

NORTHSIDE LOGISTICS PARK

157 & 175 MOLLY WALTON DRIVE
HENDERSONVILLE, TN 37075

WAREHOUSE/
DISTRIBUTION
CENTER

5 BUILDINGS | 460,916 SF



Lincoln CBRE



SITE PLAN

45.6 AC

WAREHOUSE/
DISTRIBUTION
CENTER



BUILDING 100

144,153 RSF

ADDRESS: 157 Molly Walton
Drive - Bldg 100

DIMENSIONS: 720x200

OFFICE: 3,330 RSF

CAR PARKS: 155 Stalls

TRAILER PARKS: 48

LOADING: 39

DRIVE-IN-DOORS: 2

POWER: 2,000 amps

CLEAR HEIGHT: 32'

BUILDING 200

118,919 RSF

ADDRESS: 175 Molly Walton
Drive - Bldg 200

DIMENSIONS: 540x220

OFFICE: 3,000 RSF

CAR PARKS: 115 Stalls

TRAILER PARKS: -

LOADING: 28

DRIVE-IN-DOORS: 2

POWER: 1,600 amps

CLEAR HEIGHT: 32'

BUILDING 300

58,917 RSF

ADDRESS: 175 Molly Walton
Drive - Bldg 300

DIMENSIONS: 432x220

OFFICE: 2,500 RSF

CAR PARKS: 51 Stalls

TRAILER PARKS: -

LOADING: 13

DRIVE-IN-DOORS: 1

POWER: 1,600 amps

CLEAR HEIGHT: 32'

BUILDING 400

69,685 RSF

ADDRESS: 175 Molly Walton
Drive - Bldg 400

DIMENSIONS: 432x160

OFFICE: 2,500 RSF

CAR PARKS: 86 Stalls

TRAILER PARKS: -

LOADING: 20

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

BUILDING 500

69,242 RSF

ADDRESS: 175 Molly Walton
Drive - Bldg 500

DIMENSIONS: 432x160

OFFICE: 2,000 RSF

CAR PARKS: 87 Stalls

TRAILER PARKS: -

LOADING: 20

DRIVE-IN-DOORS: 2

POWER: 1,200 amps

CLEAR HEIGHT: 32'

CONSTRUCTION TIMELINE



**VIEW CONSTRUCTION
PROGRESS PHOTOS**



DEMOGRAPHICS

Hendersonville, TN, located in Sumner County, has experienced significant population growth in recent years, reflecting its appeal as a vibrant suburban community. The city's population has seen an increase of over 15% since 2010, an upward trend that is attributed to its proximity to Nashville, excellent schools, and family-friendly amenities.

The economy of Hendersonville is robust, characterized by a diverse range of industries including healthcare, retail, and manufacturing. The city has seen a surge in new businesses and commercial developments, contributing to job creation and economic stability. Hendersonville's strategic location along major highways enhances its attractiveness to both residents and businesses, further fueling its economic growth.

2024 HENDERSONVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

40

MEDIAN AGE

96.4%

EMPLOYED CIVILIAN
POP. 16+

3.6%

POP. GROWTH OVER
NEXT 5 YEARS

65K

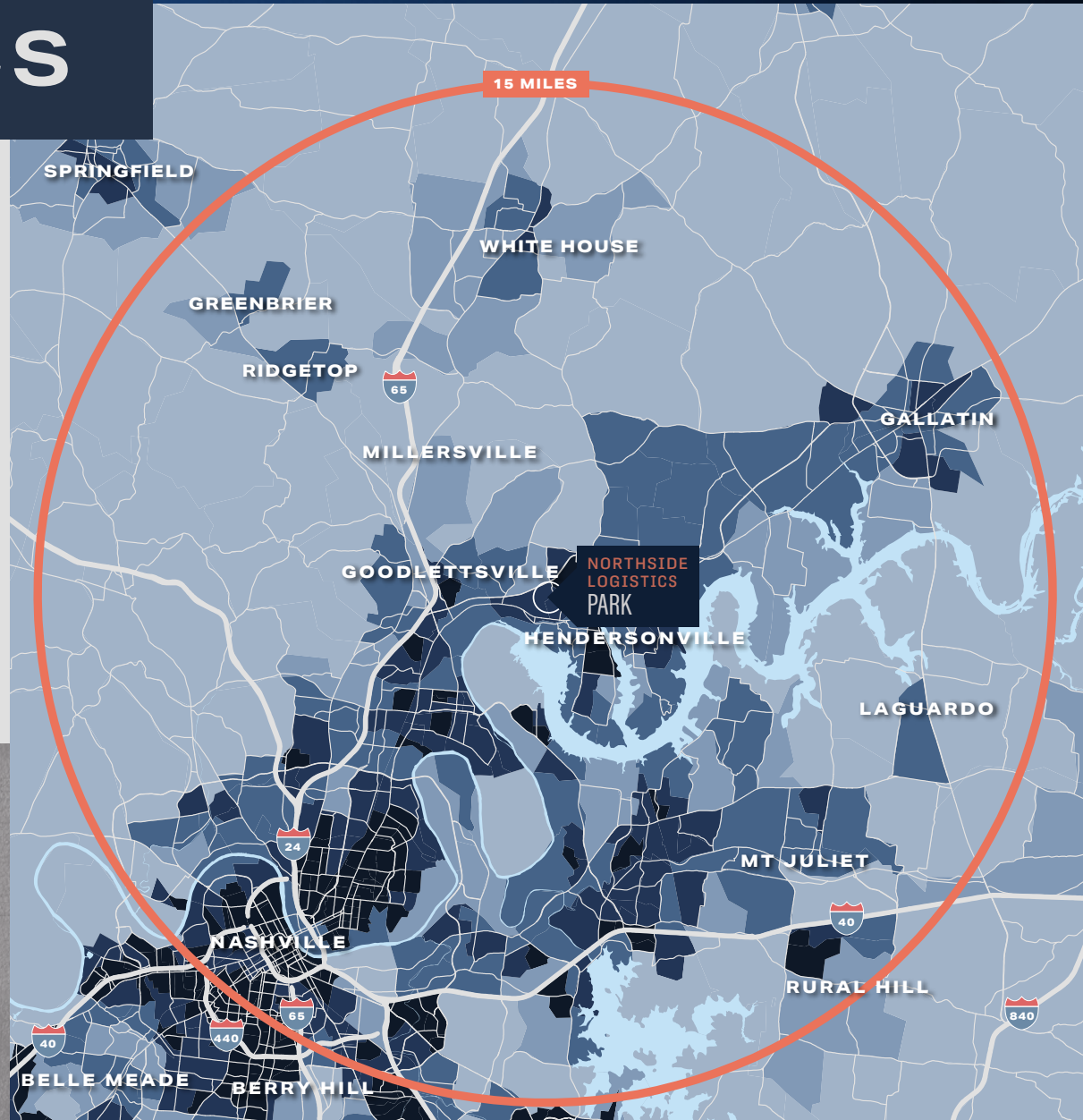
TOTAL POP.

\$131,030

2024 MEDIAN
HOUSEHOLD INCOME

6.0%

POP. GROWTH OVER
LAST 4 YEARS



HEAT MAP

POPULATION

250 OR LESS

251-500

501-1,000

1,001-2,000

2,001 OR MORE

NORTHSIDE LOGISTICS PARK

GOODLETTSVILLE

HENDERSONVILLE

TO HWY 109

LAGUARDO

41A

INTERSTATE
24

INTERSTATE
65

109

15 MIN. TO
BRILEY PKWY

70

MT. JULIET

DOWNTOWN
NASHVILLE

INTERSTATE
40

INTERSTATE
40

BNA

INTERSTATE
65

INTERSTATE
24

FOREST HILLS

BRENTWOOD

LA VERGNE

DRIVE TIMES

10 MIN. TO I-65

20 MIN. TO HWY 109

20 MIN TO BRILEY PKWY

25 MIN TO NASHVILLE

PRIME LOCATION

TOP NEIGHBORING USERS

BRAUER



WELLER
TRUCK PARTS

MGNewell



TOP DINING & RETAIL

COSTCO
WHOLESALE



Chick-fil-A

IN-N-OUT
BURGER

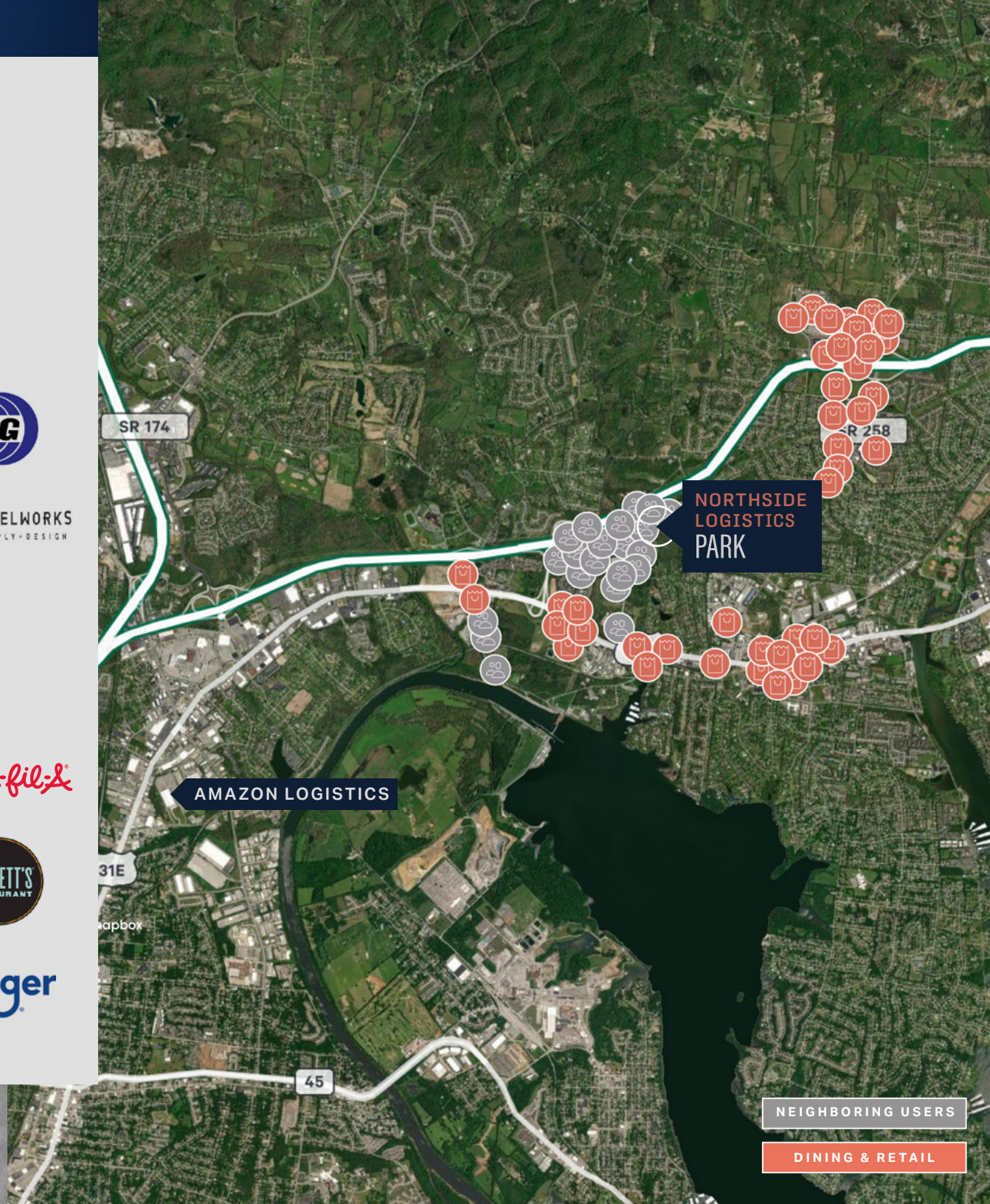
RaceTrac



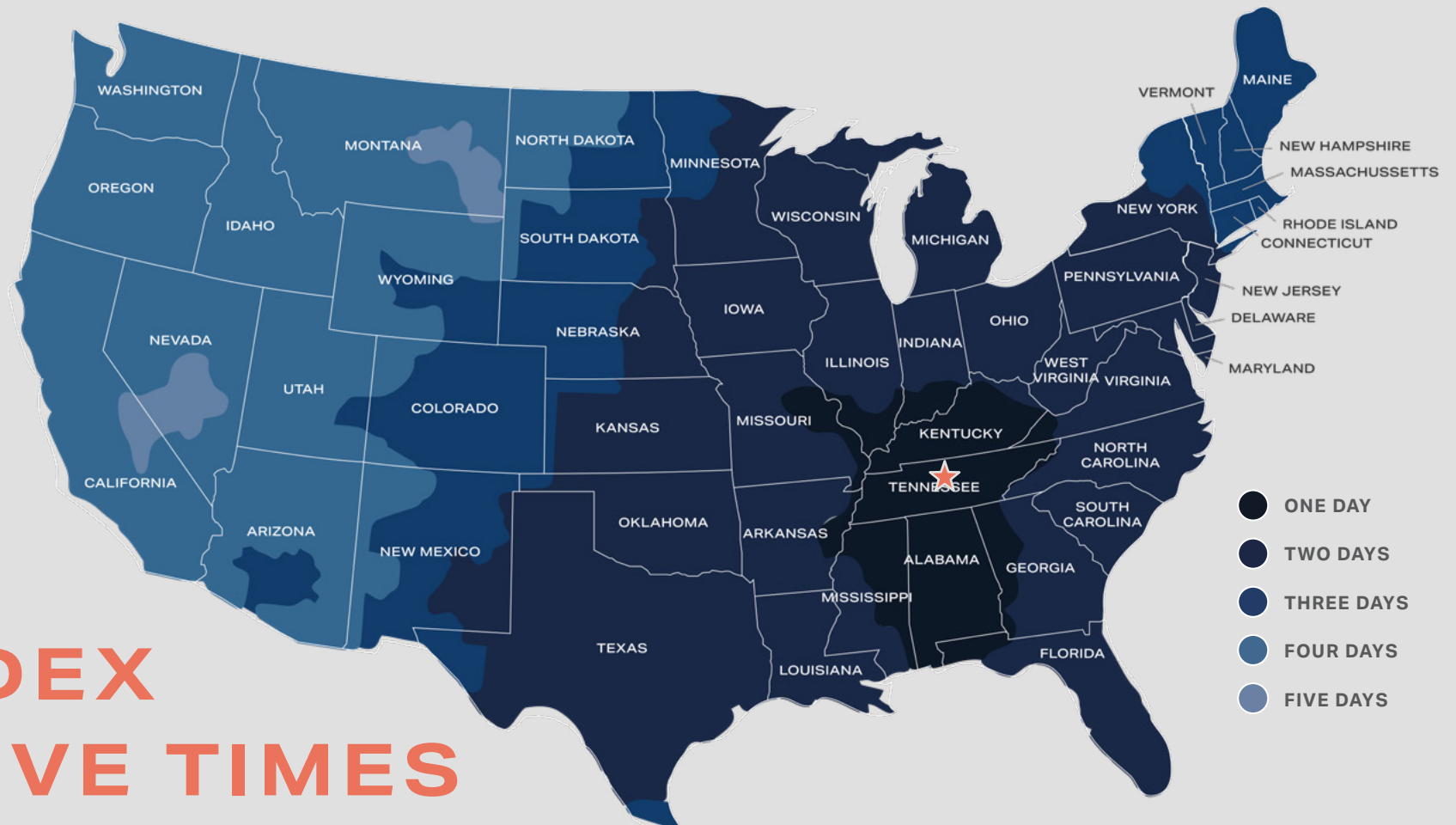
PICKLEBALL
KINGDOM



Kroger



FEDEX DRIVE TIMES



Sumner County is located **within 650 miles of 50% of the US population**



41M People within a **300-mile** radius



75% of the US market is within a **2-hour flight**



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville



Lincoln



HENDERSONVILLE, TN

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