

NASHVILLE NORTH
—
STATELINE
COMMERCE
CENTER

SIGNAGE

±192 AC

±2,465,120 SF

CONSTRUCTION BEGINS Q3 2022 | 1850 VAUGHN PKY. PORTLAND, TN 37148

PORTLAND
COMMERCE
CENTER, LLC

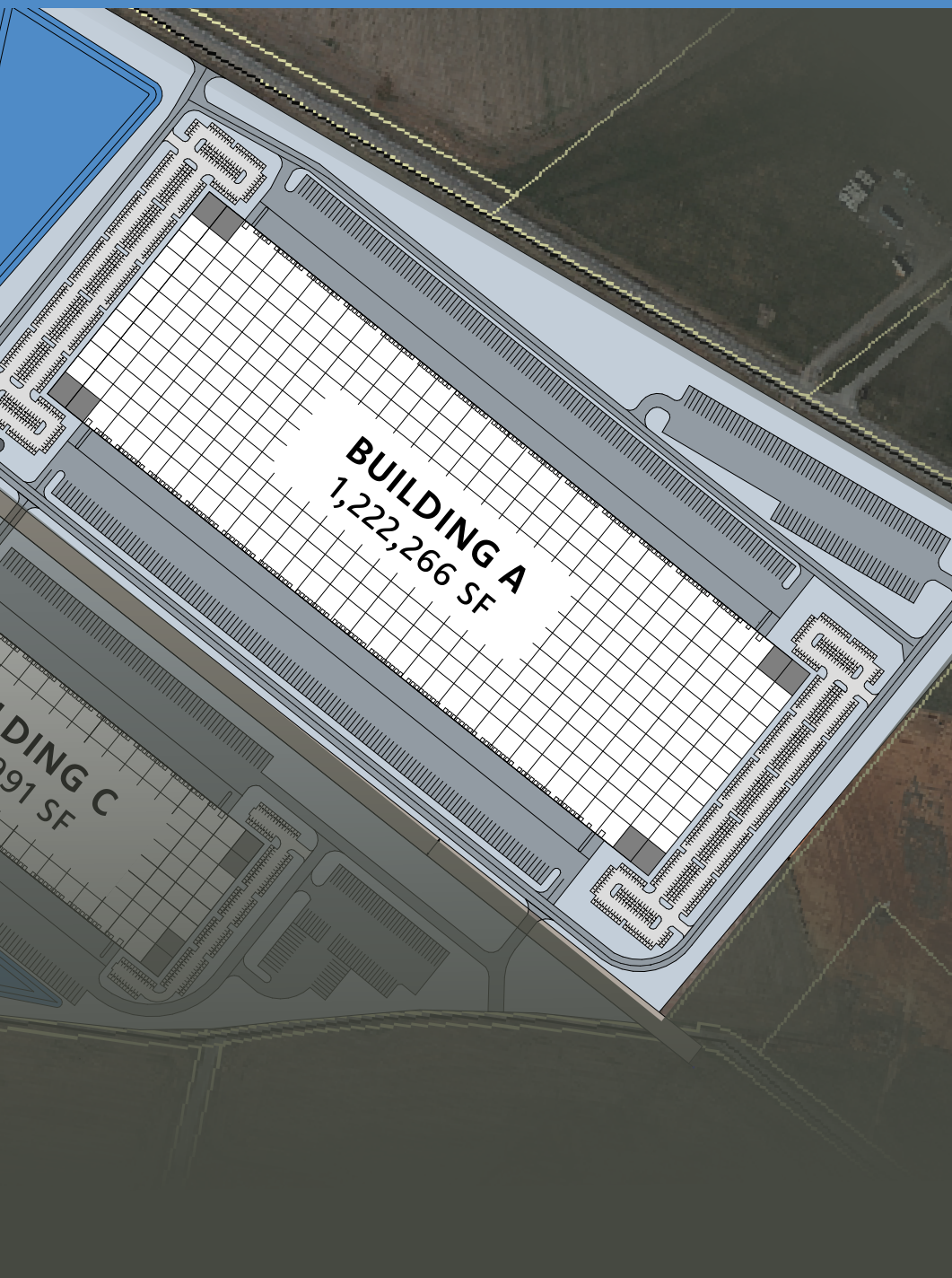
OTN
— GROUP

CBRE



SITE PLAN

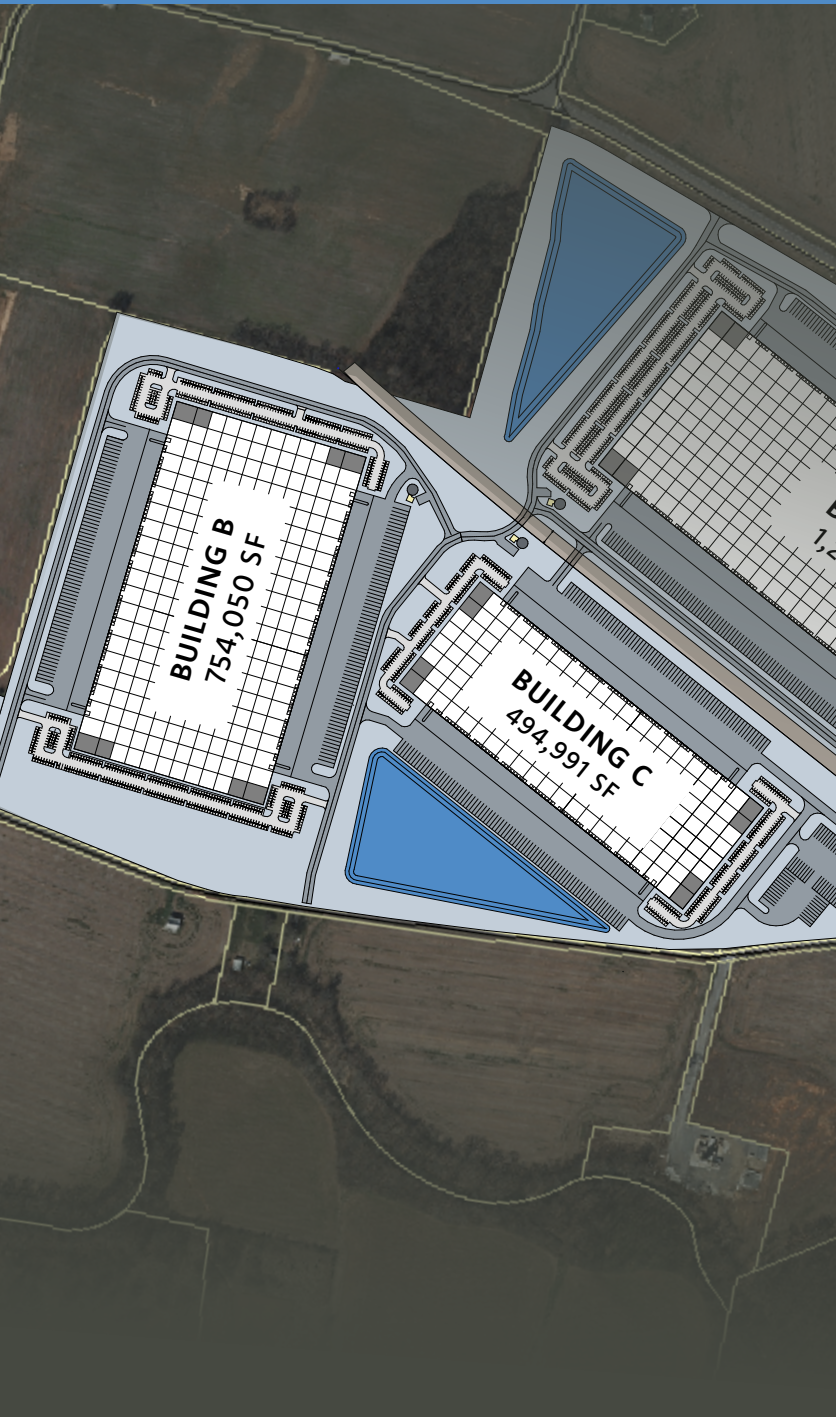
PHASE I



BUILDING A

Boma RA	1,221,092 SF
CLR Height	40 feet
Bldg. Dim.	640 ft x 1,904 ft
Bay Dim.	50 ft x 56 ft 70 ft Speed Bays
Configuration	Cross-Dock
Drive-In Doors	4
Dock Positions	236 max.
Employee Parking	829 Spaces
Trailer Parking	354 spaces
Car Parking	780+ spaces
Dock doors	240 positions
Drive thru Doors	4 doors

PHASE 2



BUILDING B

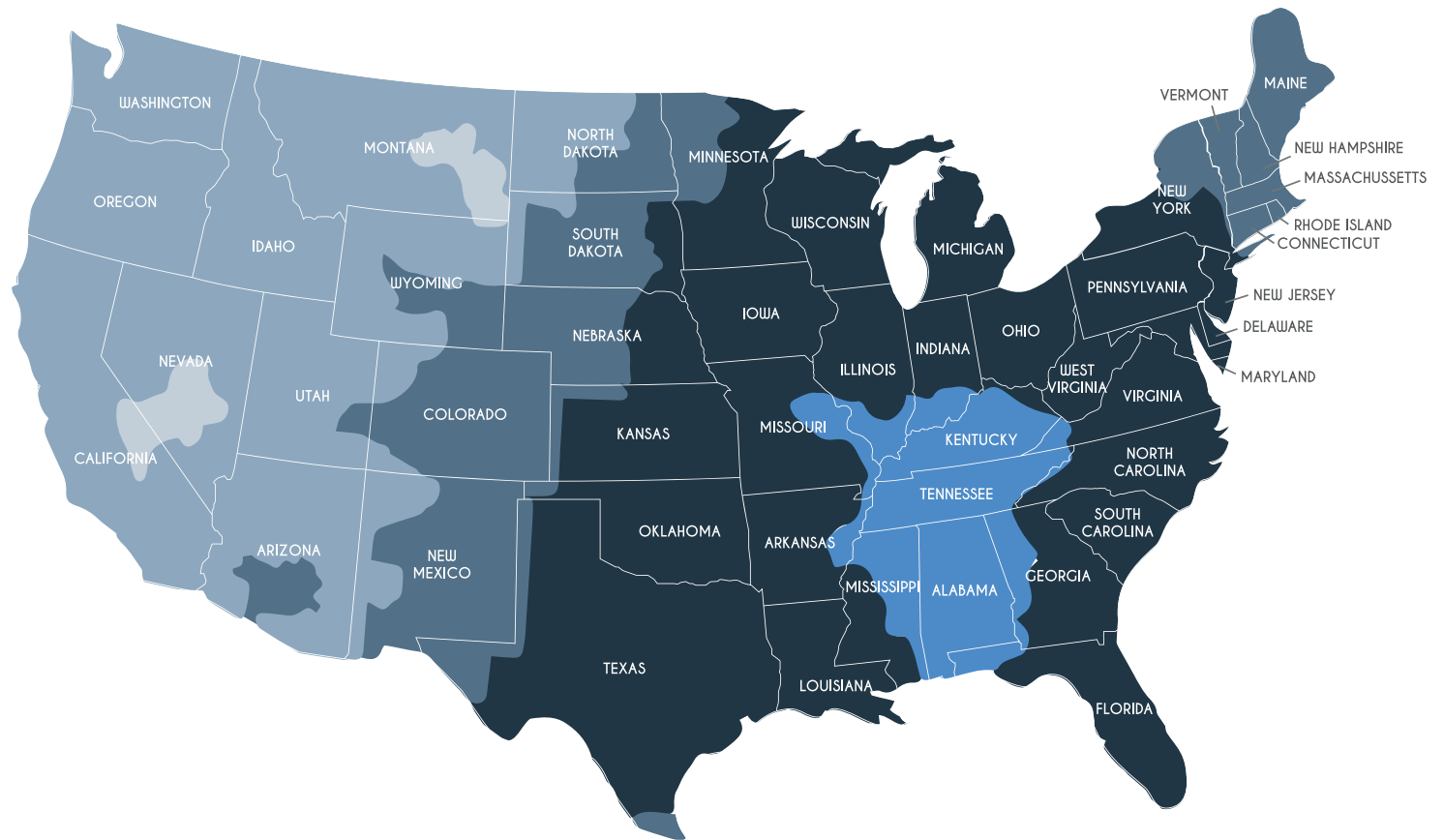
Boma RA	754,050 SF
CLR Height	40 feet
Bldg. Dim.	640 ft x 1,176 ft
Bay Dim.	50 ft x 56 ft 70 ft Speed Bays
Configuration	Cross-Dock
Drive-In Doors	4
Dock Positions	136 max.
Employee Parking	438 Spaces
Trailer Parking	142 spaces
Car Parking	388+ spaces
Dock doors	136 positions
Drive thru Doors	4 doors

BUILDING C

Boma RA	494,991 SF
CLR Height	36 feet
Bldg. Dim.	420 ft x 1,176 ft
Bay Dim.	50 ft x 56 ft 60 ft Speed Bays
Configuration	Cross-Dock
Drive-In Doors	4
Dock Positions	136 max.
Employee Parking	259 Spaces
Trailer Parking	261 spaces
Car Parking	248+ spaces
Dock doors	136 positions
Drive thru Doors	4 doors

FEDEX

GROUND PARCEL DELIVERY MAP



FEDEX

GROUND DELIVERY



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



From Nashville, 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



41M People within 300 mile radius



Three major interstates converge in Nashville


HIGHLIGHTS


 130 Miles from UPS Hub in Louisville &
246 Miles for FedEx Hub in Memphis

 +/-2,570,133 SF for Lease


 Tenant Tax Incentives Available


 0.9 Miles from Exit 121, I-65 North

 Class A 40' clear height at first column
in with 70' speed bays.

 Campus Style Development Potential

 Ample Trailer & Vehicle Parking

 Cost Effective and available labor source

 Park users include: Kroger, Macy's,
Doorman Products, XPO Logistics



INTERSTATE ACCESS



I-65 INTERCHANGE EXIT 121

NASHVILLE NORTH STATELINE COMMERCE CENTER

SCC BUILDING A

SCC BUILDING B

SCC BUILDING C

SCC BUILDING D

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