

Centennial Yards

±8.78 AC FOR LEASE | INDUSTRIAL OUTSIDE STORAGE



BUILDING 200



LOT OVERVIEW

- + 6.00 Acres
- + 10,000 SF Warehouse
- + 1,000 SF Office



RECENT IMPROVEMENTS

- + Newly Renovated Buildings
- + 3 Drive-In Bays (14' x 14')
- + New Fencing, Gates, Lighting Available
- + New Gravel Improvements

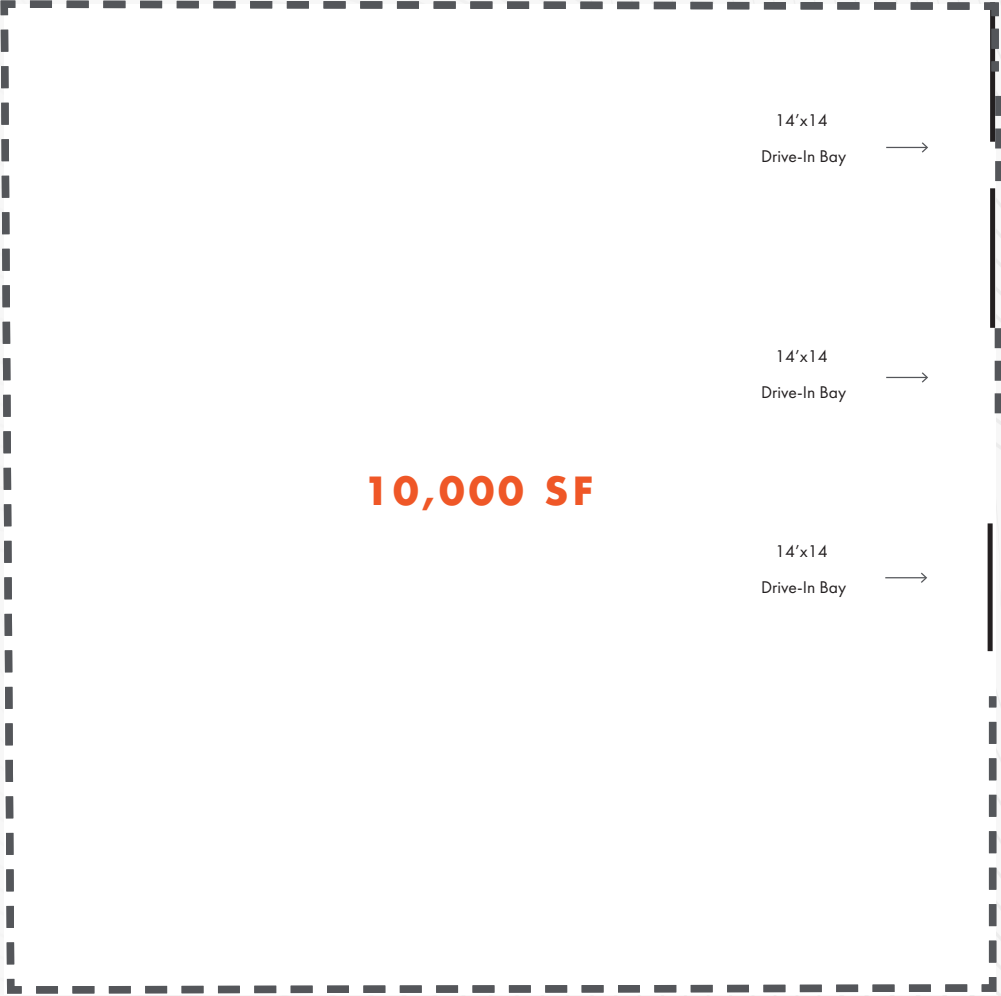


CLEAR HEIGHT

- + Peak 23'3"
- + Low 19'



BUILDING 200



N↑

BUILDING 200

OFFICE: 1,000 SF



STORAGE LOT



LOT OVERVIEW

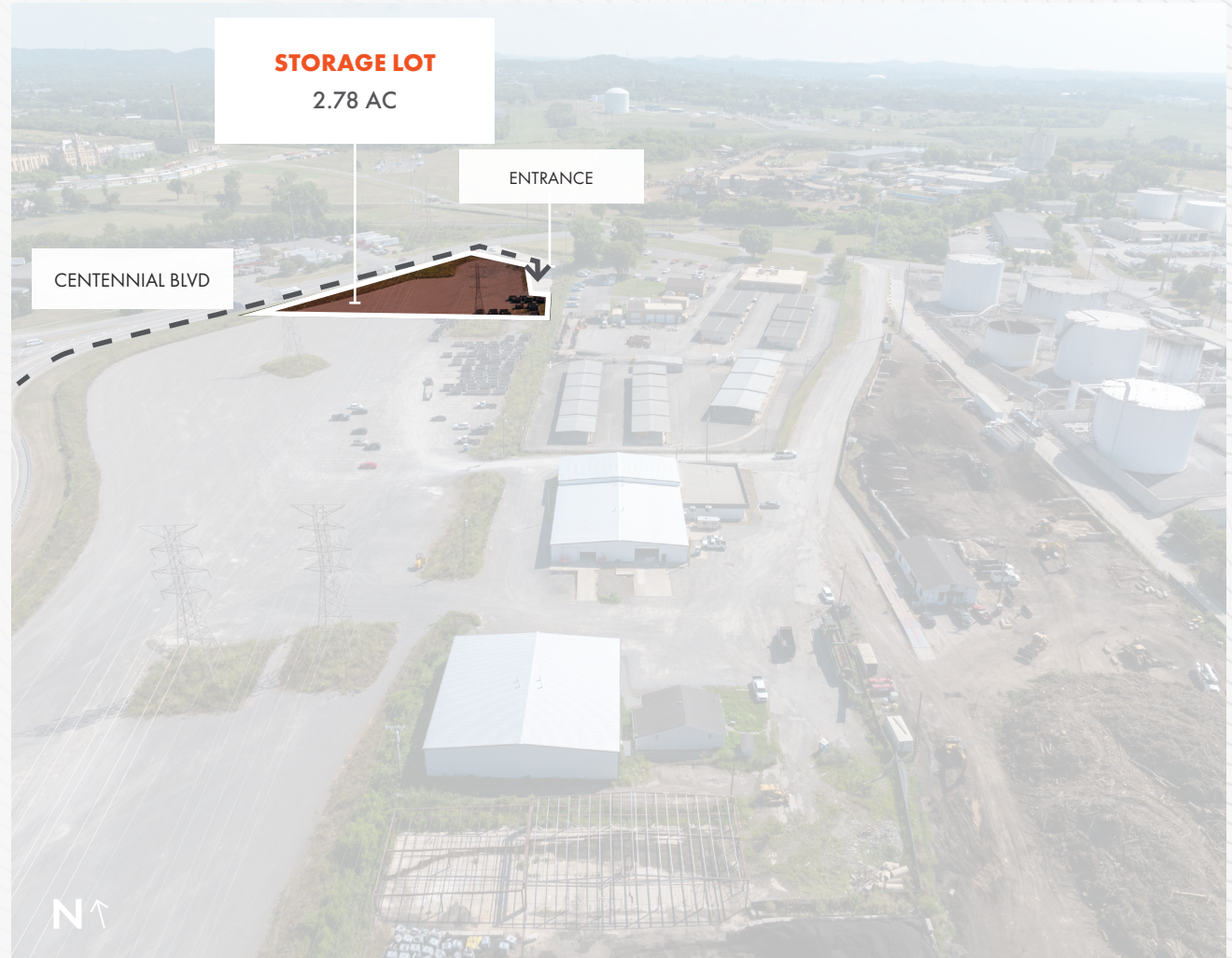
- + 2.78 Acres
- + Pure Outdoor Storage
- + Direct Access from Centennial Blvd



IMPROVEMENTS

New Gravel Improvements

- + New Fencing
- + New Lighting
- + Can be combined with Building 100 for 10.75 total acres



ACCESS

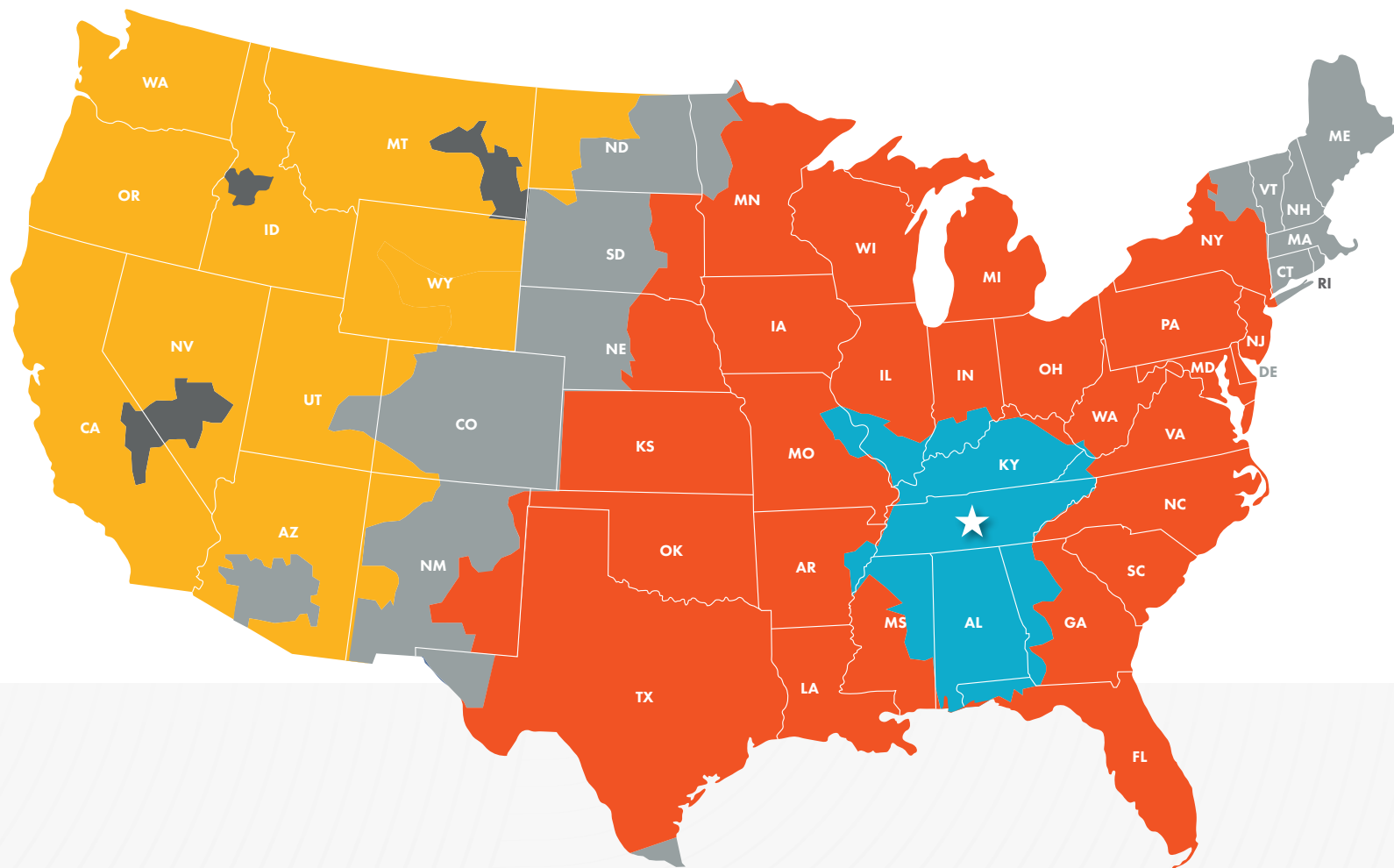
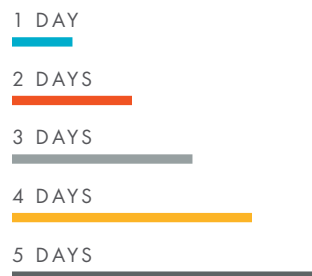


DRIVE TIMES

DOWNTOWN	15 MIN
I-40	>5 MIN
I-440	5 MIN
I-65	10 MIN
I-24	15 MIN



FEDEX DRIVE TIMES



50%
of the US population
are within 650 miles
of Rutherford County



12M
people live within
a 2.5 hour drive



72%
of the US population
within 2 Ground Delivery
from Nashville



41 M
people within a
300 mile radius



75%
of the US market
within a 2 hour flight



3
major interstates
converge in
Nashville

Centennial Yards

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CBRE

