

# FOR LEASE

Class A Industrial Space  
27,294 - 147,264 SF

# 8130 CREEKSIDE LOGISTICS

FOUNDRY  
COMMERCIAL

 Principal



# Property Highlights

- Easy Access to I-24
- New Class A Tilt Wall Construction
- Q4 2023 Delivery

## Address

8110-8130 Tridon Drive

## Submarket

Southeast

## Available For Lease

27,294 - 147,264 SF

## Size

42.9 AC

## Timing

Delivered Q4 2023

## Zoning

Light Industrial

## Improvements

370,890 SF

## Trailer Parking

±29 Spaces

# Site Plan

## Building 1 8130 Tridon Drive

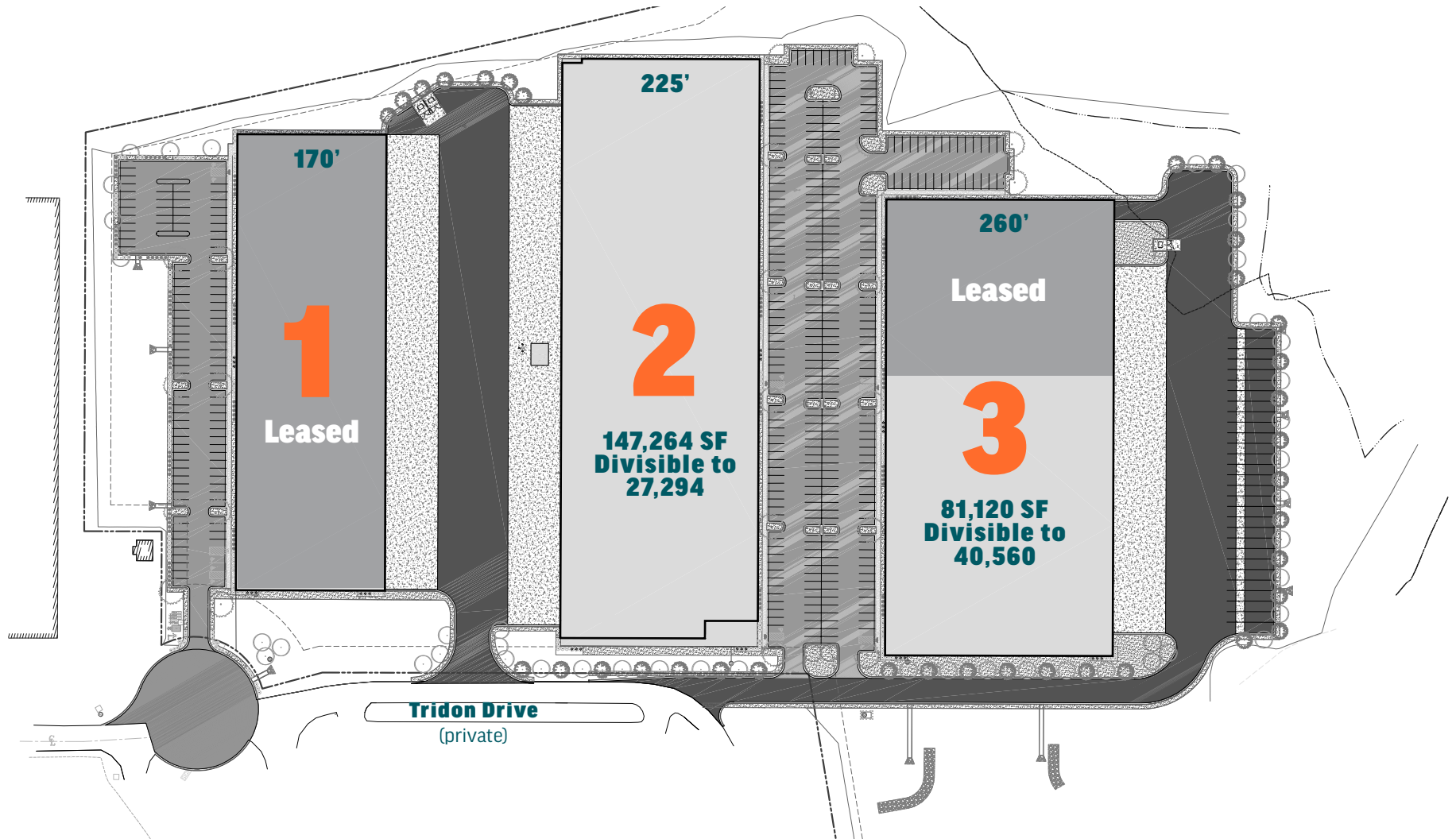
± 88,570 SF  
± 112 Car Parks

## Building 2 8120 Tridon Drive

± 147,264 SF  
± 133 Car Parks

## Building 3 8110 Tridon Drive

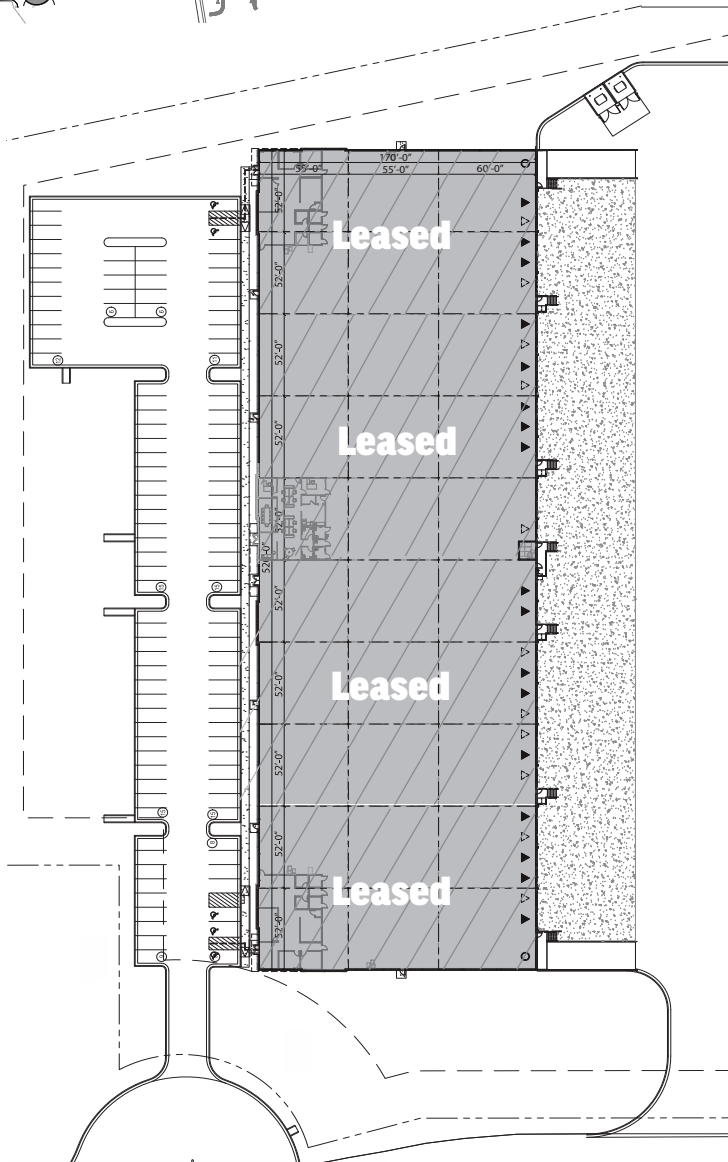
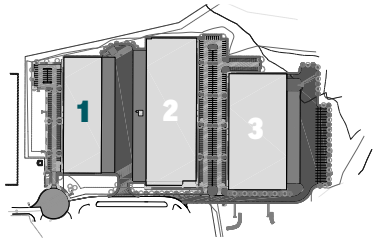
± 135,200 SF  
± 160 Car Parks



# Building Specs

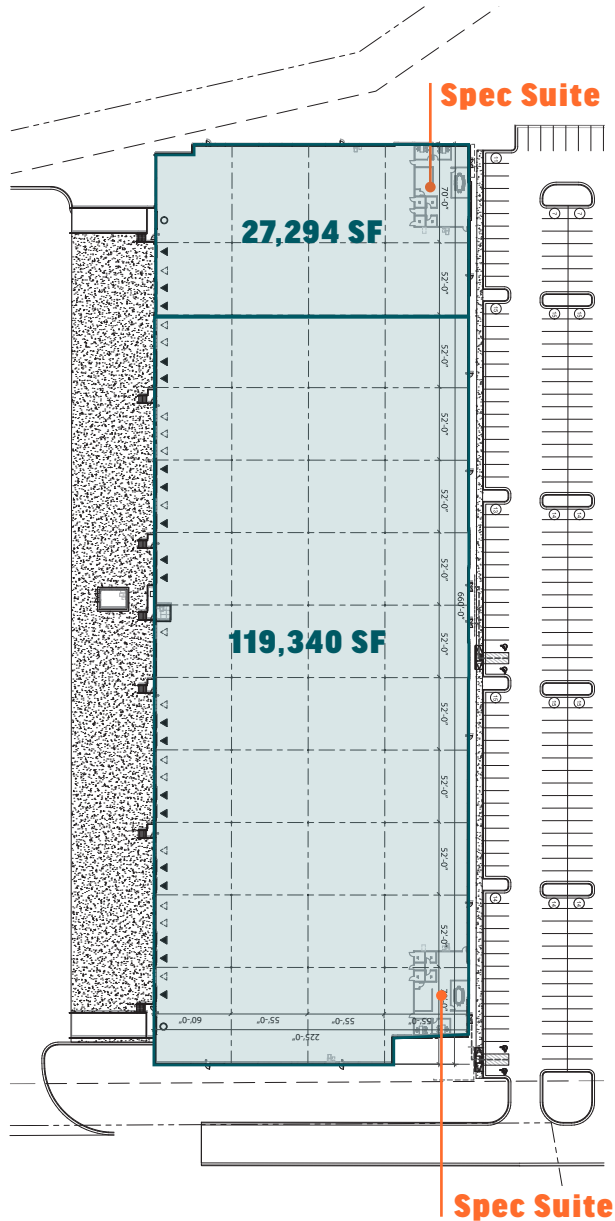
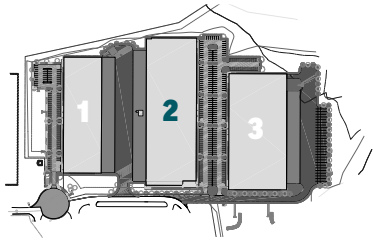
	<b>1</b>	<b>2</b>	<b>3</b>
<b>Building</b>			
<b>Address</b>	8130 Tridon Drive	8120 Tridon Drive	8110 Tridon Drive
<b>Delivery / Available</b>	4Q 2023	4Q 2023	4Q 2023
<b>Total SF</b>	88,570 SF	147,264 SF	135,200 SF
<b>Load</b>	Rear	Rear	Rear
<b>Space Available</b>	0 SF	147,264 SF	135,200 SF
<b>Max Demise</b>	0 SF	147,264 SF	81,120 SF
<b>Min. Demise</b>	0 SF	TBD	40,560 SF
<b>Bldg Depth</b>	170'	225'	260'
<b>Bldg Length</b>	520'	670'	520'
<b>Clear Height</b>	32'	32'	32'
<b>Column Spacing</b>	55' x 52'	55' x 52'	50' x 52'
<b>Speed Bay Depth</b>	60' x 52'	60' x 52'	60' x 52'
<b>Potential Dock Doors</b>	17	36	17
<b>Drive In Ramps</b>	1 + 1 knockout	2 + 1 knockout	1
<b>Truck Court Material</b>	60 ft concrete apron	60 ft concrete apron	60 ft concrete apron
<b>Car Parks</b>	+/- 112 Car Parks	+/- 133 Car Parks	+/- 160 Car Parks
<b>Trailer Parks</b>	N/A	N/A	29





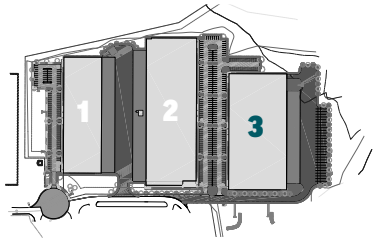
# Building One

Address	8130 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	88,570 SF
Load	Rear
Space Available	0 SF
Max Demise	0 SF
Min. Demise	0 SF
Bldg Depth	170'
Bldg Length	520'
Clear Height	32'
Column Spacing	55' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	0 remaining
Drive In Ramps	1 + 1 knockout
Truck Court Material	60' concrete apron
Car Parks	+/- 112 Car Parks
Slab	7" Unreinforced
Electrical	0 amps remaining
Sprinkler	ESFR

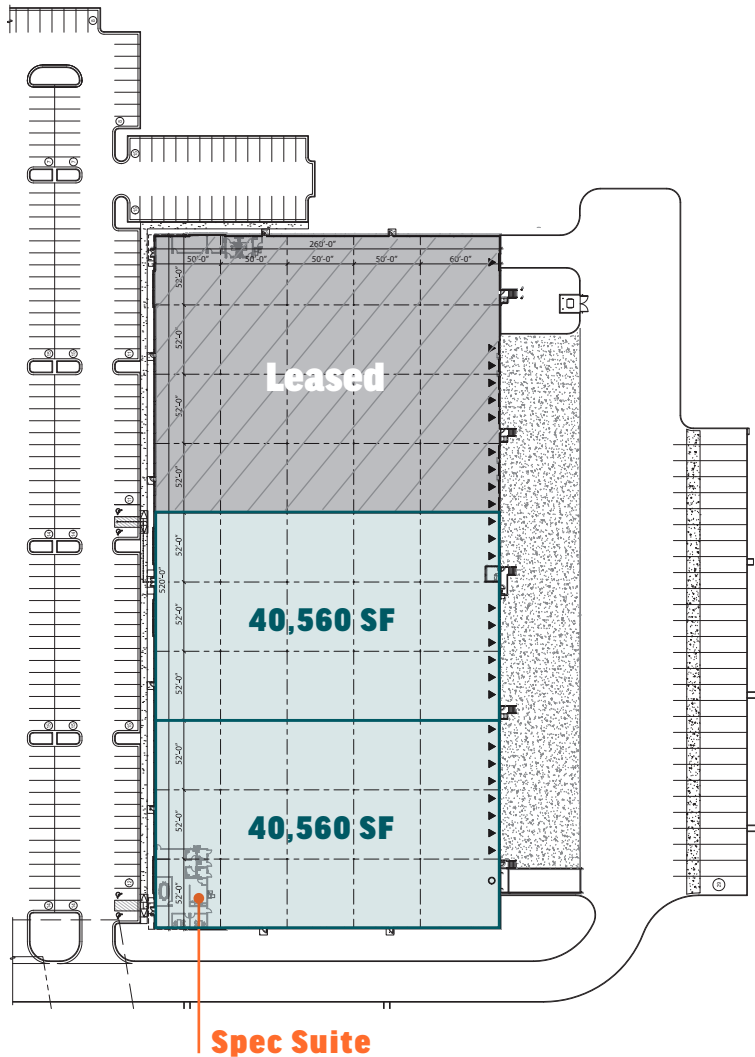


# Building Two

Address	8120 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	147,264 SF
Load	Rear
Space Available	147,264 SF
Max Demise	147,264 SF
Min. Demise	TBD
Bldg Depth	225'
Bldg Length	660'
Clear Height	32'
Column Spacing	55' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	36
Drive In Ramps	2 + 1 knockout
Truck Court Material	60' concrete apron
Car Parks	+/- 133 Car Parks
Slab	7" Unreinforced
Electrical	2,000 amps
Sprinkler	ESFR



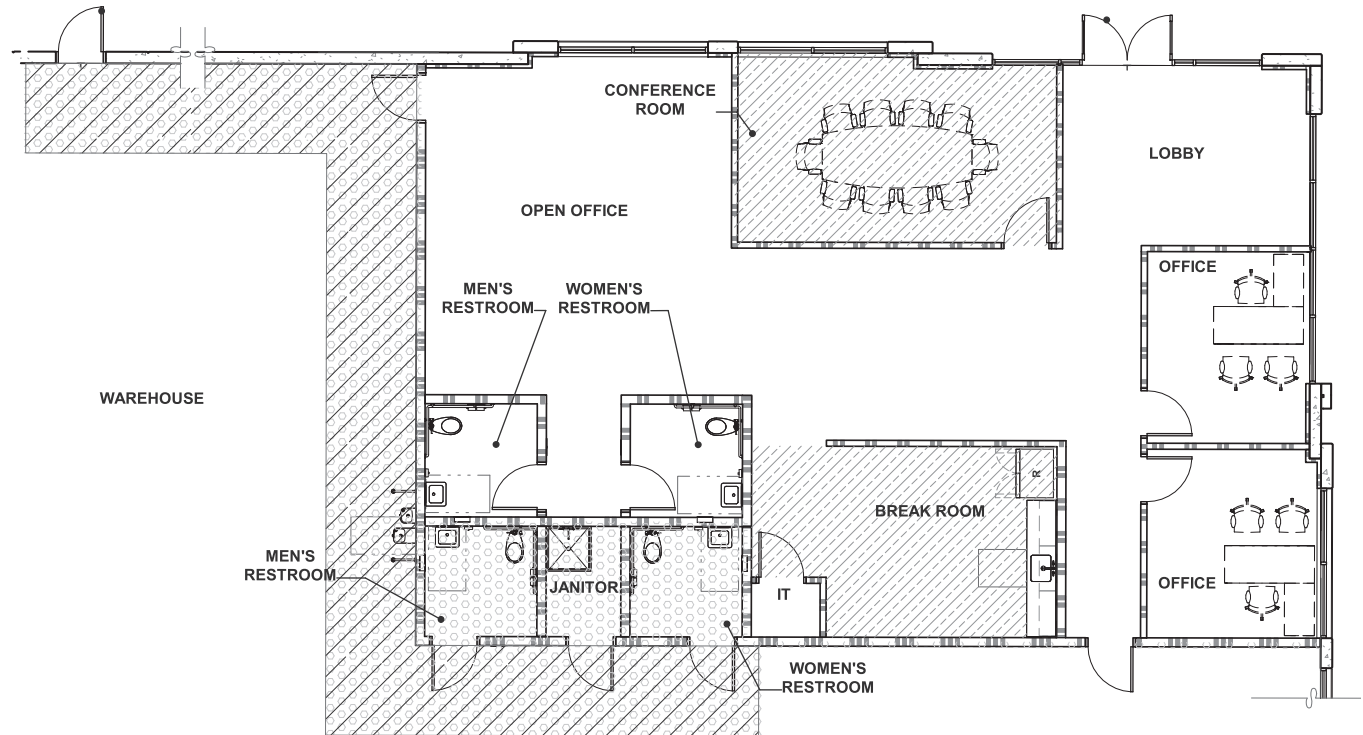
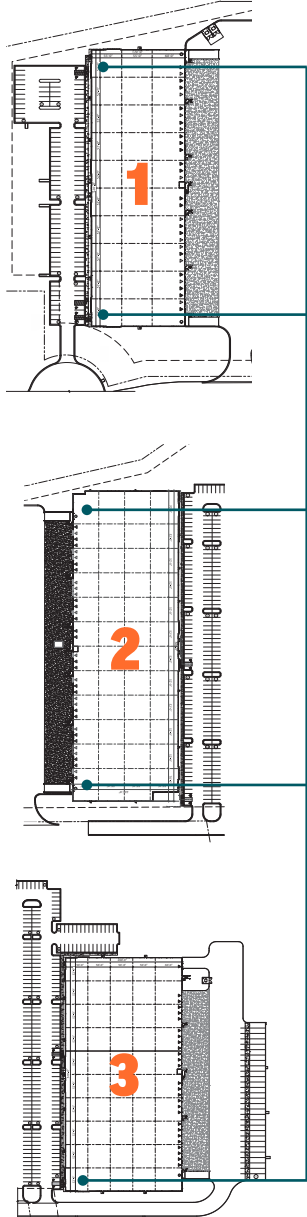
# Building Three



Address	8110 Tridon Drive
Delivery Date / Date Available	4Q 2023
Total SF	135,200 SF
Load	Rear
Space Available	135,200 SF
Max Demise	81,120 SF
Min. Demise	40,560 SF
Bldg Depth	260'
Bldg Length	520'
Clear Height	32'
Column Spacing	50' x 52'
Speed Bay Depth	60' x 52'
Potential Dock Doors	17 remaining
Drive In Ramps	1
Truck Court Material	60' concrete apron
Car Parks	+/- 160 Car Parks
Trailer Parks	23
Slab	7" Unreinforced
Electrical	1,000 amps remaining
Sprinkler	ESFR

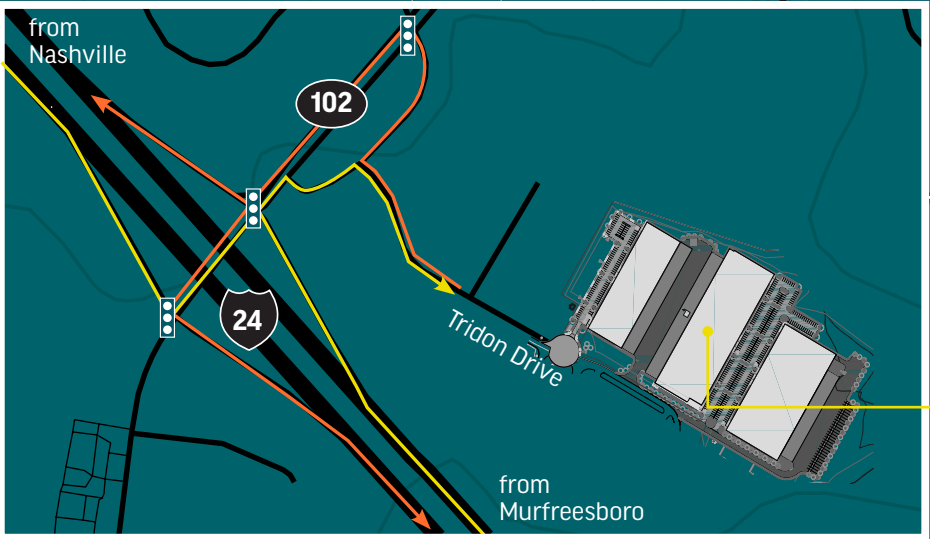


# Spec Suite Layout 2,318 SF





**Nashville**  
24 miles from  
Creekside Logistics



**LaVergne**

**Smyrna Airport**

**Smyrna**

**CREEKSIDE**  
LOGISTICS

# Amenities & Access

**From I-24**  
take Almaville Rd  
(Highway 102) Exit,  
immediate right at  
Tridon Drive light

**To I-24**  
take Tridon drive, turn  
left at traffic light onto  
Almaville Rd, take I-24  
on-ramp to interstate

# Regional Map

Drive Times



## Louisville

176 miles via I-65N

## Knoxville

180 miles via I-40E

## Atlanta

248 miles via I-24E + I-75S

## Birmingham

191 miles via I-65S

## Memphis

212 miles via I-40W

## Charlotte

412 miles via I-40E



**Melissa Alexander, SIOR**

melissa.alexander@foundrycommercial.com

901.270.4031

**Casey Flannery, CCIM**

casey.flannery@foundrycommercial.com

901.289.0215

