

STONEMONT **840** COMMERCE PARK



± 273,000 - 1,126,400 SF AVAILABLE



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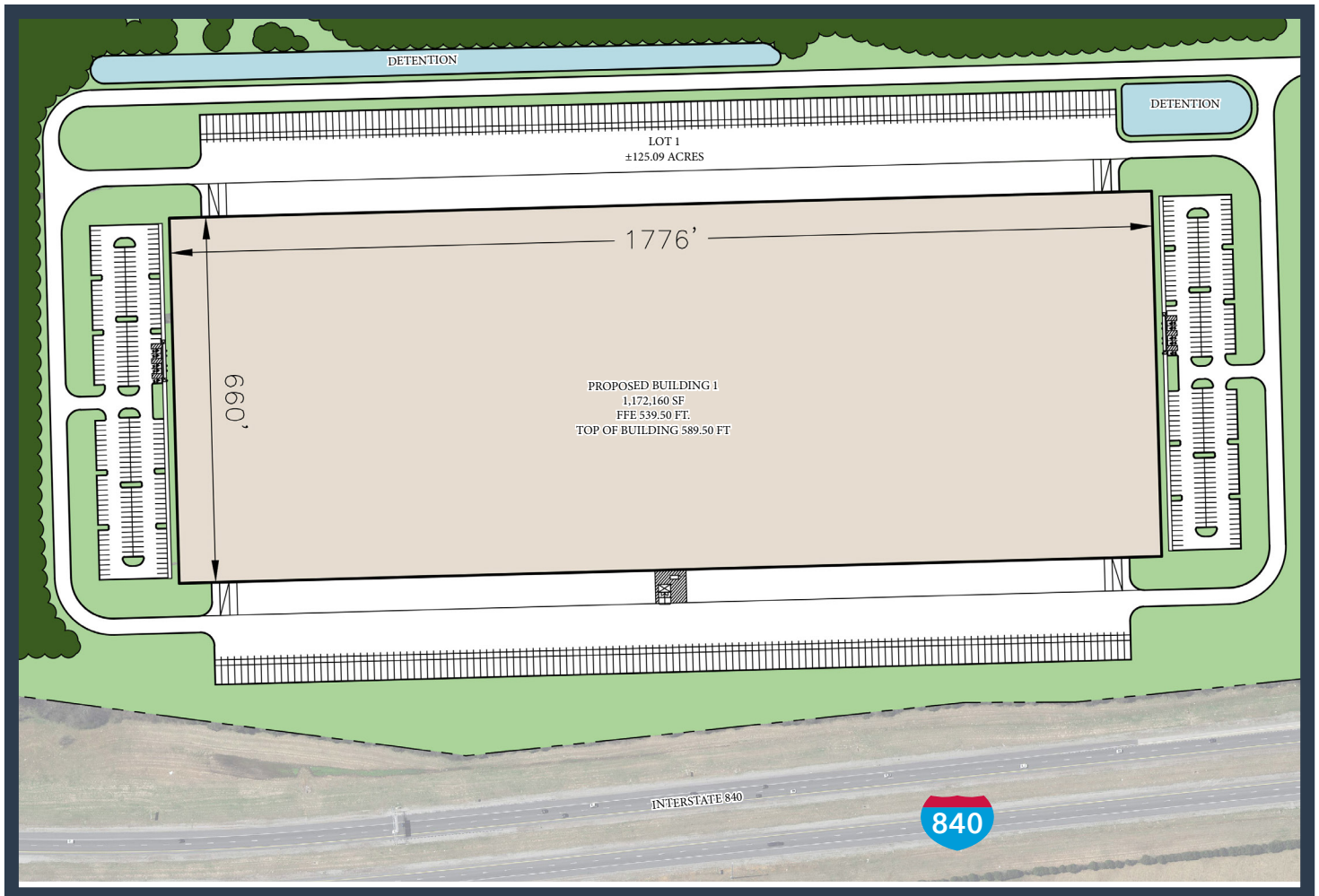
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BUILDING 1



Building SF | **1,172,160**

Building Depth | **660'**

Dock Doors | **approx. 220**

Office | **Spec**

Clear Height | **40'**

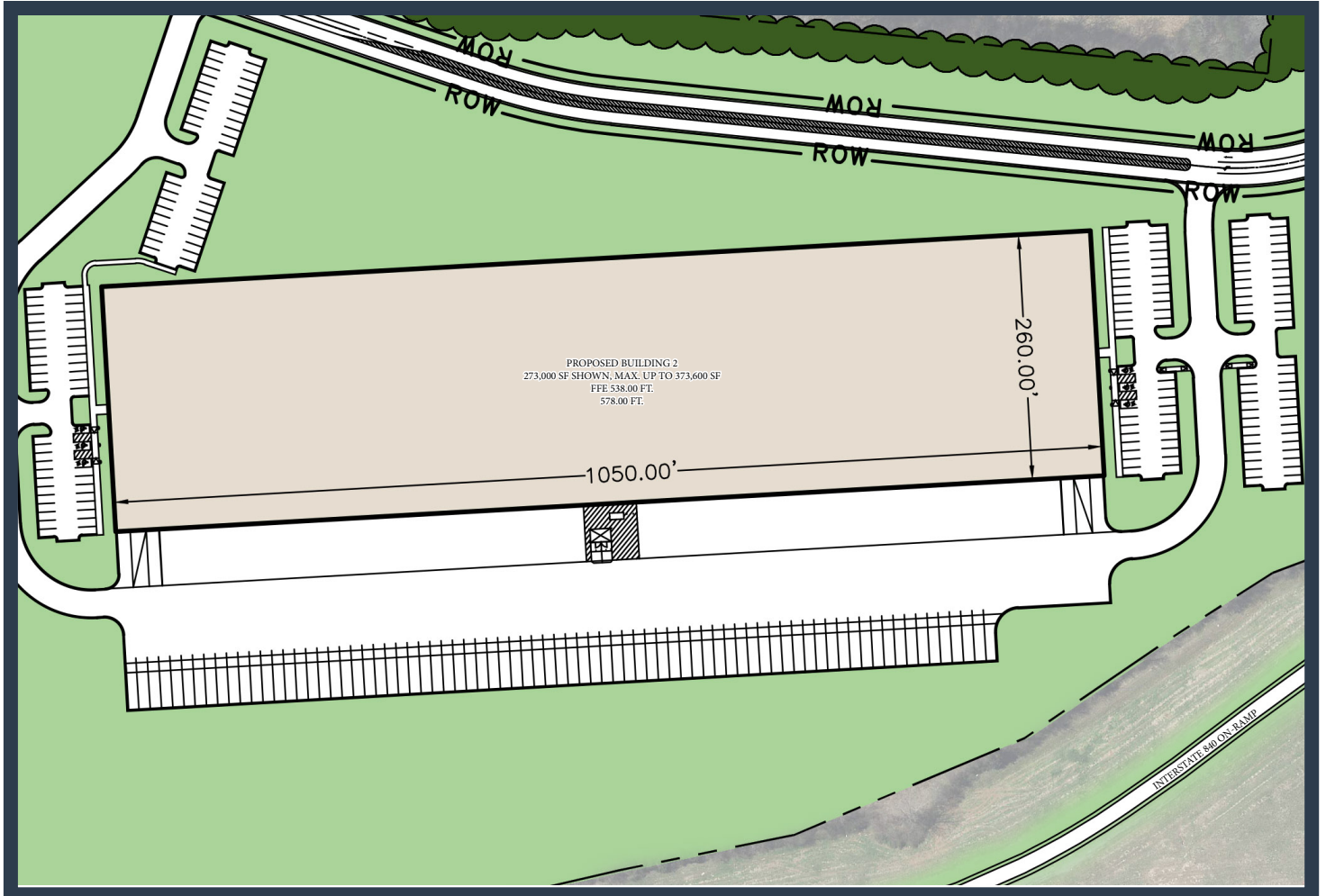
Truck Court | **185'**

Auto Parking | **280**

Trailer Stalls | **276**



BUILDING 2



Building SF | **273,000**

Building Depth | **260'**

Dock Doors | **approx. 60**

Office | **Spec**

Clear Height | **36'**

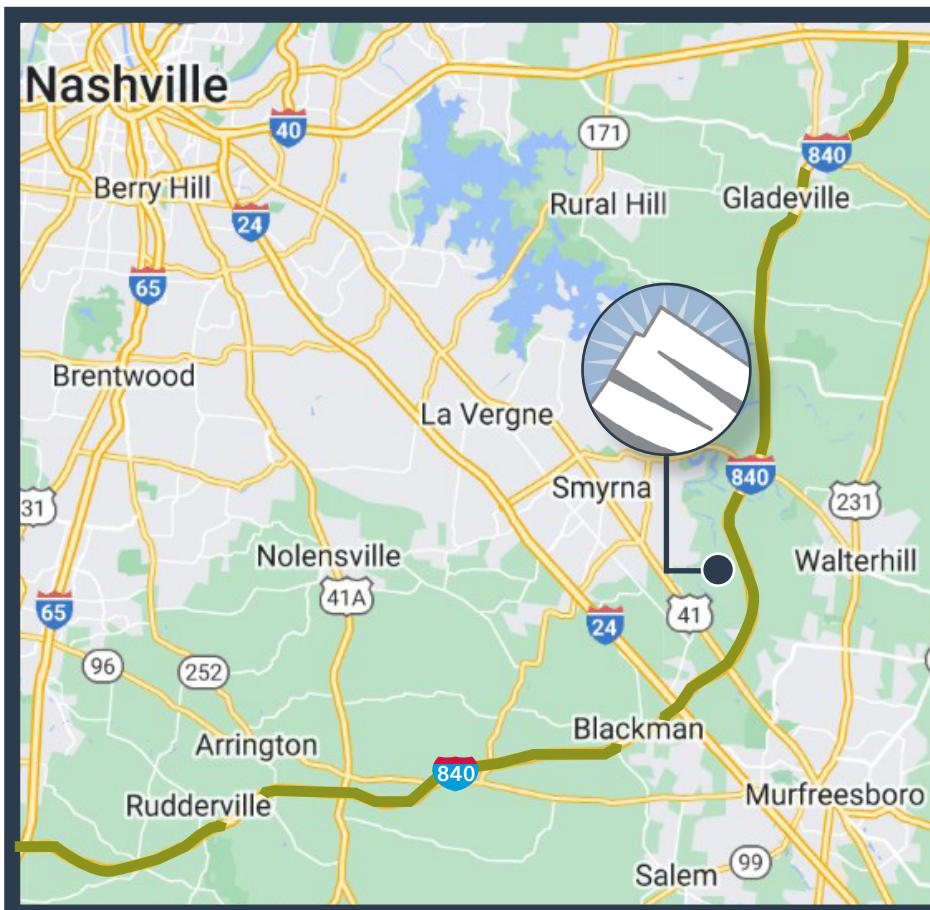
Truck Court | **190'**

Auto Parking | **200**

Trailer Stalls | **76**



SITE PLAN



**±1 mile I-840
FRONTAGE**

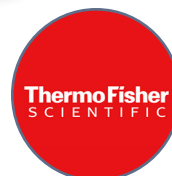
**500 ft
FROM SOUTHBOUND
INTERCHANGE**

**.3 miles
FROM NORTHBOUND
INTERCHANGE**

**±158
ACRES**

CORPORATE NEIGHBORS

Located In
RUTHERFORD
COUNTY



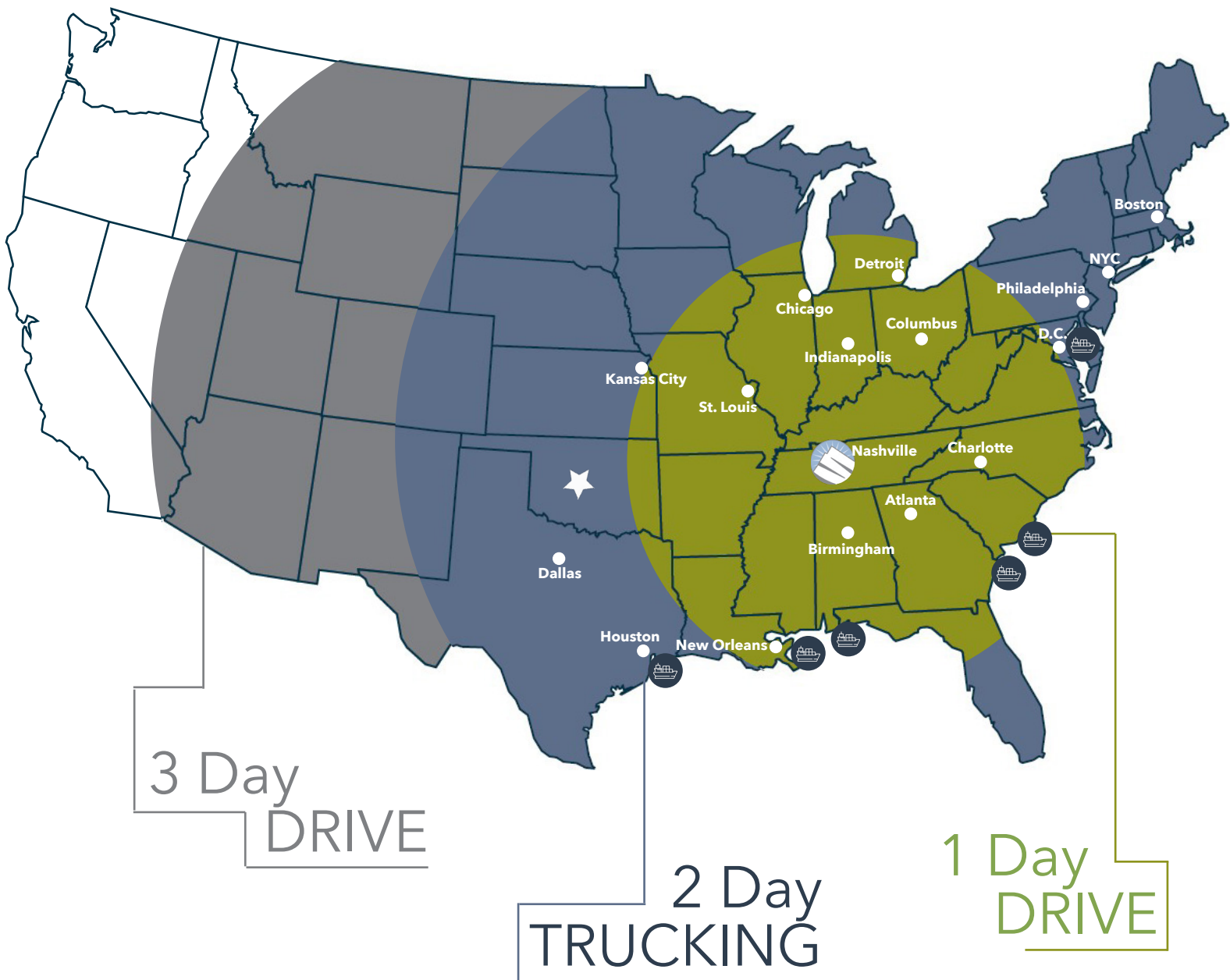
Located In
**WILSON &
RUTHERFORD**
COUNTIES

Located In
WILSON
COUNTY

LOCATION

Nationwide Access

The Nashville region is one of America's most dynamic centers for business growth, offering a welcoming place for company expansions to grow their operations. Centrally located in the southeastern United States, Nashville is one of only six US cities at the convergence of three major interstate (I-40, I-65, I-24). CSX rail has direct access to the Port of Savannah and the entire eastern seaboard. 12 million people live within a 3-hour drive and 50% of the US population lives within 650 miles of Nashville.



Rutherford County

#1

#1

6th

#3

High, Middle & Elementary
Schools in Middle TN
(Nashville Business Journal, U.S.
News & World Report)

Largest University in
Middle TN
(MTSU)

Best Place to Buy a Home
in the United States
(Wallethub)

MSA in U.S. for Job
Growth
(Forbes)

The Future is in TN



#1
in the Southeast for EV
manufacturing job and investment



200K
EVs projected on Tennessee roads
by 2028



162K+
EVs manufactured since 2013



\$11.9+
Billion in capital investment from
EV projects since 2017



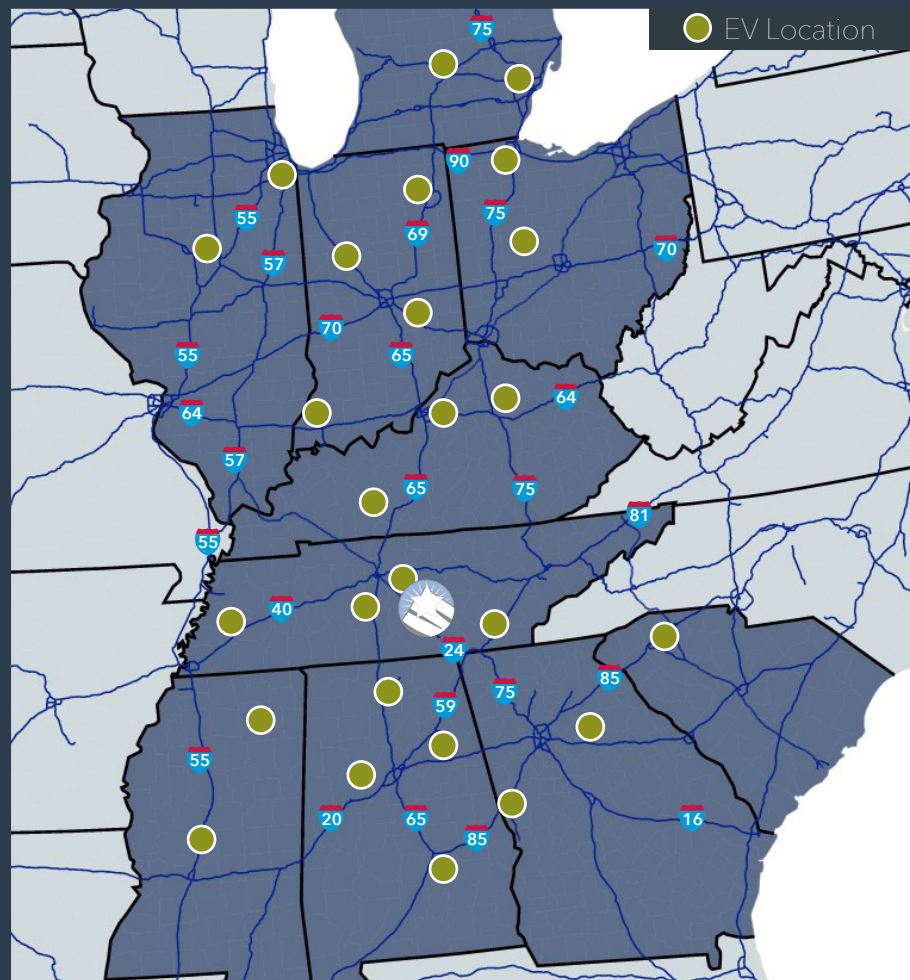
4
Major OEMs manufacturing EVs in
TN



10.2K+
New job commitments since 2017



19.7K+
Tennesseans employed by
companies with EV operations



MISSISSIPPI
Nissan
Toyota

ALABAMA
Hyundai
Mercedes
Honda
Toyota/Mazda

TENNESSEE
Volkswagon
GM
Nissan
Ford

GEORGIA
Rivian
KIA

SOUTH CAROLINA
BMW
Volvo

KENTUCKY
GM
Ford
Toyota

ILLINOIS
Rivian
Ford

INDIANA
Toyota
Honda
Subaru
GM

OHIO
Honda
Chrysler

MICHIGAN
GM
Ford

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