

SALE OR LEASE

Building B: ±38,729 SF Free-Standing Industrial Building

- Construction Commencing Feb 2020 | Delivering Q4 2020

Located at Old Hickory-Hobson Pike Signalized Intersection next to Amazon & Starwood Amphitheatre Development

12605 Old Hickory Blvd, Antioch, TN 37013



HIGHLIGHTS

- Building B: ±38,729 SF (full-building user)
 - Sale Price (Shell Condition, No TI): \$6,196,640
 - Lease Rate: \$10.00/SF NNN with \$1.75/ SF OPEX
- Zoned: Industrial Warehousing/Distribution
- ±1.8 Miles to access I-24; ±9.4 miles to the Nashville International Airport
- Access via two signalized intersections (Hobson Pike, Murfreesboro Pike)
- Two-building campus offers ideal alternative to larger Industrial parks
- Project includes road widening of Old Hickory Blvd



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Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
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AERIAL



LOCATION HIGHLIGHTS

- In-fill location with direct access to BNA, Downtown Nashville, & Interstate-24.
- Nearby amenities for employees including restaurants, retail & gas stations.
- Close proximity to UPS freight and FedEx freight hubs.
- Two means of access with traffic signals at Murfreesboro Pike & Hobson Pike.
- Located in front of the brand new Amazon facility.
- Located in Southeast Nashville submarket ideal for attracting experienced labor from mature industrial labor pools.



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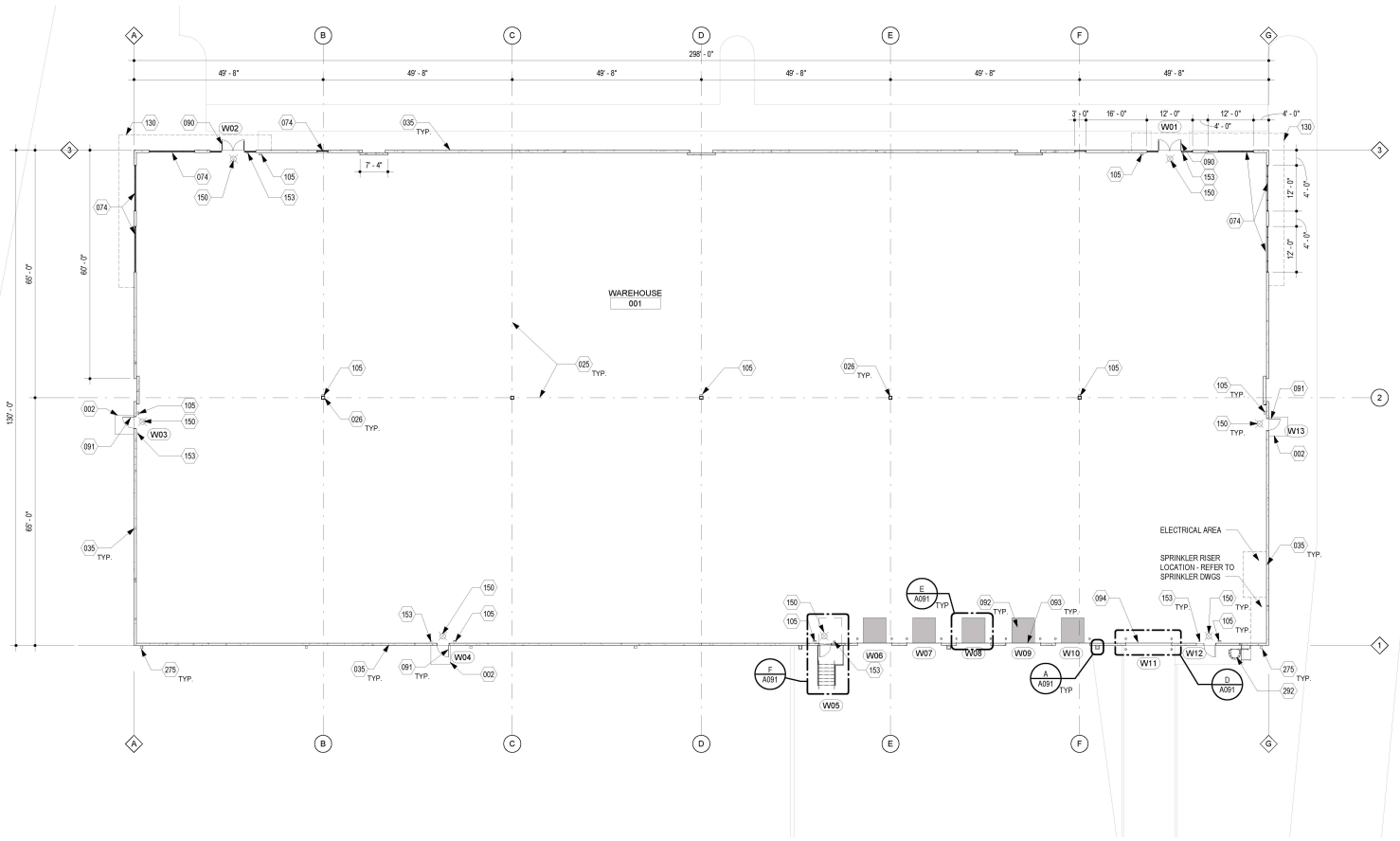
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For Sale or Lease
 ±38,729 SF Available
 Industrial Building

12605 Old Hickory Blvd
 Antioch, TN 37013
 Davidson County

CHARLES
 HAWKINS CO.

BUILDING B SITE PLANS: ±38,729 SF



RENDERING BUILDING B



*Concept drawing is preliminary and may deviate from final plans and specs.

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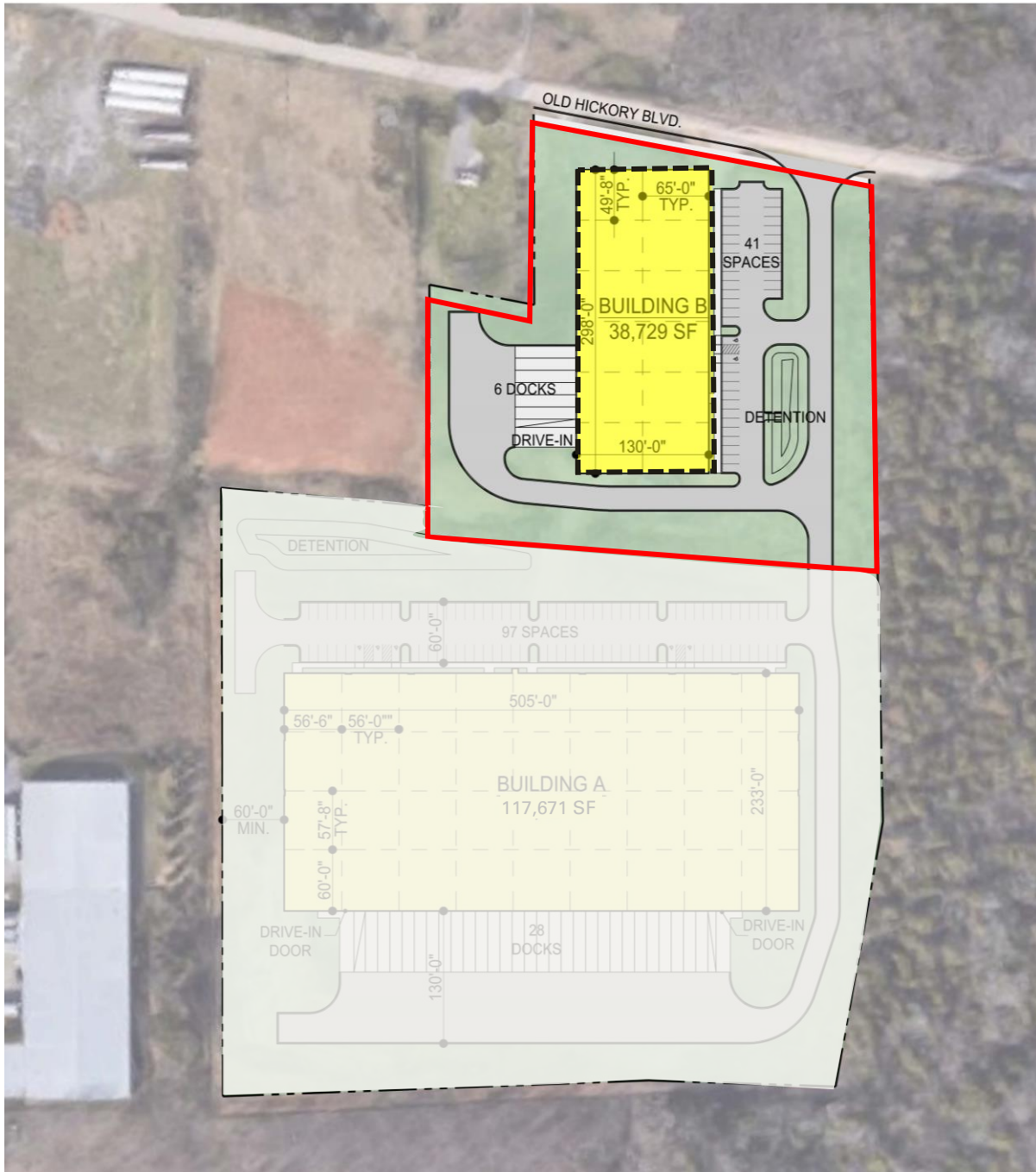
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SITE PLAN



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BUILDING B SHELL SPECIFICATIONS: ±38,729 SF

Project:	Old Hickory Industrial – Building B
Project Location:	12605 Old Hickory Blvd, Antioch, TN
Current Zoning:	IWD – Industrial Warehousing/Distribution
Site Area:	Building B site is ±2.89 acres (combined site is ±11.52 acres)
Building Area:	38,729 SF
Building Dimensions:	130' deep x 298' long
Configuration:	Single load dock
Automobile Parking:	41 automobile parking spaces
Truck Court:	130' deep; heavy duty asphalt at truck areas; concrete dock apron
Foundations:	Concrete spread footings
Building Floor Slab:	6" poly fiber reinforced 3,500 psi concrete- Approx. 39,000 SF of underslab poly at two building corner bays and two center bays
Building Wall Construction:	Concrete tilt-wall – Finish paint on the exterior only. Aluminum storefront entrances at the corners
Column Spacing:	65'-0" – 49'-8" bays
Roof Structure:	Metal deck supported by structural steel, conventional joist and girders
Clear Height:	24 feet minimum clear height beyond the staging bay
Roof:	45 mil TPO single-ply mechanically fastened membrane; R-20.4 Insulation with exterior gutters and downspouts
Dock Doors:	Five (5) 9' x 10' manual dock doors – All other dock equipment to be part of the TI Package
Drive-In Ramp Door:	One (1) concrete drive-in ramp with 12'x14' motor operated sectional door, and cast in place bollards at panel edges
Warehouse Heating:	Roof mounted gas fired Make-up Air units sized to maintain 40°F inside at 12.9°F outside with roof curb, code minimum exhaust
Fire Protection System:	ESFR systems with a combination of K-17 & K-22 heads, dictated by height/design
Fire Alarm:	System monitored for tamper and flow
Electrical:	Switchgear for a 400A, 480/277V 3 Phase service. House panel installed with shell construction
Interior Lights:	High bay LED fixtures to provide 25 foot candles at 36" above floor level in the staging bay only. Other fixtures as part of TI package
Exterior Lighting:	LED wall packs light truck courts and car parking
ADA:	All improvements are designed and constructed per ADA accessibility guidelines
Landscaping:	Landscaping installed by Owner per city requirements