



MATTHEWS™



NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING DELIVERING SUMMER 2027

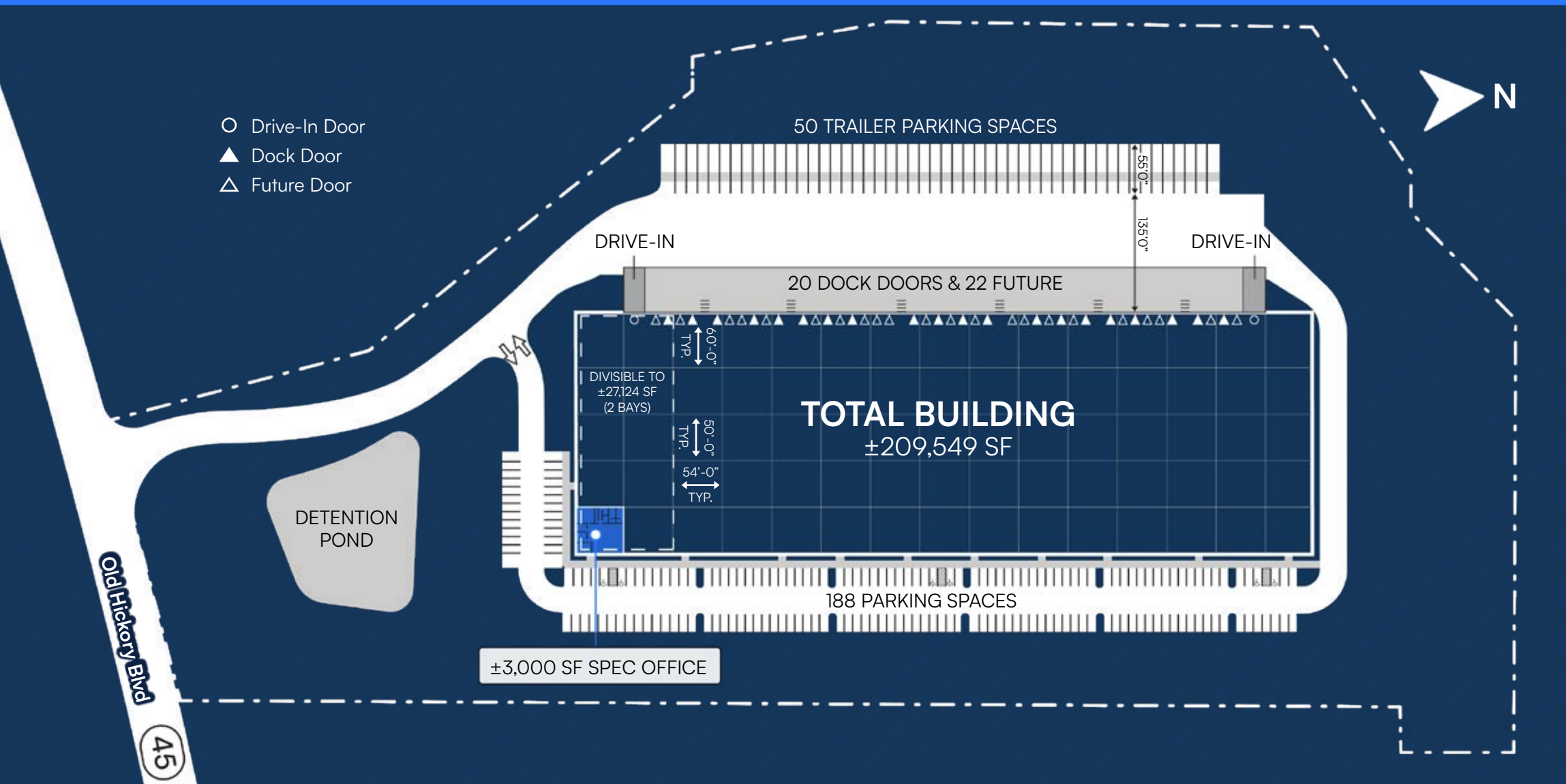
±209,549 SF AVAILABLE (DIVISIBLE TO ±27,124 SF)



FOR LEASE

7435 OLD HICKORY BLVD, WHITES CREEK, TN 37189 (DAVIDSON COUNTY, NORTH NASHVILLE)
0.4 MILES TO INTERSTATE-24 / 8 MILES TO DOWNTOWN NASHVILLE

SITE PLAN



 ±0.4 MILES TO I-24

 32' CLEAR HEIGHT

 50 TRAILER PARKS

 ±8 MILES TO DOWNTOWN

 DIVISIBLE TO ±27,124 SF (2 BAYS)

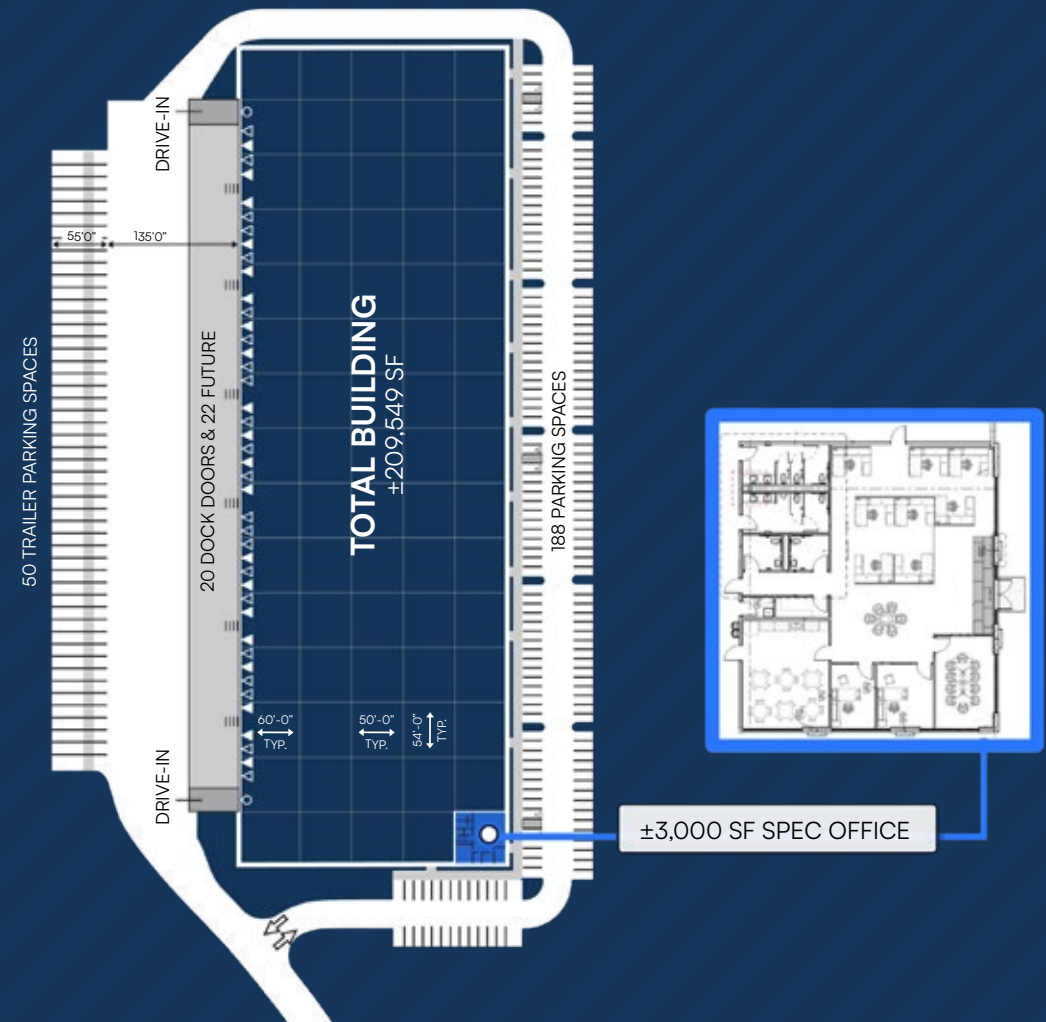
 2,000 AMPS POWER (EXPANDABLE)

Located just eight miles north of Downtown Nashville, Old Hickory Logistics Center offers immediate I-24 access and exceptional connectivity to Nashville's infill population base, the region's rapidly growing northern suburbs, I-65, and Clarksville—one of the Southeast's fastest-growing manufacturing markets. Flexible divisibility, 32' clear height, abundant trailer and auto parking, and modern Class A specifications make the building well suited for users ranging from last-mile operations to regional distribution.

BUILDING SPECIFICATIONS

7435 Old Hickory Blvd, Whites Creek, TN 37189

Building Square Footage:	±209,549 SF
Available SF:	±209,549 SF (Divisible to ±27,124 - 2 Bays)
Office:	±3,000 SF Spec Office (Expandable as TI)
Clear Height:	32'
Column Spacing:	54' Wide x 50' Deep (60' Deep Speed Bays)
Building Dimensions:	800'L x 260'D
Dock-High Doors:	20 Doors with Levelers + 22 Future Knockouts
Drive-In Doors:	2
Car Parking Spaces:	188 Spaces
Truck Court Depth:	135' Plus 55' Trailer Stalls
Loading Configuration:	Rear Loading
Trailer Parking Spaces:	50 Spaces
Zoning:	SP (Distribution, Manufacturing, Warehousing)
Land Area:	±17 Acres
Year Built:	Under Construction (Delivering Summer 2027)
Construction Type:	Concrete Tilt Wall
Sprinklers:	ESFR
Power:	Up to 2,000 Amps 480V, 3-Phase (Expandable)
Building Floor Slab:	7" Thick Concrete
Roof Type:	60 Mil TPO (R-20); 20-Year Warranty
Warehouse Lighting:	Full-Warehouse LED
Warehouse Heating:	Gas-Fired Unit Heaters



RENDERINGS

CLASS-A INSTITUTIONAL QUALITY CONSTRUCTION



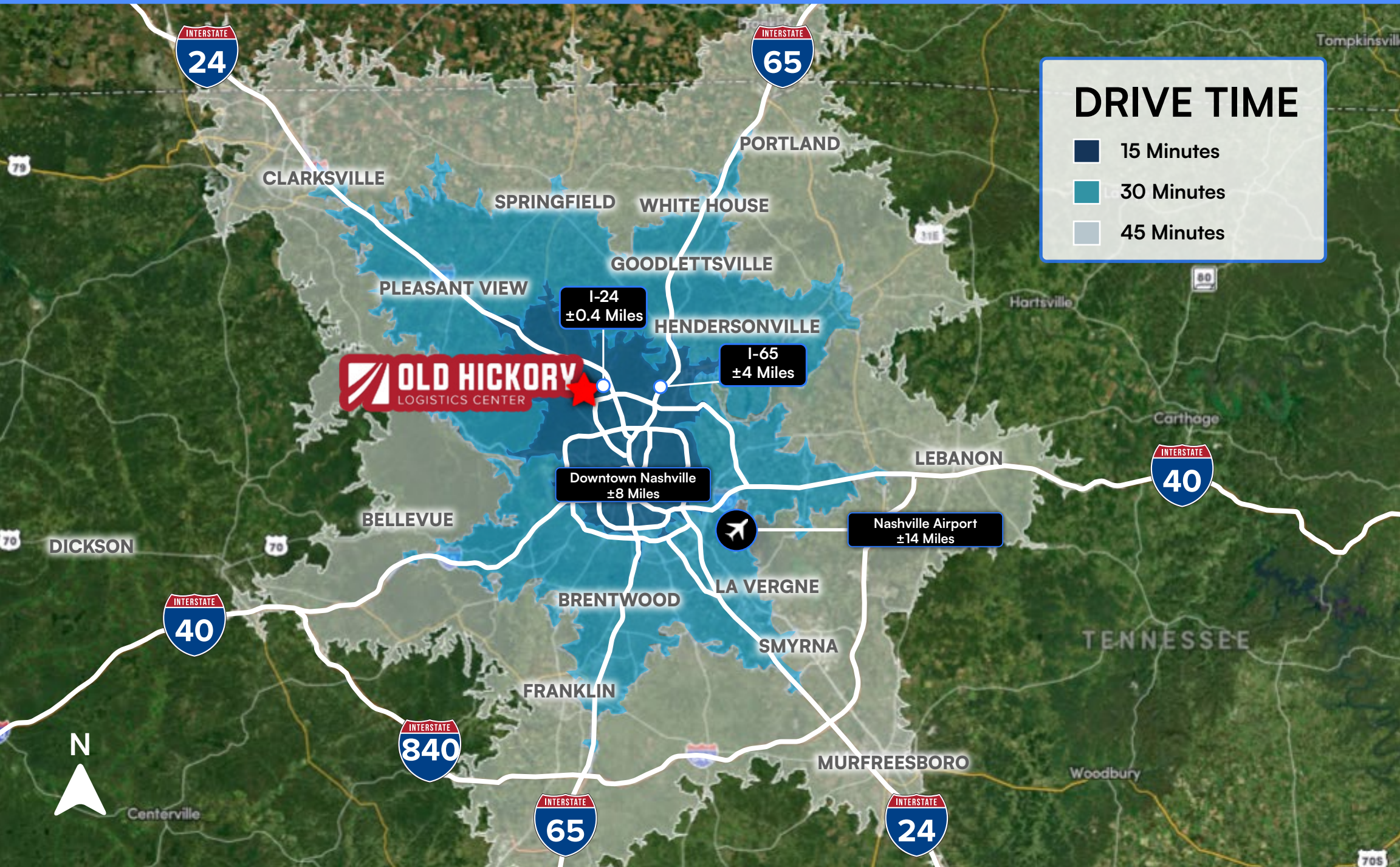
IMMEDIATE ACCESS TO INTERSTATE 24

0.4 MILES TO INTERSTATE-24 / 8 MILES TO DOWNTOWN NASHVILLE



LOCATION ADVANTAGES

ACCESS TO NASHVILLE & CLARKSVILLE LABOR & CUSTOMERS



DRIVE TIME

- 15 Minutes
- 30 Minutes
- 45 Minutes

DEMOGRAPHICS

Nashville continues to experience strong job growth, ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for the previous 10 years. The region experiences low unemployment, consistent immigration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2026 Nashville Regional Economic Development Guide

37.1

Median Age

21%

Population Growth (2015-2025)

#9

For Jobs & New Talent
(LinkedIn, 2025)

#5

Best Place to Live in the U.S.
(U.S. News, 2025)

#7

U.S. Cities Building the Most Homes
(Construction Coverage, 2025)

#3

Headquarters Market in America
(Visual Capitalist, 2025)

#8

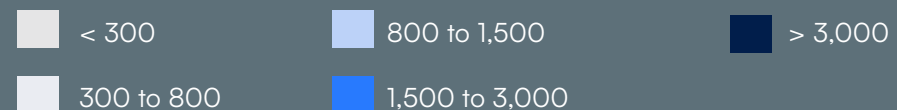
Best State for Business
(CNBC, 2025)

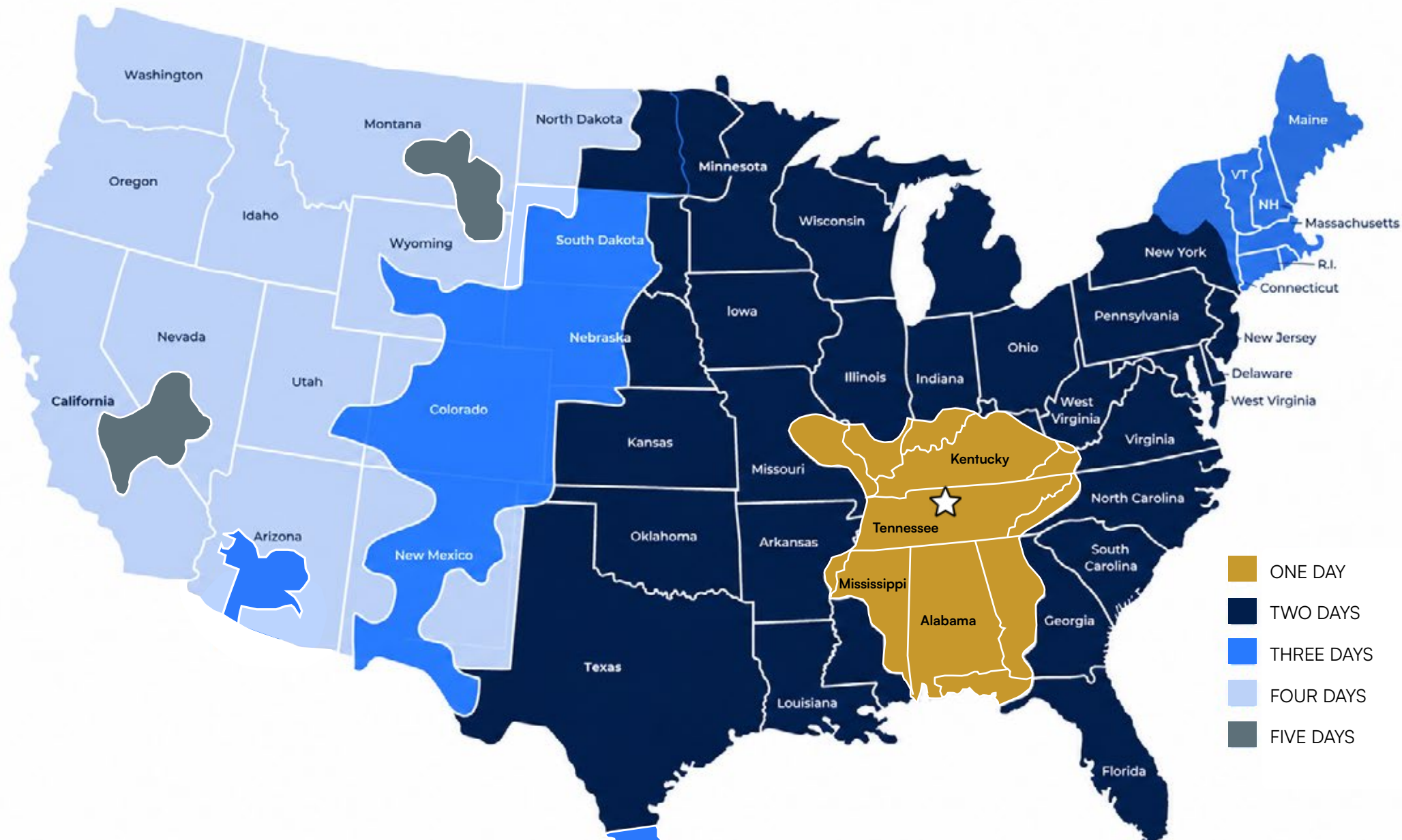
2.2 Million

Total Pop



Transportation / Warehouse Employment





FEDEX DRIVE TIME



Nashville is located within 650 miles of
50% of the US population



41 million people within a 300-mile
radius



72% of the US population is reached
with Two-Day Ground Delivery



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



12 million people live within a 2.5
hour drive



Three major interstates converge in
Nashville (I-24, I-40 & I-65)



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