



**CEDAR TREE FARMS  
HWY 109 | LEBANON, TN  
BUILD-TO-SUIT OPPORTUNITY!**

# LOCATION



## LOCATION ATTRIBUTES

- » Location: Intersection of Hwy 109 and Hwy 70 | Lebanon, TN
- » Labor: Less than 10 miles to Lebanon, Mt. Juliet and Gallatin
- » Access: 4 miles to Interstate 40, 8 miles to Interstate 840, access to Music City Star (commuter train), intersection of major highways, 19 miles to Nashville International Airport

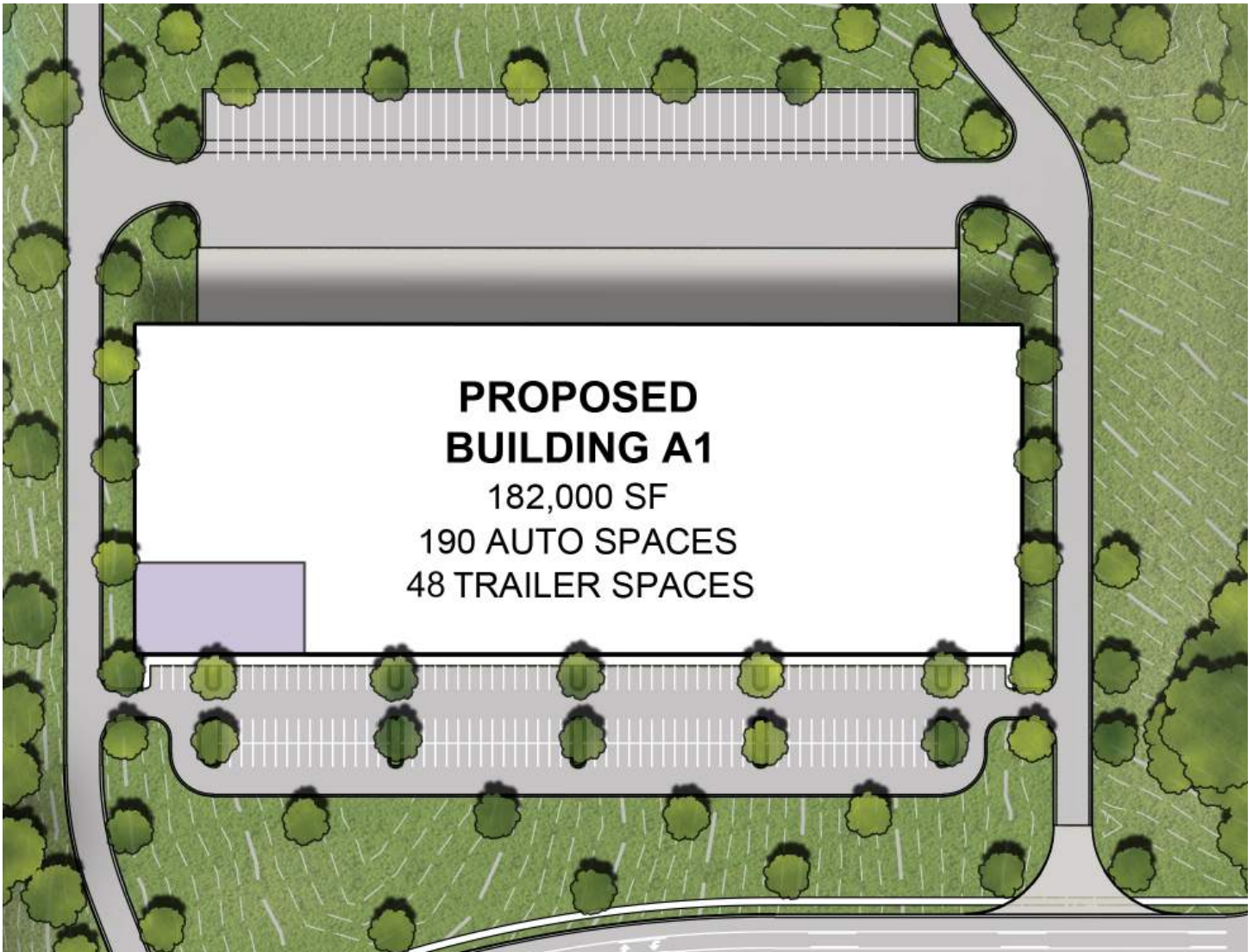
# SITE PLAN



## PROPERTY OVERVIEW

- » Site Area: 298 Acres
- » Warehouse: 7 Buildings,  $\pm$  2.0 MSF
- » Zoning: Industrial

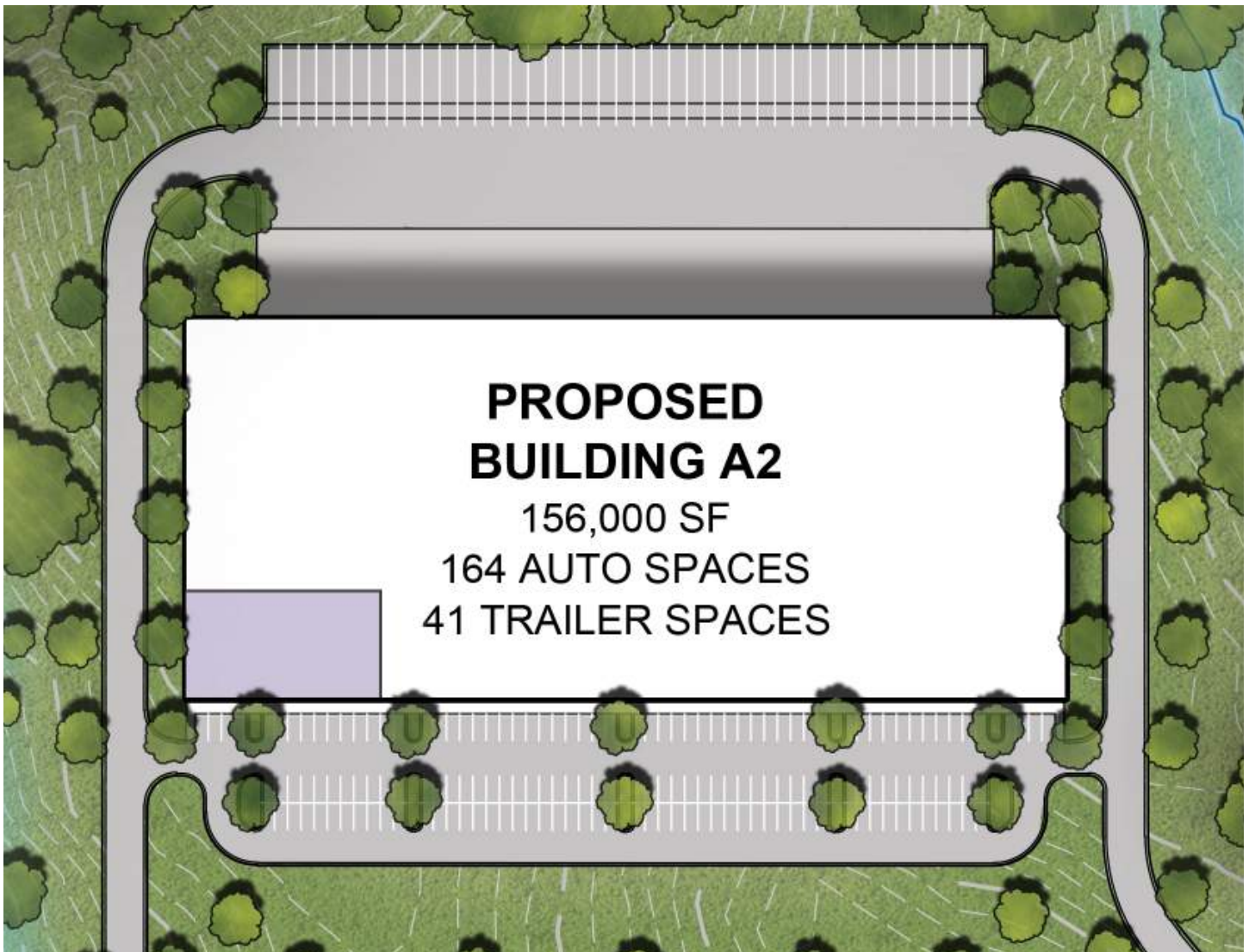
# BUILDING A1



## BUILDING SPECIFICATIONS - BUILDING A1

- Total Building SF: 182,000
- Building Dimensions: 700' x 260'
- Clear Height: 36'-0"
- Typical Bay Spacing: 54' x 50' with 53' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 190 spaces
- Trailer Stalls: 48 spaces
- Dock Positions: 19 equipped out of 38 available
- Drive-In Doors: (2) 12' x 14', electrically operated
- Electrical: 2,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR

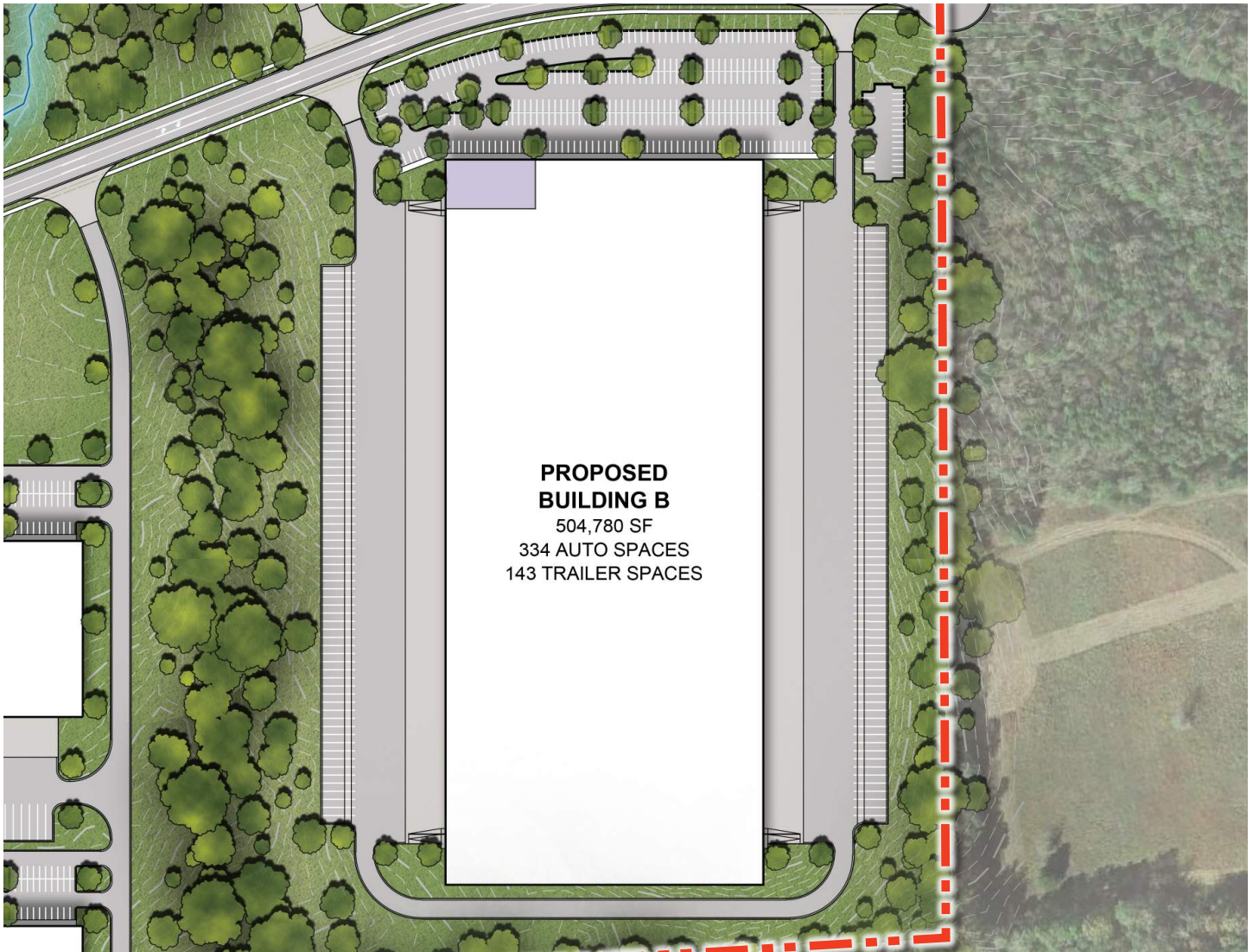
# BUILDING A2



## BUILDING SPECIFICATIONS - BUILDING A2

- Total Building SF: 156,000
- Building Dimensions: 600' x 260'
- Clear Height: 36'-0"
- Typical Bay Spacing: 54' x 50' with 53' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 164 spaces
- Trailer Stalls: 41 spaces
- Dock Positions: 16 equipped out of 31 available
- Drive-In Doors: (2) 12' x 14', electrically operated
- Electrical: 2,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR

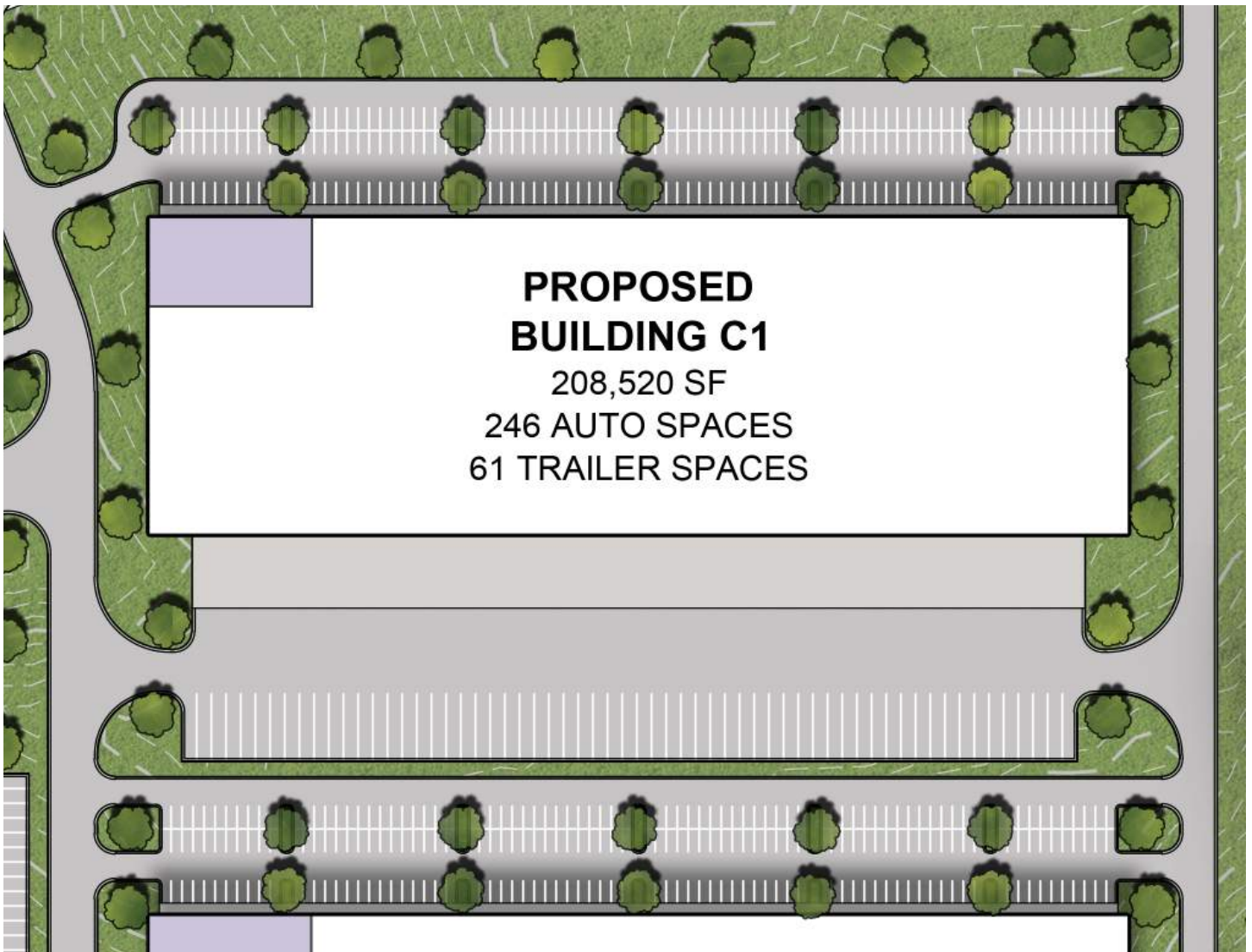
# BUILDING B



## BUILDING SPECIFICATIONS - BUILDING B

- Total Building SF: 504,780
- Building Dimensions: 1074' x 470'
- Clear Height: 40'-0"
- Typical Bay Spacing: 54' x 50' with 51' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 334 spaces
- Trailer Stalls: 143 spaces
- Dock Positions: 57 equipped out of 114 available
- Drive-In-Doors: (4) 12' x 14' doors
- Electrical: 3,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR

# BUILDING C1



## BUILDING SPECIFICATIONS - BUILDINGS C1

- Total Building SF: 208,520
- Building Dimensions: 802' x 260'
- Clear Height: 36'-0"
- Typical Bay Spacing: 54' x 50' with 50' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 246 spaces
- Trailer Stalls: 61 spaces
- Dock Positions: 23 equipped out of 45 available
- Drive-In-Doors: (2) 12' x 14' doors
- Electrical: 2,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR

# BUILDING C2



## BUILDING SPECIFICATIONS - BUILDINGS C2

- Total Building SF: 208,520
- Building Dimensions: 802' x 260'
- Clear Height: 36'-0"
- Typical Bay Spacing: 54' x 50' with 50' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 246 spaces
- Trailer Stalls: 61 spaces
- Dock Positions: 23 equipped out of 45 available
- Drive-In-Doors: (2) 12' x 14' doors
- Electrical: 2,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR



# BUILDING C3



## BUILDING SPECIFICATIONS - BUILDINGS C3

- Total Building SF: 208,520
- Building Dimensions: 802' x 260'
- Clear Height: 36'-0"
- Typical Bay Spacing: 54' x 50' with 50' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 246 spaces
- Trailer Stalls: 61 spaces
- Dock Positions: 23 equipped out of 45 available
- Drive-In-Doors: (2) 12' x 14' doors
- Electrical: 2,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR

# BUILDING D



## BUILDING SPECIFICATIONS - BUILDING D

- Total Building SF: 530,160
- Building Dimensions: 1128' x 470'
- Clear Height: 40'-0"
- Typical Bay Spacing: 54' x 50' with 51' x 50' end bays
- Speed Bay Spacing: 54' x 60'
- Car Parking: 384 spaces
- Trailer Stalls: 156 spaces
- Dock Positions: 60 equipped out of 120 available
- Drive-In-Doors:(4) 12' x 14' doors
- Electrical: 3,000 Amps, 3-phase, 480/277 Volt
- Fire Protection: ESFR
- Lighting: High-bay, LED, motion sensor