



SOUTHPARK

FOR LEASE



ALMAVILLE ROAD
SMYRNA, TENNESSEE

DELIVERING
Q1 2023

PROLOGIS SOUTHPARK



**CLASS A
NEW CONSTRUCTION**



**INTERSTATE ACCESS
& ACCESSIBILITY**

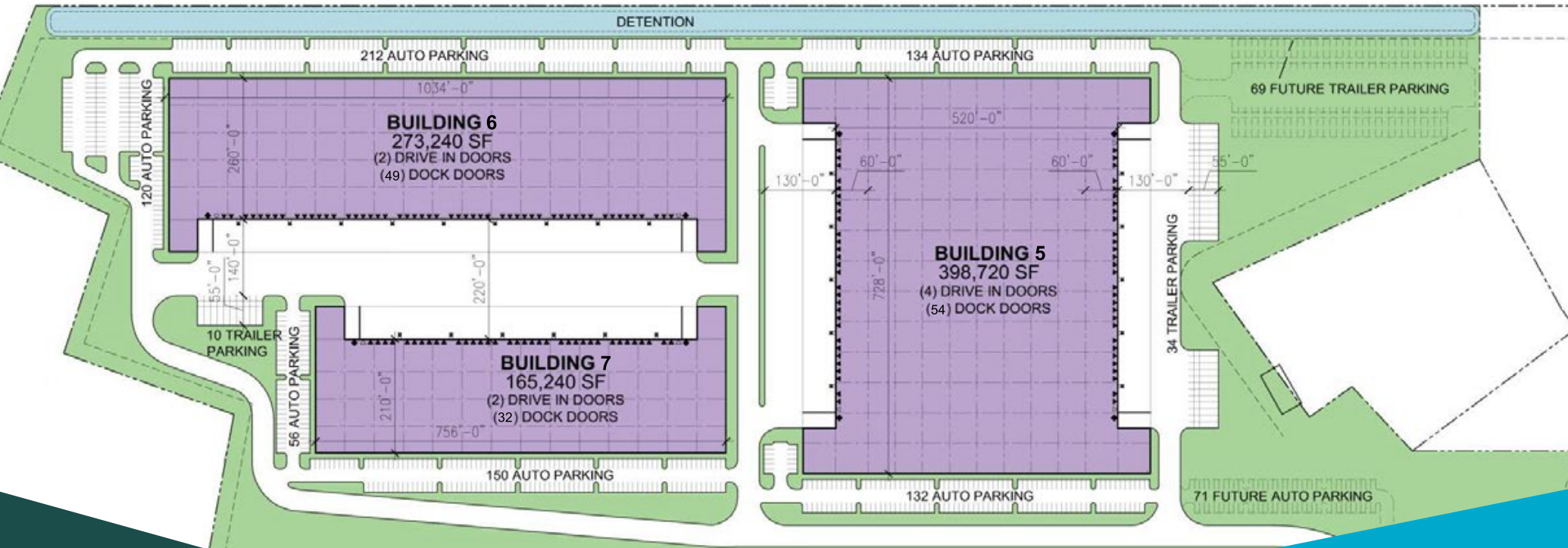


**25 MINUTES TO
NASHVILLE INTL AIRPORT**



**ZONED I-2
LIGHT INDUSTRIAL**

HIGHWAY 24



THREE BUILDING PARK
79.2 TOTAL ACRES

BUILDING SPECIFICATIONS

| BUILDING | AVAILABLE SF | CLEAR HEIGHT | COLUMN SPACING | SPEED BAY | DOCKS DRIVE-INS | CAR PARKING | TRAILER PARKING |
|----------|--------------|--------------|----------------|-----------|---|---------------------------|--------------------------|
| 5 | 398,720 SF | 40' | 56' x 50' | 60' | 54 Docks (4 Future Docks) 4 Drive-ins | 266 (71 Future Spaces) | 35 (69 Future Spaces) |
| 6 | 273,240 SF | 40' | 54' x 50' | 60' | 49 Docks (2 Future Docks) 2 Drive-ins | 332 | 10 |
| 7 | 165,240 SF | 36' | 54' x 50' | 60' | 32 Docks (2 Future Docks) 2 Drive-ins | 206 | 0 |

SITE AMENITIES

- Planned Class A Park Environment
- Zoned I-2 (Light Industrial)
- Excellent Ingress/Egress
 - » Access to I-24 (Exit 70)
 - » Signalized Access Both To/From Interstate
- Located in Prologis Southpark Distribution Park
- Three miles to Nissan Smyrna Assembly Plant

BUILDING FEATURES

- Office: Build-To-Suit Tenant's Needs
- Power: 480 Volt 3 Phase Electrical Service
- Sprinklers: ESFR
- Lighting: LED with Motion Sensors
- Truck Court Depth: 130'
- Roof: 60 mil TPO Membrane



Location & Access



DRIVE-TIMES TO MAJOR METROPOLITAN AREAS

30 MINUTES
TO NASHVILLE

3 HOURS 35 MINUTES
TO ATLANTA



DRIVE TIMES TO POINTS OF INTEREST

2 MINUTES TO I-24

30 MINUTES TO NASHVILLE INTERNATIONAL AIRPORT

5 MINUTES TO
NISSAN ASSEMBLY PLANT

35 MINUTES TO
GM ASSEMBLY PLANT

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