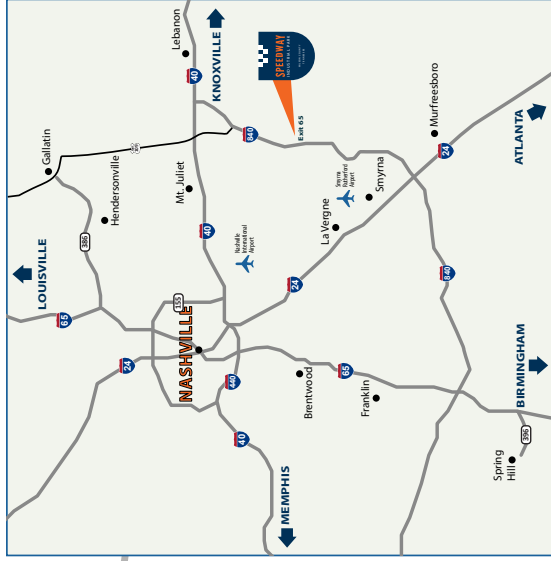


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## PARK MASTER PLAN

### 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	± 156,220 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 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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