



PROVENTURE

PANATTONI®





**Speedway Industrial Park - formerly the site of the Nashville Superspeedway in Wilson County, Tennessee - is a 1,400-acre logistics & bulk distribution park developed by Panattoni Development Company.**

Speedway Industrial Park presents an unmatched opportunity for users seeking a scalable, flexible and accessible site for bulk distribution, warehouse and light manufacturing facilities. The existing infrastructure, utilities and zoning supports accelerated construction schedules and speed-to-market potential.

### HIGHLIGHTS

- Direct access to I-840 (13 miles to I-40 and I-24)
- Located in the rapidly growing communities of both Wilson and Rutherford counties
- Proven area for E-Commerce
- Dedicated and controlled interchange at I-840 and Bill France Boulevard
- Blank canvas for large corporate users with attractive incentive opportunities
- 14 million SF development potential; buildings ranging from 100,000 SF to 2,000,000 SF
- Excellent opportunity to draw labor from multiple surrounding counties

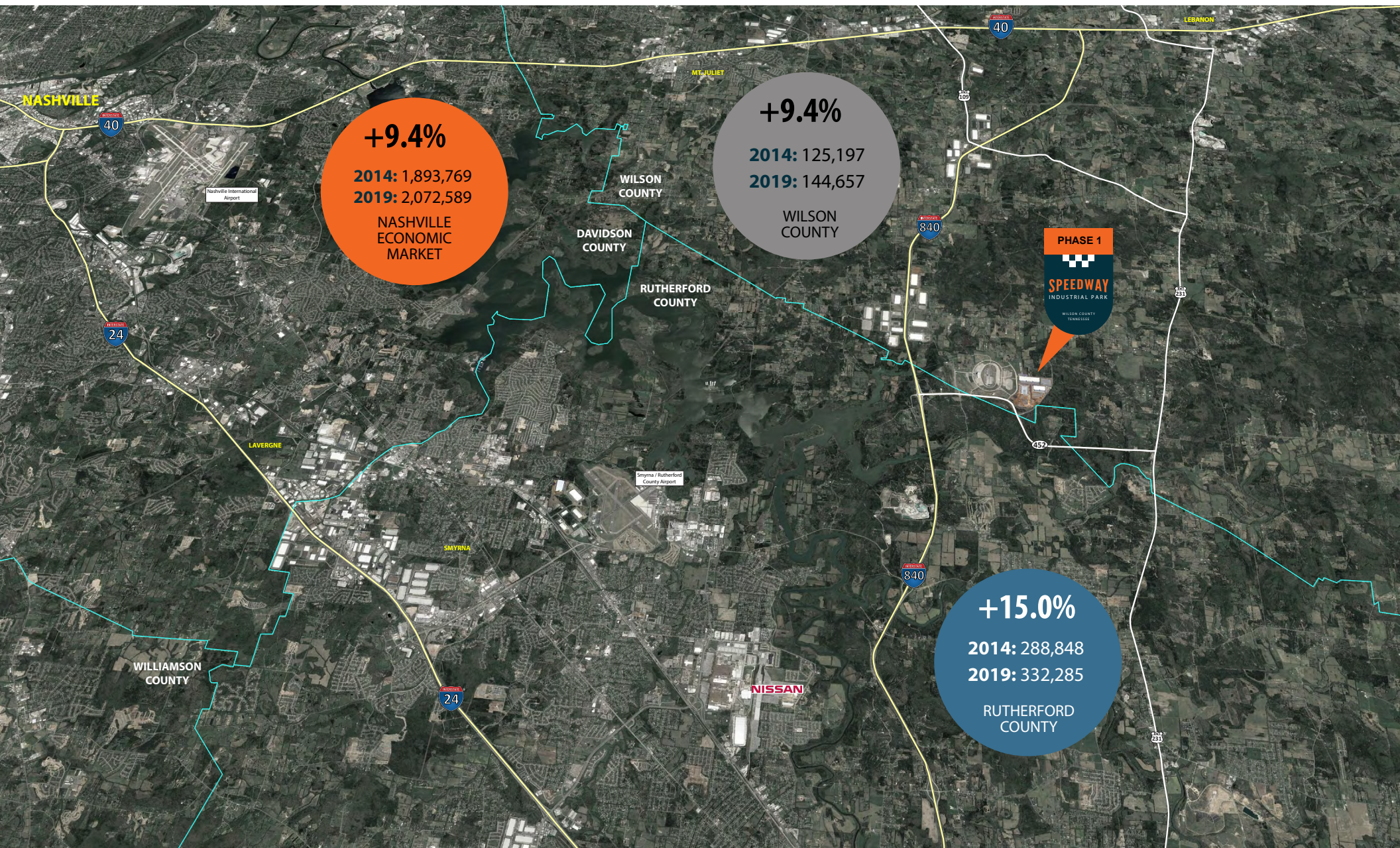


# LOCATION AERIAL

Aerial: October 2022







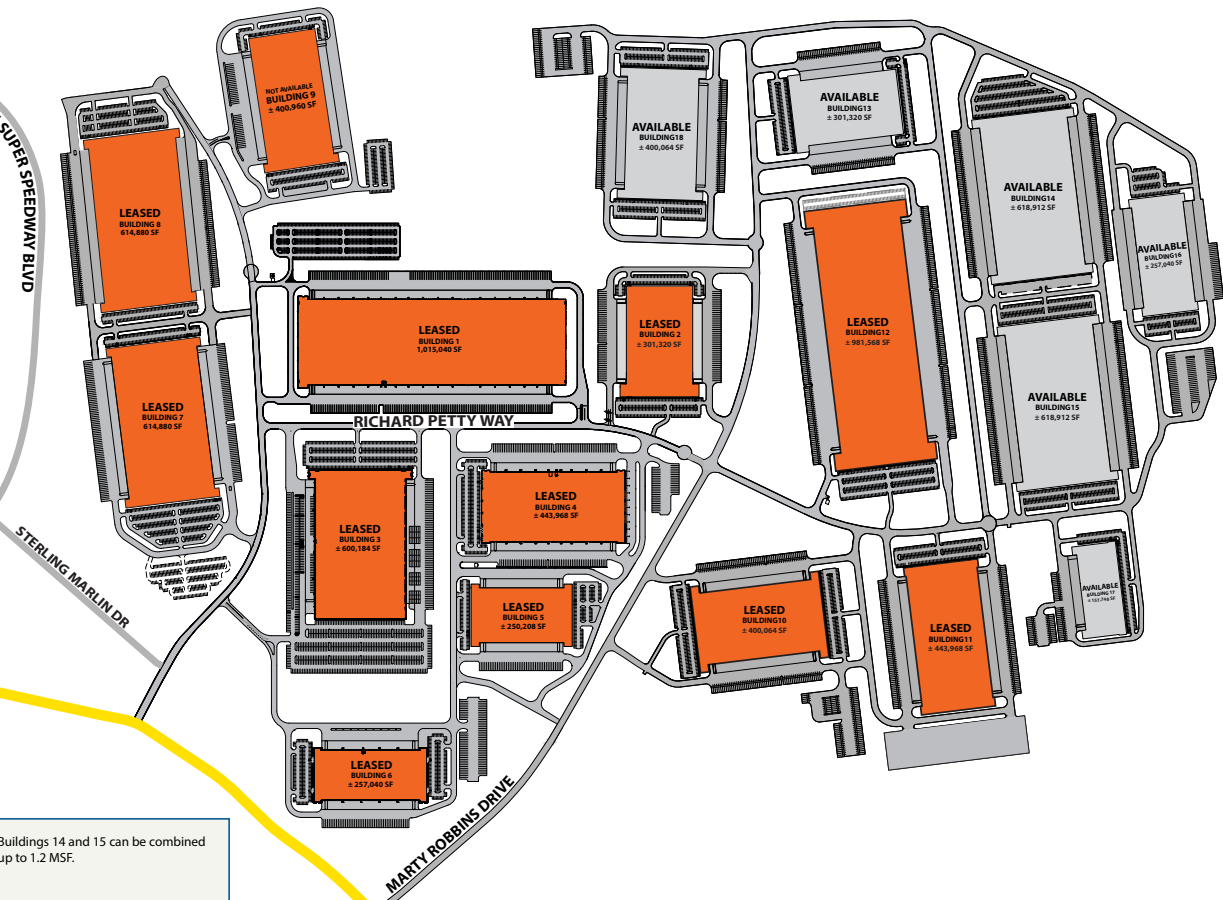


# PARK MASTER PLAN

## SPEEDWAY INDUSTRIAL PARK

DEVELOPMENT BY:  
PANATTONI®

### LOCATION MAP



### SPEEDWAY INDUSTRIAL PARK

1,400 acres / 14M SF potential

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

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

### NASHVILLE: JOB GROWTH 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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