



CORE5 CENTRAL 840 LOGISTICS CENTER

1015 Hixson Boulevard, Lebanon, Tennessee 37090

PROVENTURE
Experience Matters™

LEASING AGENT



DEVELOPER

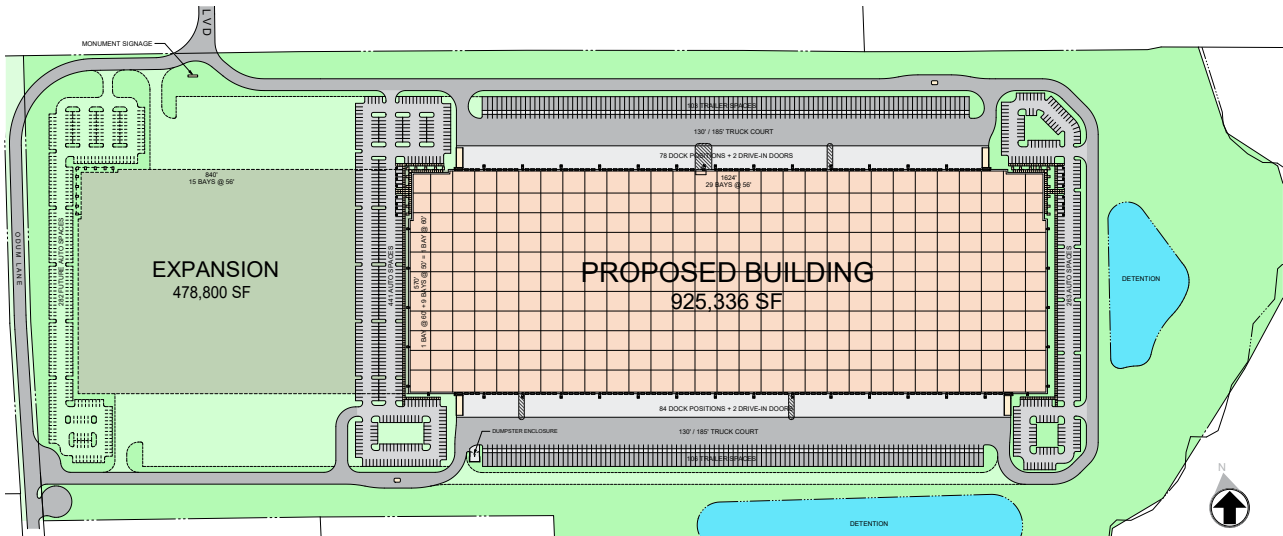
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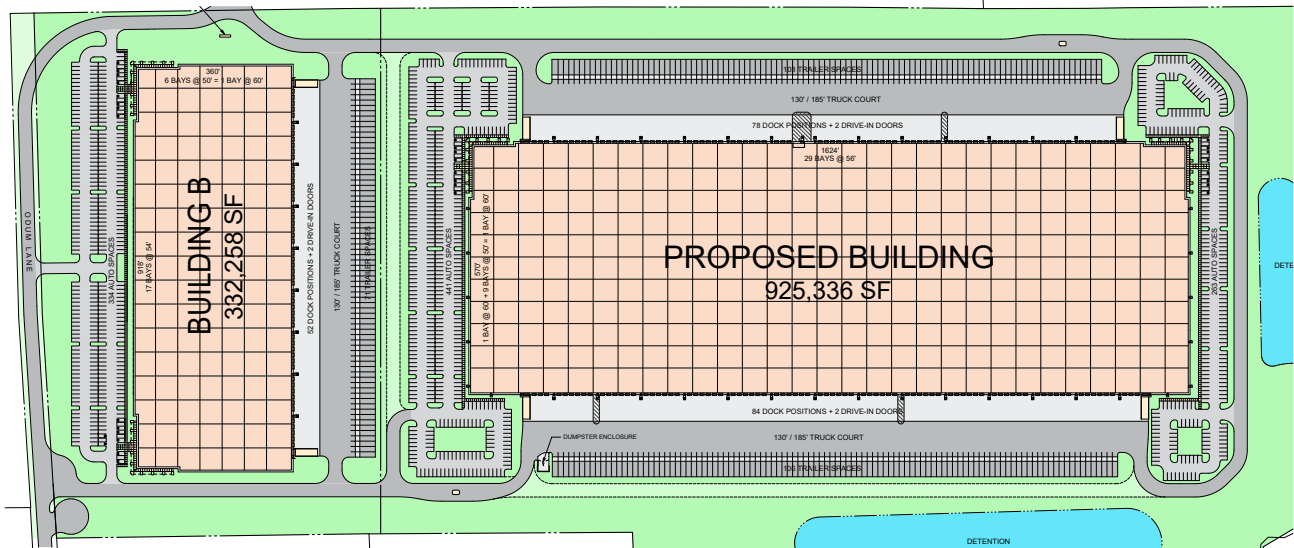
Central 840 Logistics Center is located along I-840 in Lebanon, just minutes from I-40. This logistics center is conveniently located off Highway 109 making this the ideal location for travel on all major interstates through Nashville with access for local, regional and national distribution.

This site provides opportunity for a development with focus on parking or warehouse facilities, expandable to 1,404,136 SF.

Expansion Option

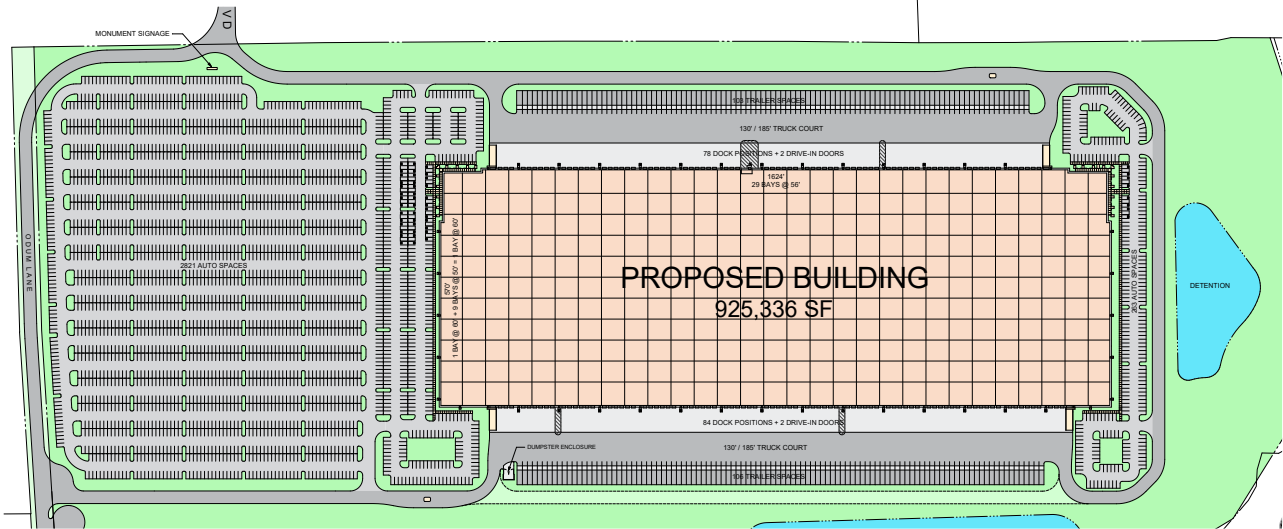


Two Building Option

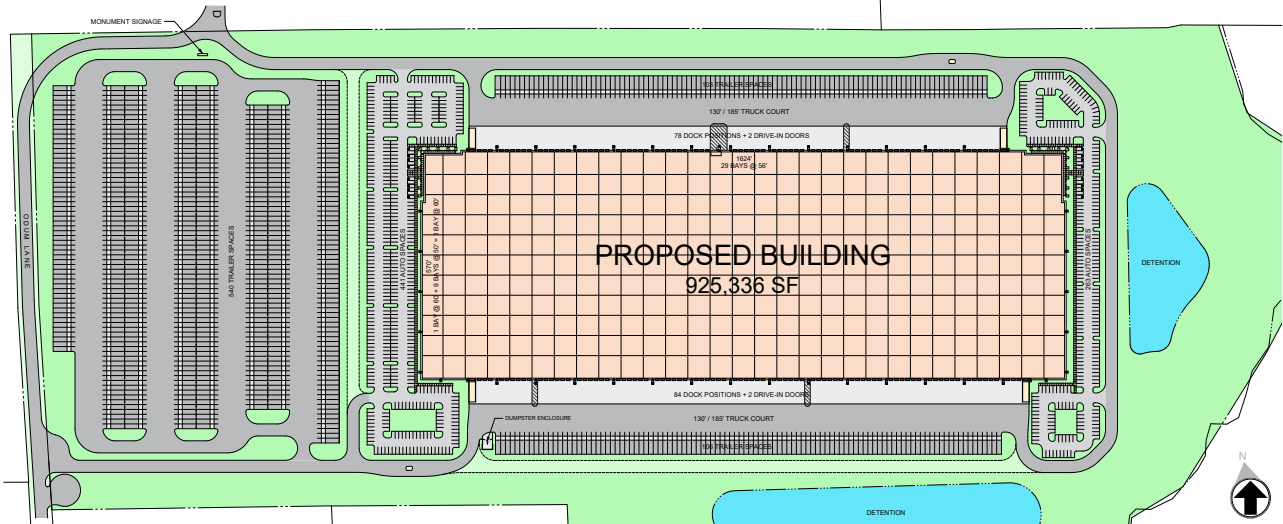


The Wilson County Commission passed in 2006 the first standardized payment in lieu of tax program for industries and businesses that are considering expanding or relocating in the community. The Wilson County Payment In Lieu of Tax Program can apply to either personal and/or real property. The amount of payment and term of agreement are determined by the JECDB staff and approved by both the Executive Committee of the JECDB and the Finance Committee of the Wilson County Commission. The JECDB staff will perform an economic analysis based upon the project description. Five factors will be considered in the computation of the PILOT which will include: benefit/cost & payback of project, job creation, wages, capital investment and targeted industry. Upon completion of the analysis the JECDB staff will recommend a PILOT proposal which can total up to a seven year proposal. *Any new or existing industry in Wilson County is eligible for the program.*

Expanded Auto Parking Option



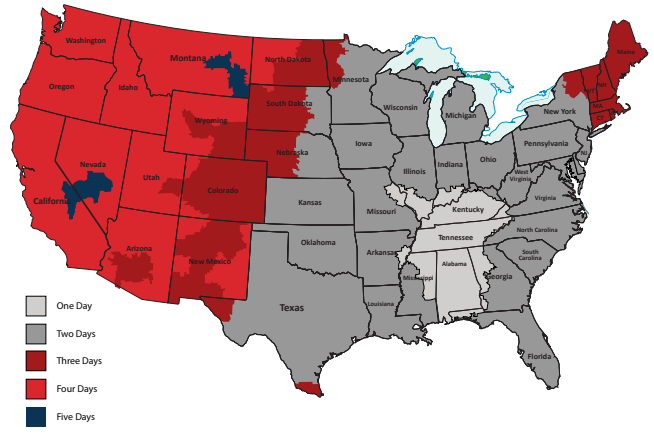
Expanded Trailer Storage Option



Fifty percent of the U.S. population lives within 650 miles of Nashville, and 24 states are located within that 650-mile radius. Tennessee borders eight states. These location advantages translate to one- and two-day truck delivery times to more than 75 percent of all U.S. markets.

NASHVILLE IS ONE OF ONLY SIX U.S. CITIES WITH THREE MAJOR INTERSECTING INTERSTATE HIGHWAYS.

PARCEL GROUND DELIVERY

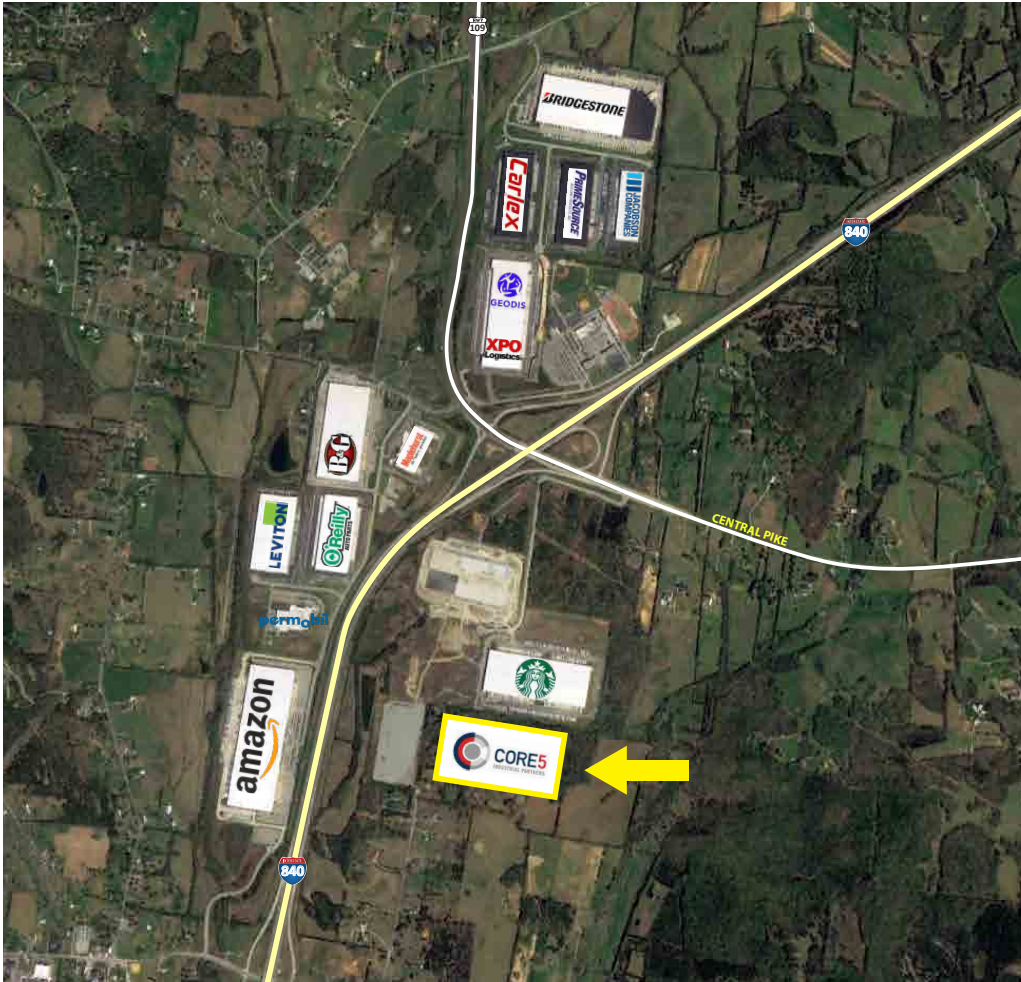


POPULATION GROWTH

+9.4%
 2014: 1,893,769
 2019: 2,072,589
 NASHVILLE ECONOMIC MARKET

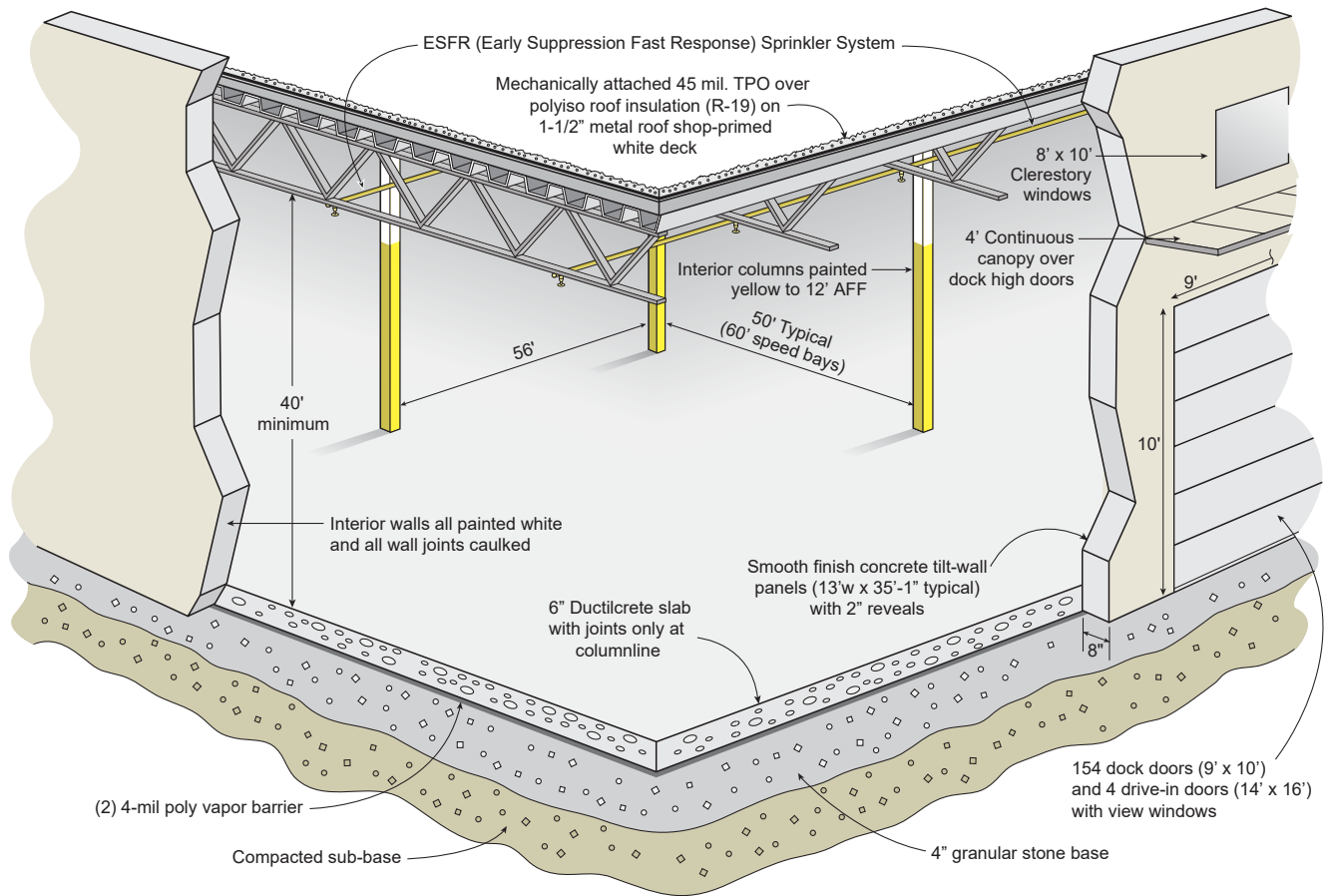
+9.4%
 2014: 125,197
 2019: 144,657
 WILSON COUNTY

+15.0%
 2014: 288,848
 2019: 332,285
 RUTHERFORD COUNTY



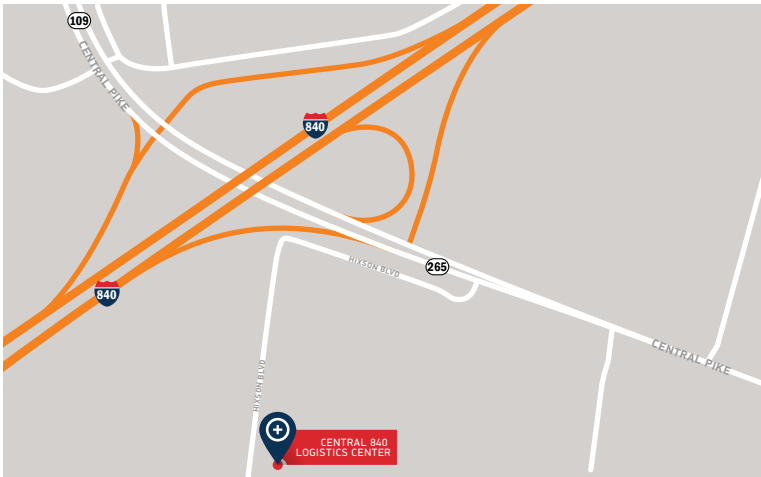
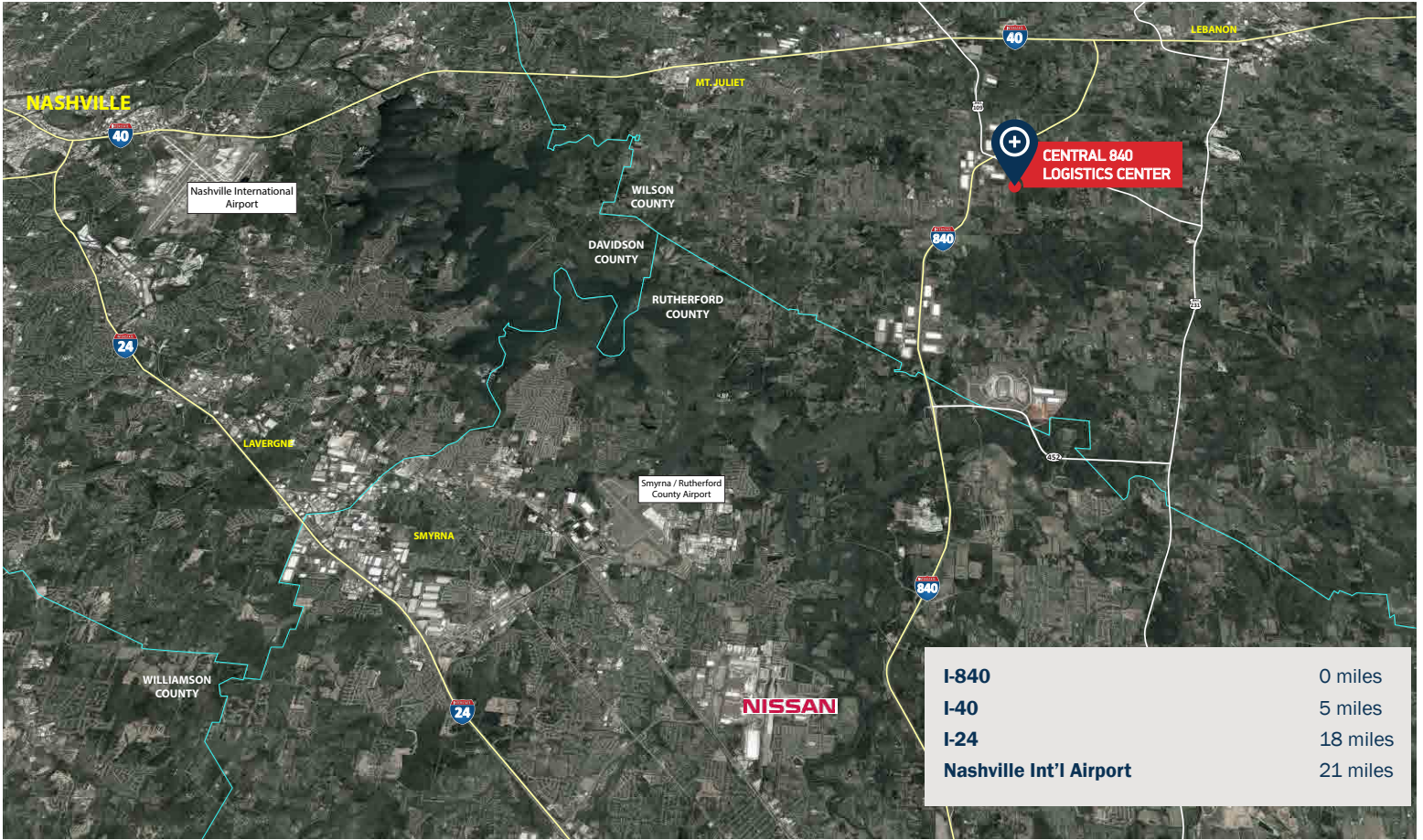
MAJOR CITIES

- Downtown Nashville
27 miles
- Murfreesboro
23 miles
- Memphis
239 miles
- Atlanta
241 miles
- Indianapolis
290 miles
- Louisville
176 miles

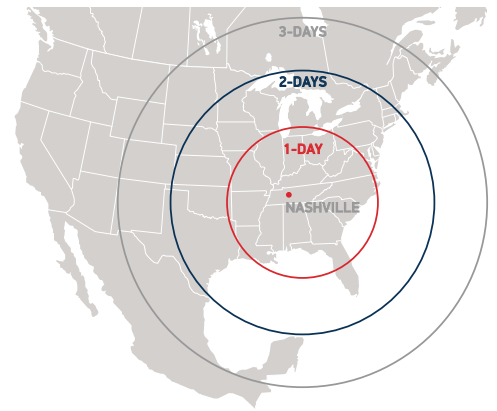


BUILDING SPECIFICATIONS

Square Footage	925,336 SF expandable to 1,404,136 SF
Site Area	88.72 acres
Configuration	Crossdock
Slab Thickness	6" Ductilcrete® slab
Column Spacing	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
Clear Height	40' clear minimum
Dock High Doors	167 – 9' x 10' insulated dock high doors
Drive-In Doors	4 – 14' x 16' ramped, drive-in doors
Truck Court Depth	185' deep truck court
Auto Parking	Up to 3,084 auto spaces
Trailer Storage	Up to 749 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



DAYS TRUCK DRIVE TO/FROM NASHVILLE



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