

BUILDING 15

1655 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 15 - 400,064 SF
- Projected delivery 3Q25
- 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

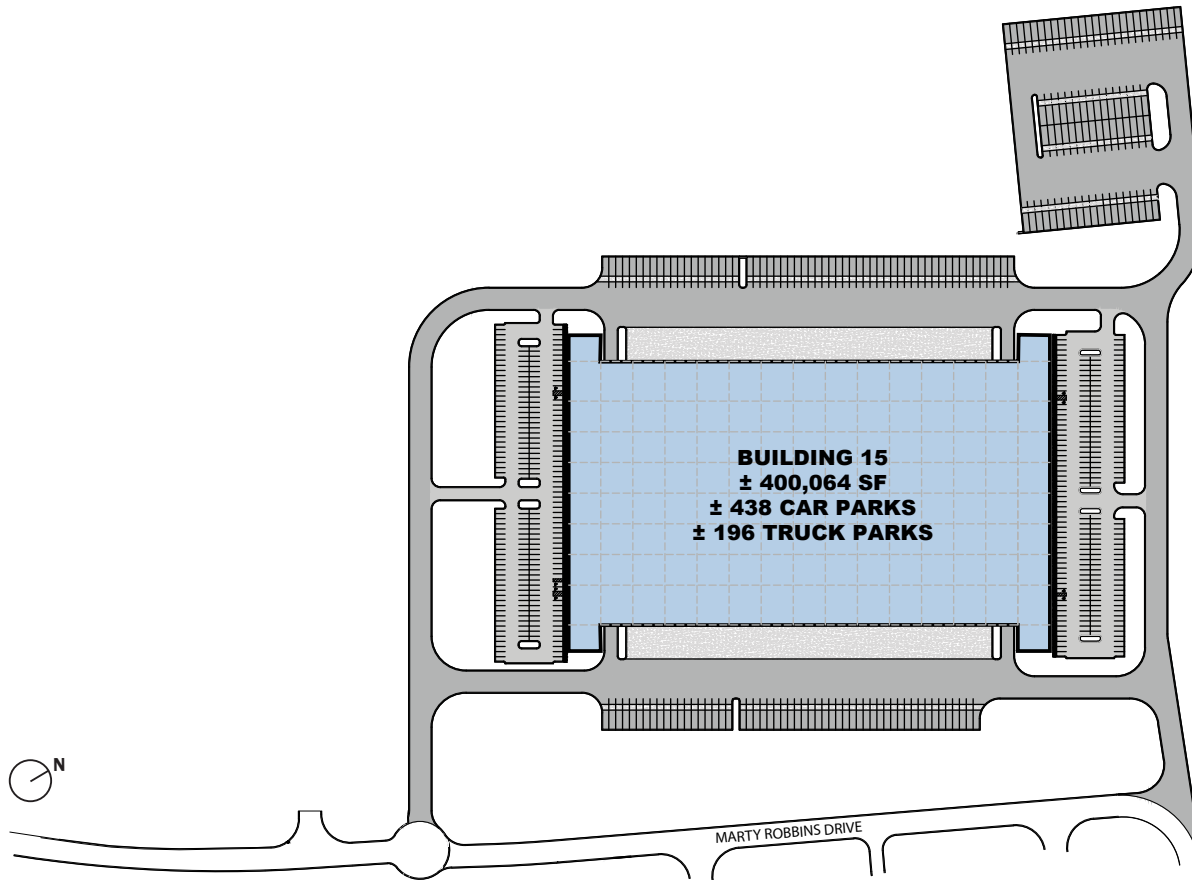
BUILDING 15 HIGHLIGHTS

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GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Office	Build-to-Suit
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

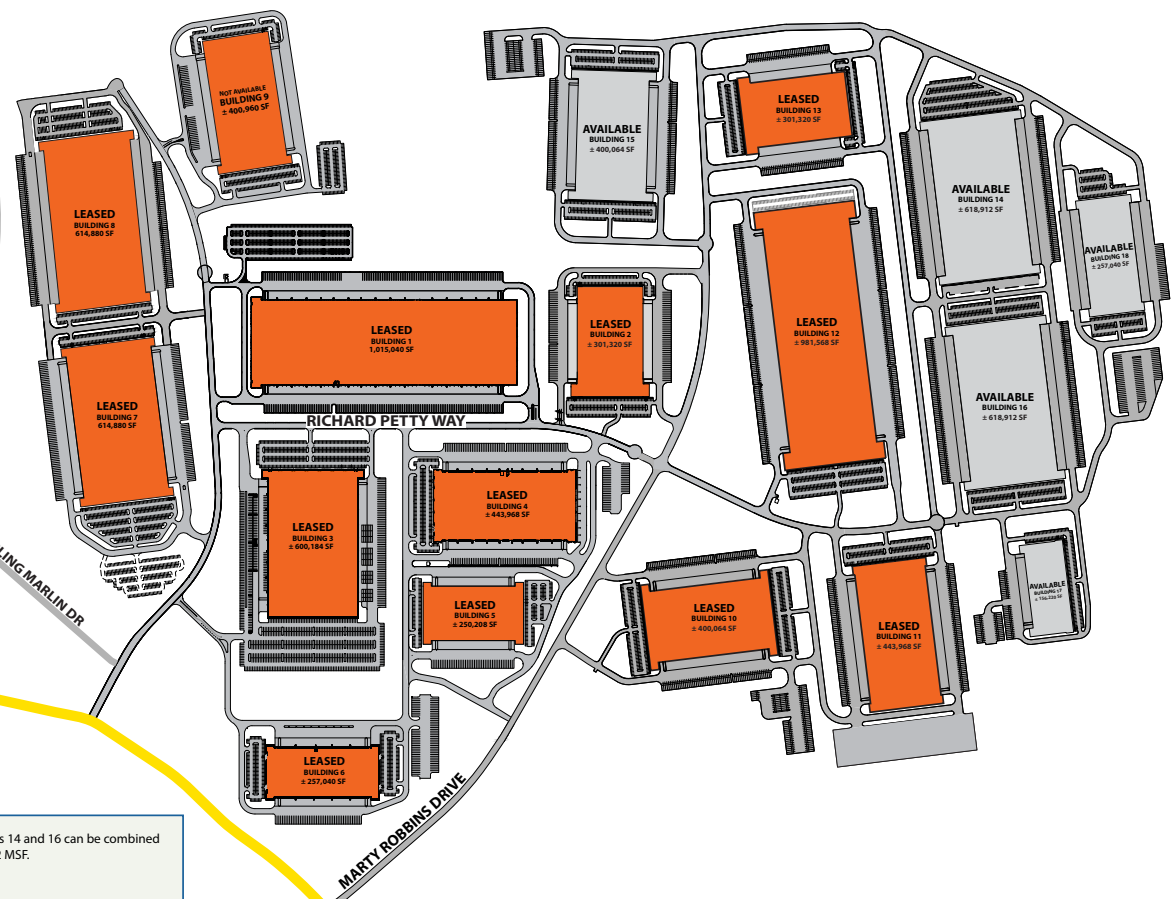
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LOCATION MAP



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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