

**CLASS A INDUSTRIAL
WAREHOUSE SPACE IN
THE I-40E SUBMARKET**

**TWO BUILDINGS
TOTALING 314,178 SF**



THE SUMMIT
AT CEDARTREE FARMS



CBRE


Summit
Real Estate Group

LEBANON, TN

PROPERTY OVERVIEW

Summit Hwy 109 comprises 314,178 SF of Class A industrial warehouse space in the highly sought after I-40 E submarket.

BREAKING GROUND: Q4 2026

	BUILDING 1	BUILDING 2
BUILDING SIZE	±152,528 SF	±161,650 SF
MINIMUM SQUARE FOOTAGE	±25,000 SF	±25,000 SF
CLEAR HEIGHT	32'	32'
POWER	2,000 Amps 600 Amp Panel Per Suite	2,000 Amps 600 Amp Panel Per Suite
BUILDING DEPTH	220'	180'
TRUCK COURT DEPTH	185'	130'
DOCK COUNT	38 Dock Doors, 2 Knock Outs	52 Dock Doors, 4 Knock Outs
CAR PARKS	133	169
TRAILER STALLS	40	0
DRIVE-IN	2	2
SPRINKLER	ESFR	ESFR
COLUMN SPACING	54' W x 53'-4" D	54' W x 60' D
SPEC OFFICES	2,531 SF & 1,857 SF	2,531 SF & 1,857 SF



POWERED TO FIT YOUR NEEDS

SUMMIT AT CEDARTREE FARMS – BUILDING 1

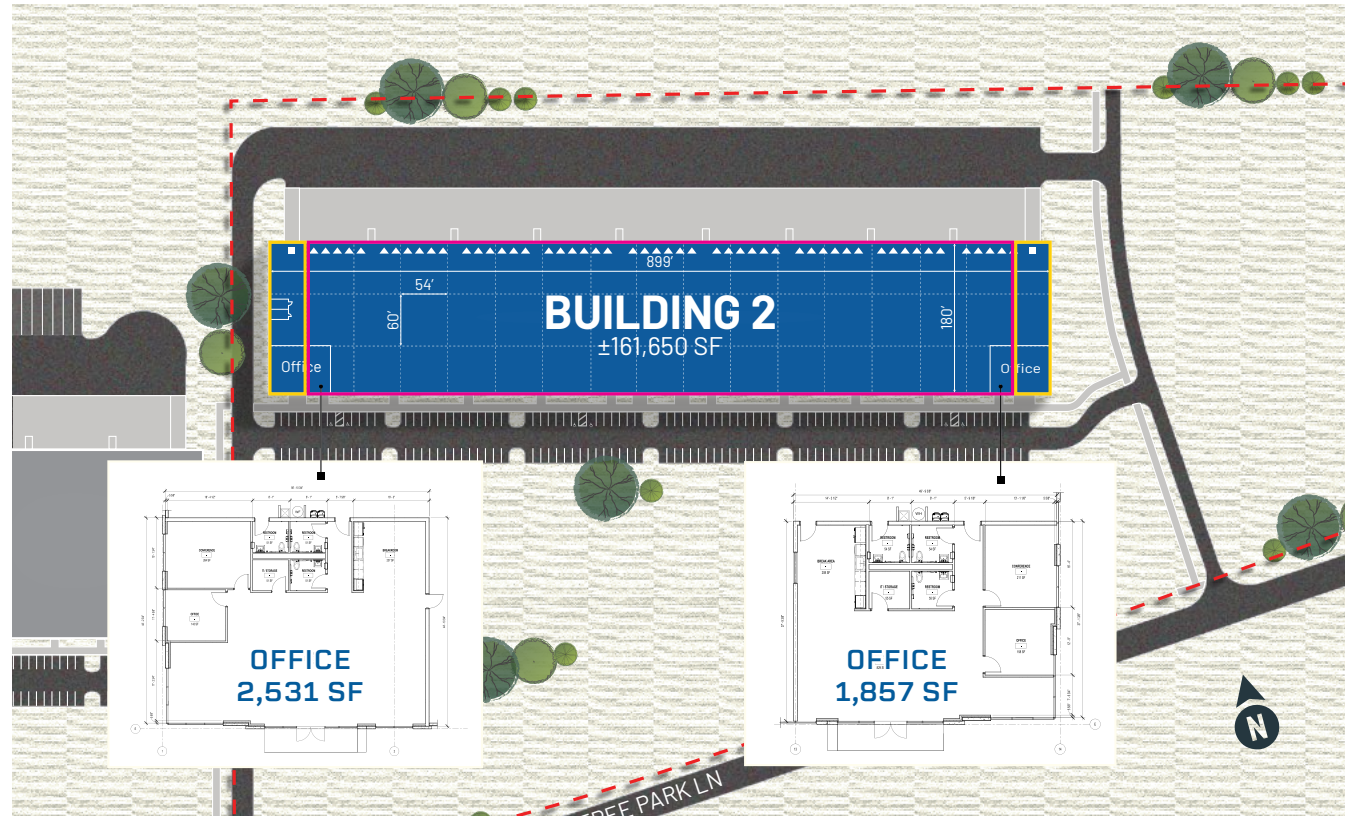
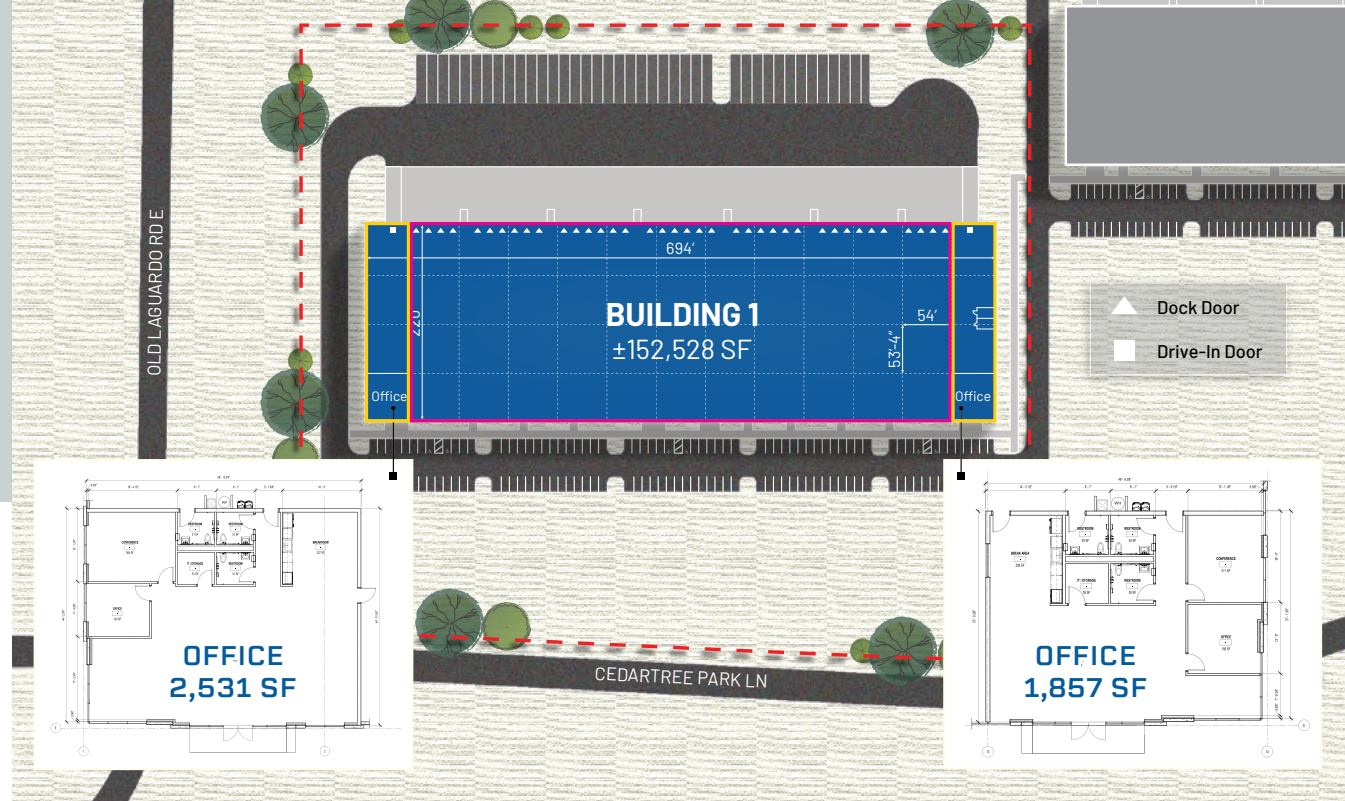
 **BAY 1 & 17**
±7,925 SF

 **BAY 2-16**
±9,720 SF

SUMMIT AT CEDARTREE FARMS – BUILDING 2

 **BAY 1 & 13**
±10,924 SF

 **BAY 2-12**
±11,880 SF



ELEVATIONS BUILDING 1



ELEVATIONS BUILDING 2



INTERSTATE CONNECTIVITY ALLOWING YOU TO REACH FURTHER, FASTER

DRIVE TIMES	
Highway 109	less than a mile, 1 minute
I-40E	10 minutes, 5 miles
I-840	15 minutes, 8 miles
I-24	35 minutes, 30 mile
I-65	35 minutes, 30 miles
Briley Pkwy (TN 155)	25 minutes, 20 miles
Gallatin	16 minutes, 10.4 miles
DT Nashville	30 minutes, 27 miles
Clarksville	1 hour 23 minutes, 65 miles
Smyrna	32 minutes, 25 miles
Shelby	30 minutes, 25 miles

27.6 MI
TO
DOWNTOWN
NASHVILLE

20.8 MI
TO
BNA AIRPORT



41M PEOPLE
within a 300 mile radius



75% OF THE U.S.
market within a 2 hour flight



**3 MAJOR
INTERSTATES**
converge in Nashville

ACCESS TO MAJOR MARKETS

243 MI
Atlanta

451 MI
Mobile

405 MI
Charlotte

491 MI
Savannah

109

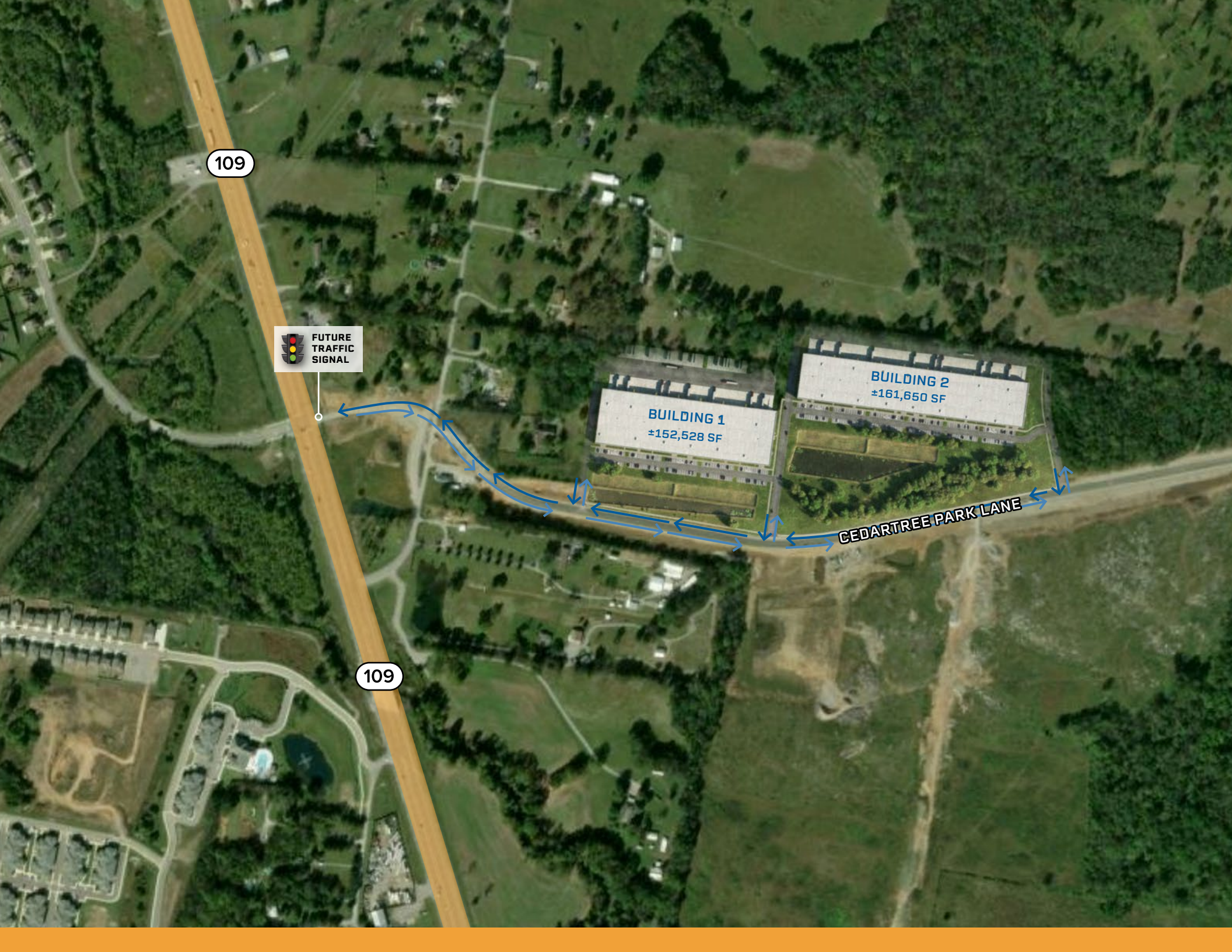


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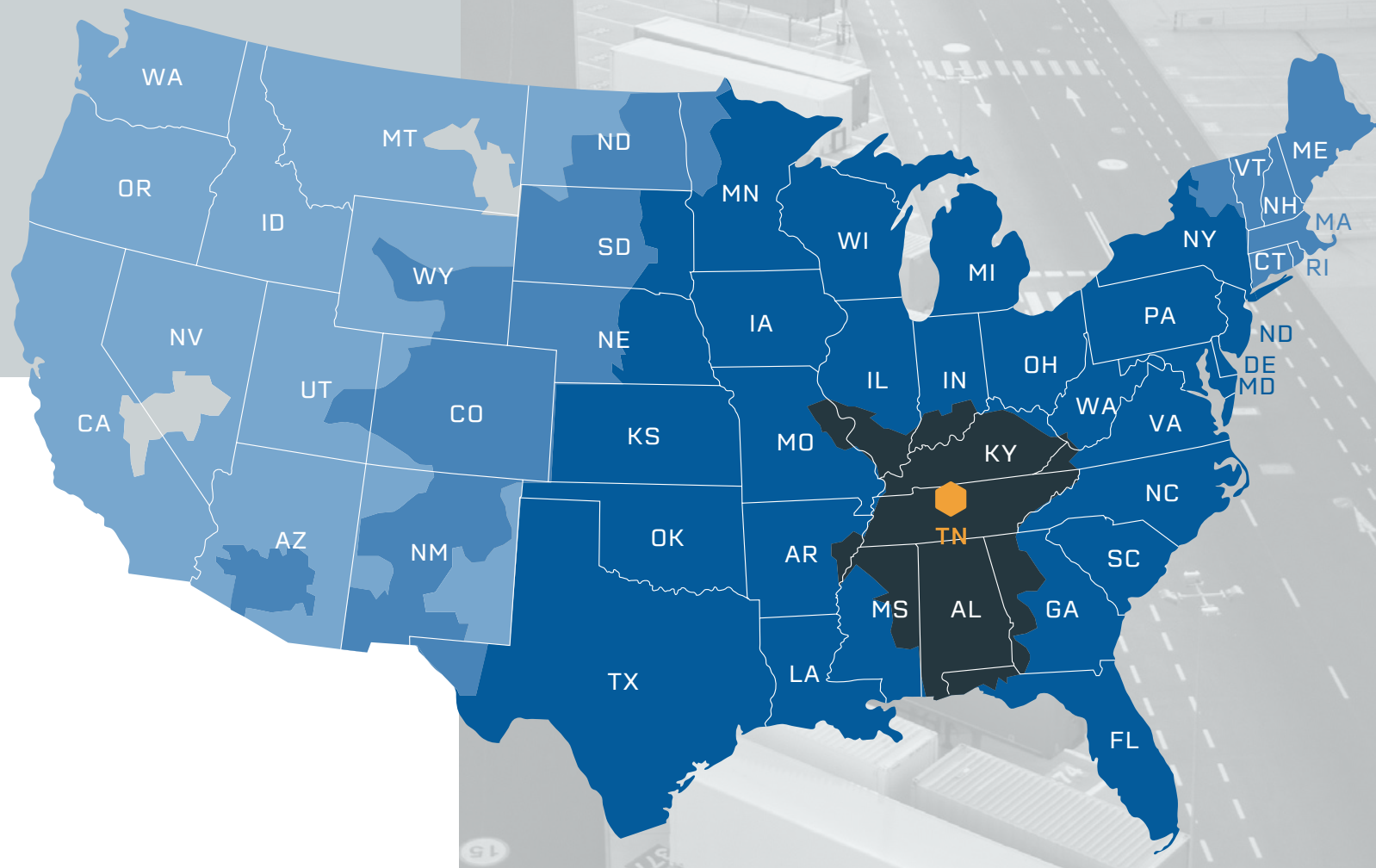
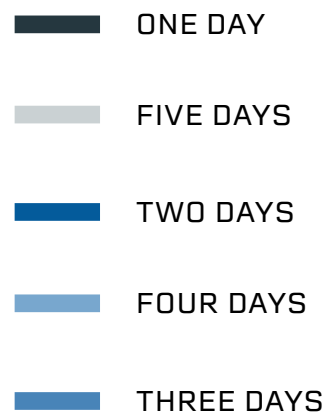
BUILDING 1
±152,528 SF

BUILDING 2
±161,650 SF

CEDARTREE PARK LANE



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 Two-Day
Ground Delivery from Nashville

DEMOGRAPHIC SNAPSHOT

TOTAL POPULATION

2.1M

Population

USA: 337M

28.6%

Increase

Since 2010

USA: 9.3%

1.5%

Projected

Population

Growth by 2027

MILLENNIAL/GEN-Z POPULATION

537K

Millennial Population

USA: 82M

25.4%

Of Millennial Population

USA: 24.3%

490K

Gen-Z Population

USA: 77M

23.2%

Gen-Z Population;

USA: 22.7%

ECONOMY

\$171B

GDP Oxford Economics

15%

Forecasted GDP

Growth by 2029

52%

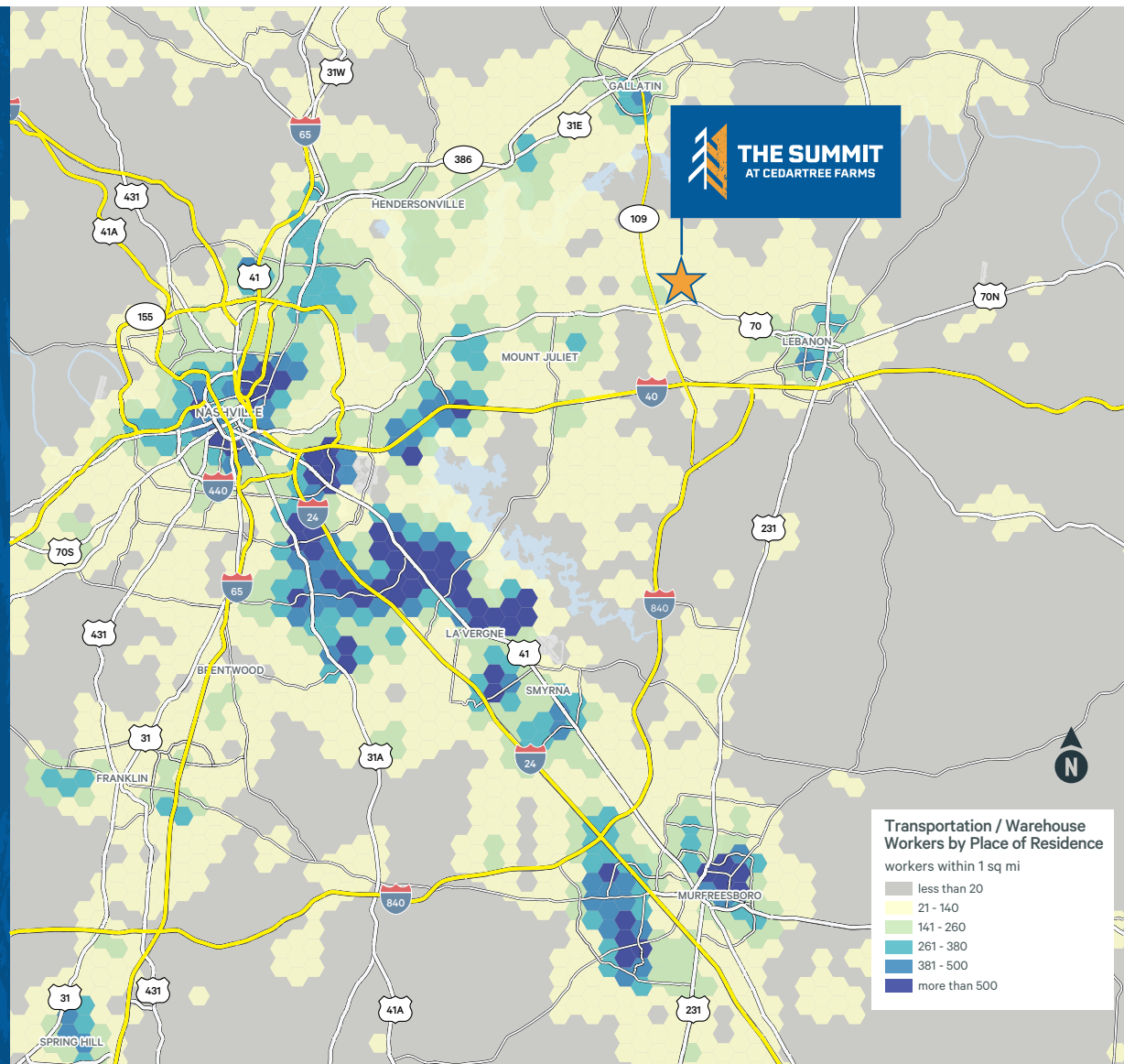
Job Growth Since 2010

6%

Forecasted Job

Growth by 2029

Source: Nashville Chamber of Commerce, CBRE Research





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AT CEDARTREE FARMS

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