100-155 Cedar Creek Lane | Lebanon, TN



# EARHART

## INDUSTRIAL PARK

**Building 1 Delivered | Building 2 Delivered**

FOUNDRY COMMERCIAL

GRIFFIN PARTNERS

36.15590429294565

# HIGHLIGHTS

-86.39244777348755

## LOCATION

100-155 Cedar Creek Ln.
Lebanon, TN

## AVAILABLE

Building 1: 863,900 SF
Building 2: 1,151,900 SF

## ACCESS

840 (Immediate)
I-40 (4 Minutes)

## PROJECT

Up to 2,015,800 SF
with 301 Overflow
Trailer Parks

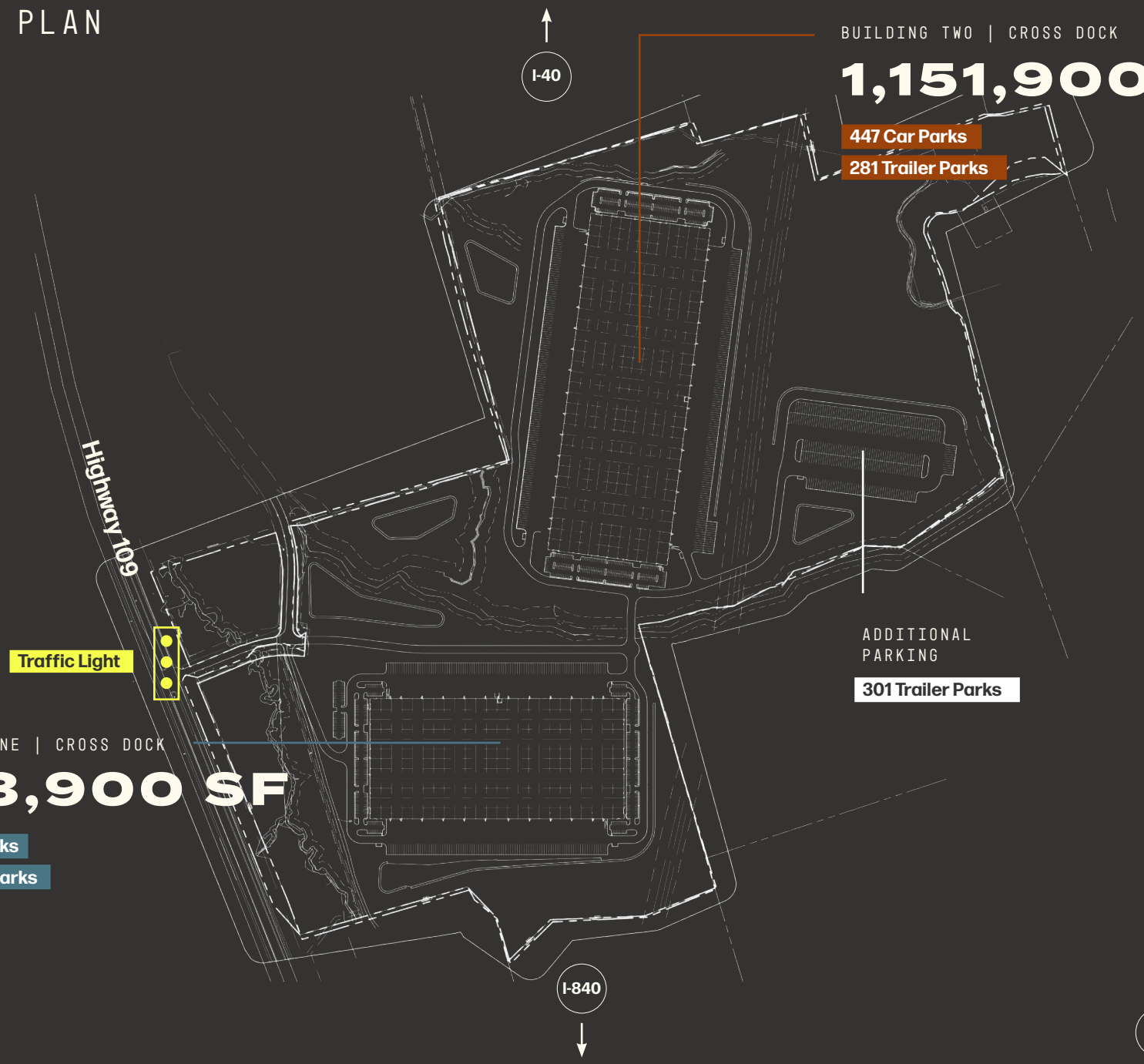
## DELIVERY

Building 1: Delivered
Building 2: Delivered

## SUBMARKET

Wilson County,
Nashville MSA

# SITE PLAN




BUILDING TWO | CROSS DOCK

**1,151,900 SF**

447 Car Parks

281 Trailer Parks

ADDITIONAL PARKING

301 Trailer Parks

BUILDING ONE | CROSS DOCK

**863,900 SF**

308 Car Parks

193 Trailer Parks

# BUILDING ONE




| | |
|---|---|
| **Total Size** | 863,900 SF |
| **Building Depth** | 640’ |
| **Floor Slab** | 8” Thick, 4,000 PSI |
| **Electrical** | 277 / 480 Volt, 3 Phase,<br>3000 Amps service |
| **Clear Height** | 40’ |
| **Column Spacing** | 56’ x 60’ Speed Bays<br>56’ x 52’ Interior Bays |
| **Fire Sprinklers** | ESFR |
| **Drive In Ramps** | (2) 50’ |
| **Car Parks** | 308 |
| **Trailer Parks** | 193 |
| **Dock Doors** | (138) 9’ x 10’ |
| **Pit Levelers** | 69 (40K lbs.) |
| **Drive In Doors** | (4) 12’ x 14’ |
| **Truck Court Depth** | 130’ Truck Court<br>60’ Trailer Parking |

# BUILDING TWO



| | |
|---|---|
| **Total Size** | 1,151,900 SF |
| **Building Depth** | 640’ |
| **Floor Slab** | 8” Thick, 4,000 PSI |
| **Electrical** | 277 / 480 Volt, 3 Phase,<br>3000 Amps service |
| **Clear Height** | 40’ |
| **Column Spacing** | 56’ x 60’ Speed Bays<br>56’ x 52’ Interior Bays |
| **Fire Sprinklers** | ESFR |
| **Drive In Ramps** | (2) 50’ |
| **Car Parks** | 447 |
| **Trailer Parks** | 281 |
| **Dock Doors** | (193) 9’ x 10’ |
| **Pit Levelers** | 95 (40K lbs.) |
| **Drive In Doors** | (4) 12’ x 14’ |
| **Truck Court Depth** | 125’ Truck Court<br>55’ Trailer Parking |




BUILDING ONE
100 CEDAR CREEK LANE

DELIVERED
WHITE BOX INTERIOR

# 863,900 SF

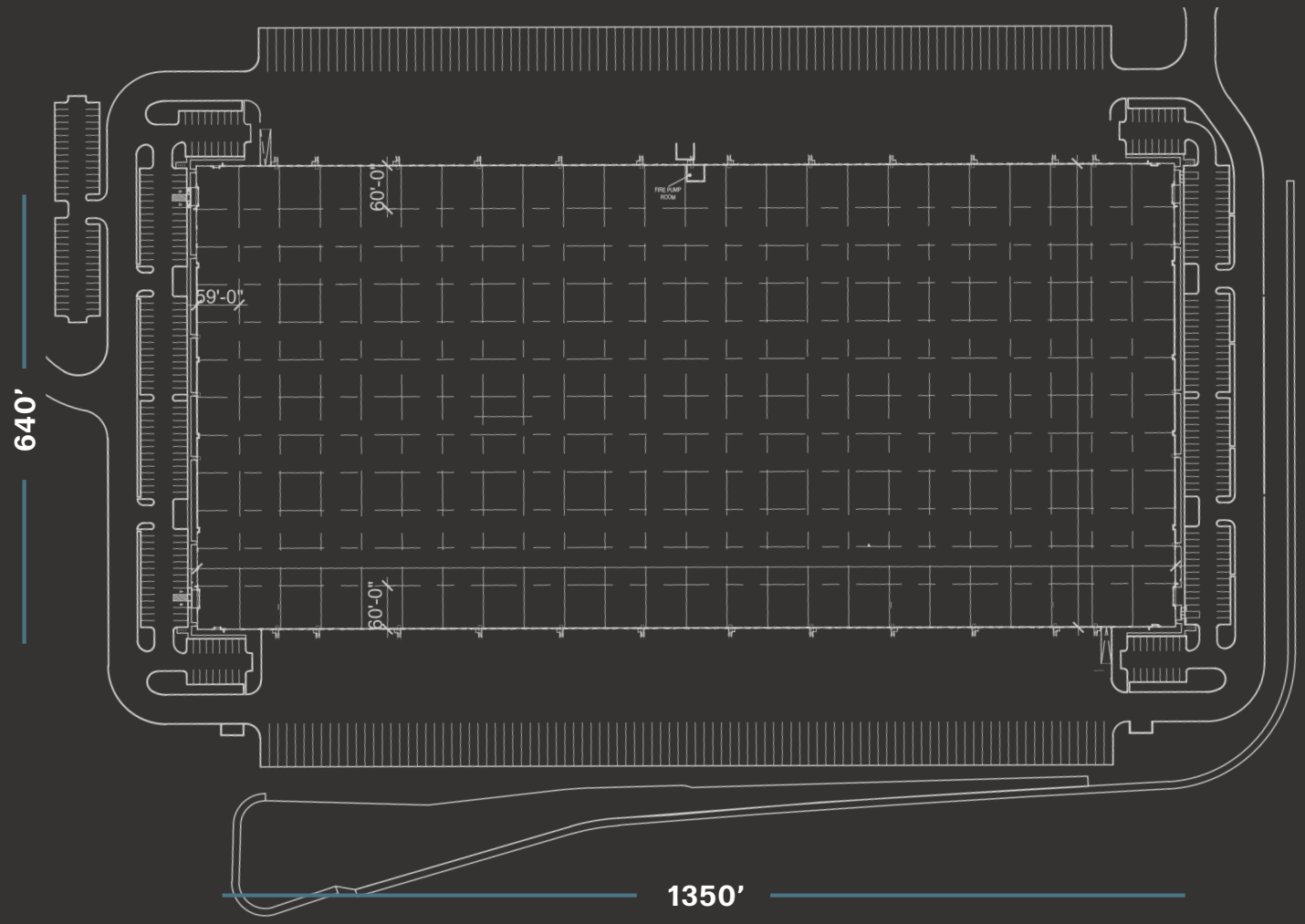
| | |
|---|---|
| **Total Size** | 863,900 SF |
| **Building Depth** | 640’ |
| **Floor Slab** | 8” Thick, 4,000 PSI |
| **Clear Height** | 40’ |
| **Fire Sprinklers** | ESFR |
| **Electrical** | 277 / 480 Volt, 3 Phase,<br>3000 Amps service |
| **Column Spacing** | 56’ x 60’ Speed Bays<br>56’ x 52’ Interior Bays |

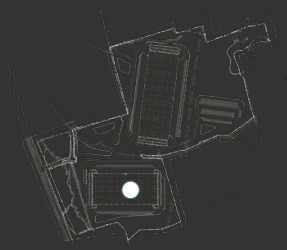
| | |
|---|---|
| **Drive In Ramps** | (2) 50’ |
| **Drive In Doors** | (4) 12’ x 14’ |
| **Dock Doors** | (138) 9’ x 10’ |
| **Pit Levelers** | 69 (40K lbs.) |
| **Car Parks** | 308 |
| **Trailer Parks** | 193<br>301 Additional Parks |
| **Truck Court Depth** | 130’ Truck Court<br>60’ Trailer Parking |

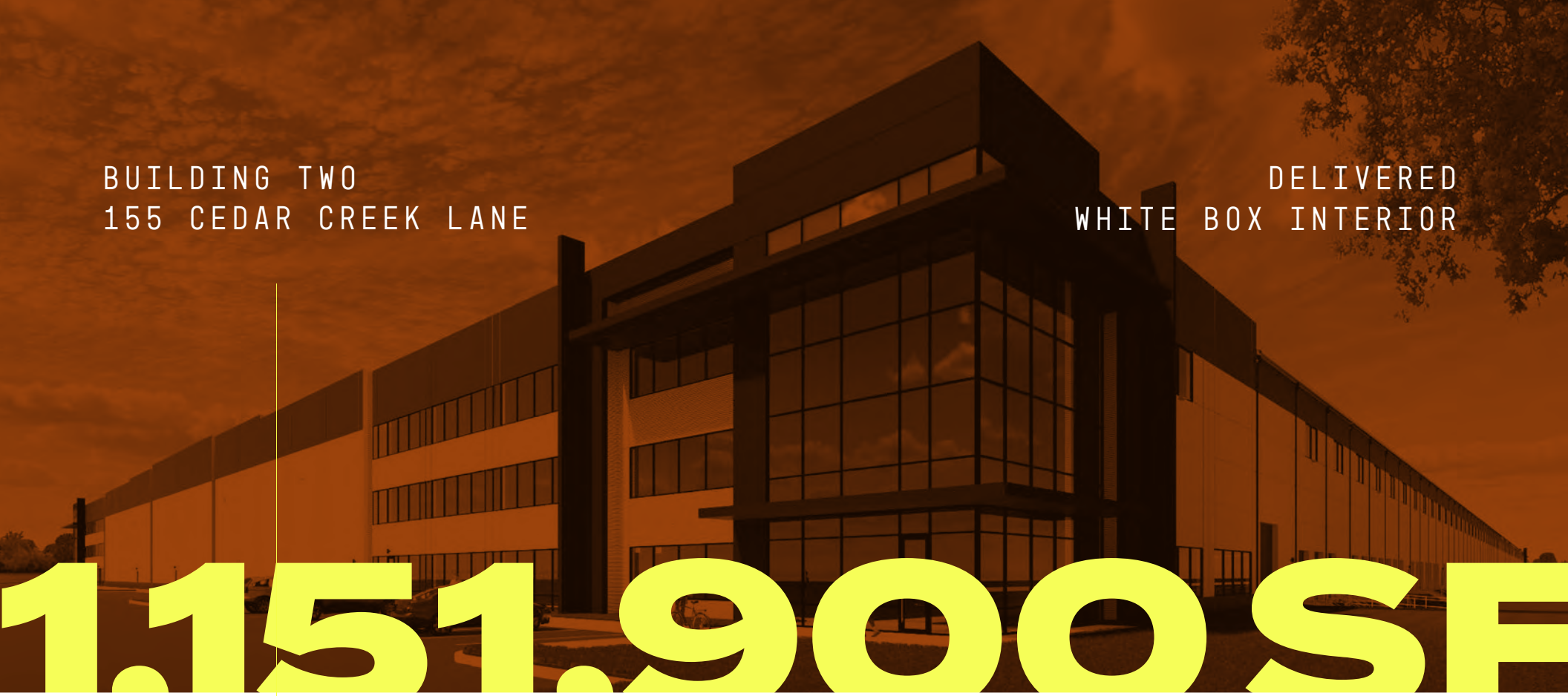
BUILDING ONE | CROSS DOCK

# 863,900 SF

- 308 Car Parks
- 193 Trailer Parks
- 40’ Clear Height





BUILDING TWO
155 CEDAR CREEK LANE

DELIVERED
WHITE BOX INTERIOR

# 1,151,900SF

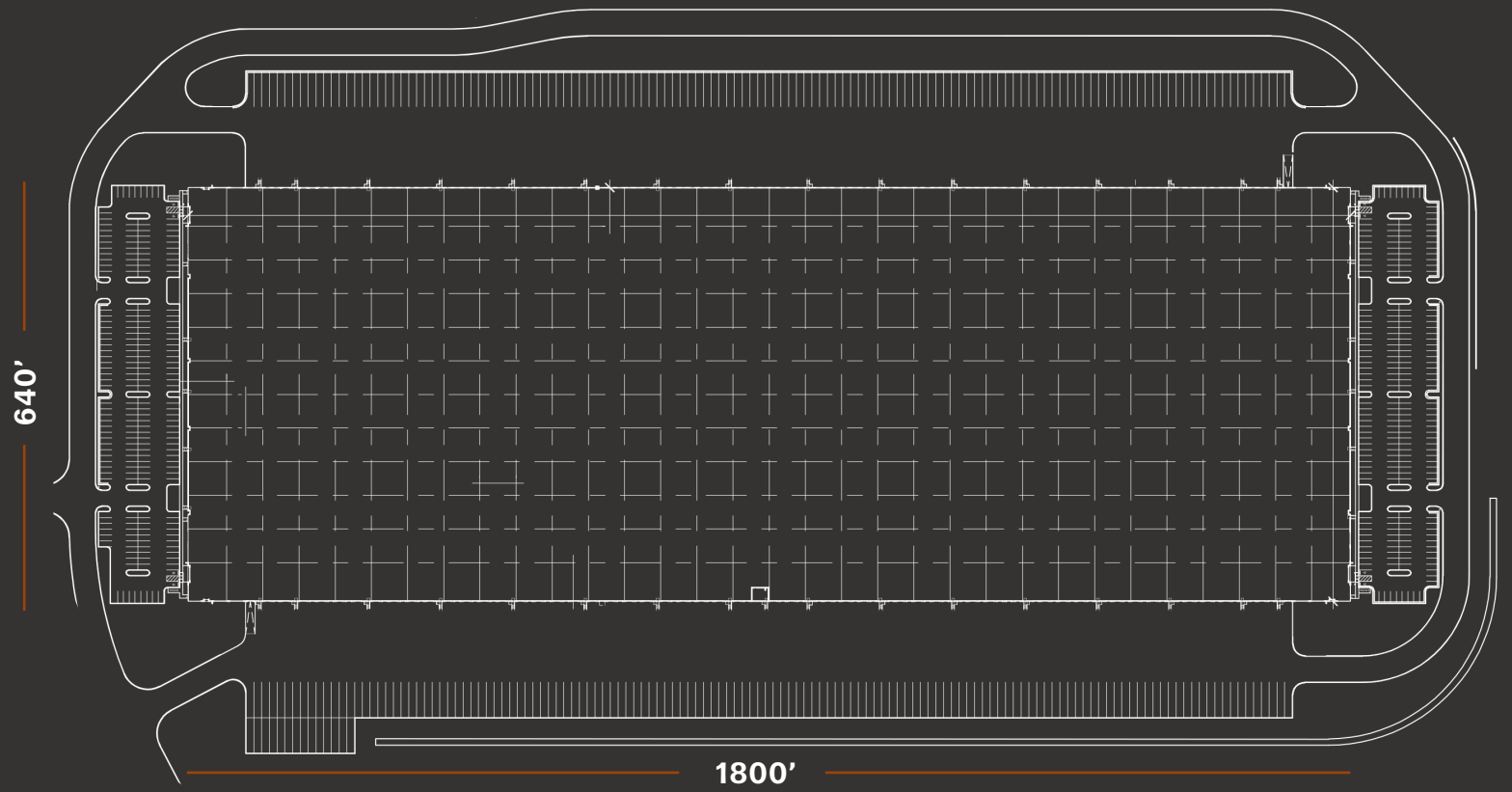
| | |
|---|---|
| **Total Size** | 1,151,900SF |
| **Building Depth** | 640’ |
| **Floor Slab** | 8” Thick, 4,000 PSI |
| **Clear Height** | 40’ |
| **Fire Sprinklers** | ESFR |
| **Electrical** | 277 / 480 Volt, 3 Phase,<br>3000 Amps service |
| **Column Spacing** | 56’ x 60’ Speed Bays<br>56’ x 52’ Interior Bays |

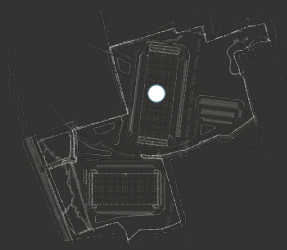
| | |
|---|---|
| **Drive In Ramps** | (2) 50’ |
| **Drive In Doors** | (4) 12’ x 14’ |
| **Dock Doors** | (193) 9’ x 10’ |
| **Pit Levelers** | 95 (40K lbs.) |
| **Car Parks** | 447 |
| **Trailer Parks** | 281<br>301 Additional |
| **Truck Court Depth** | 125’ Truck Court<br>55’ Trailer Parking |

BUILDING TWO | CROSS DOCK

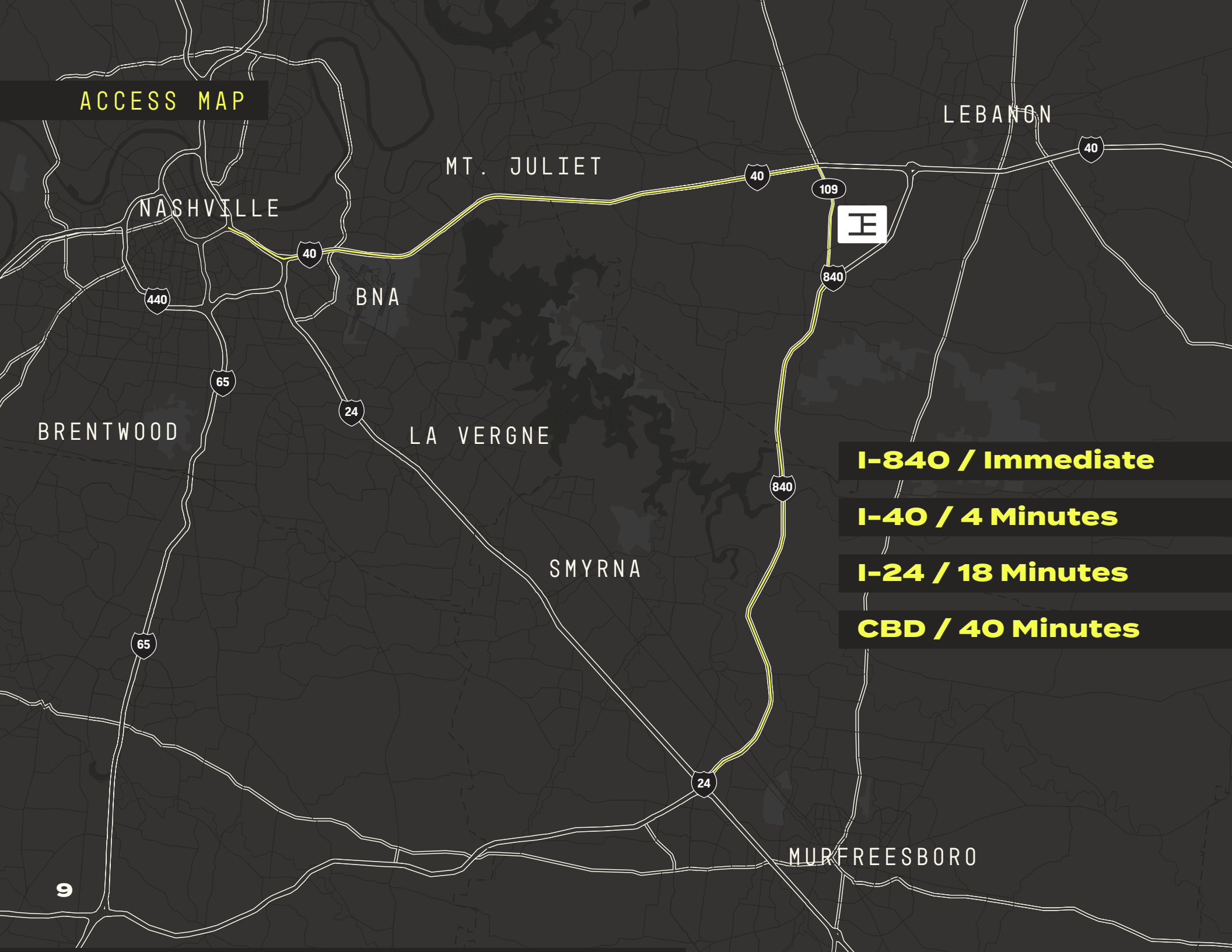
# 1,151,900 SF

- 447 Car Parks
- 281 Trailer Parks
- 40’ Clear Height



# ACCESS MAP

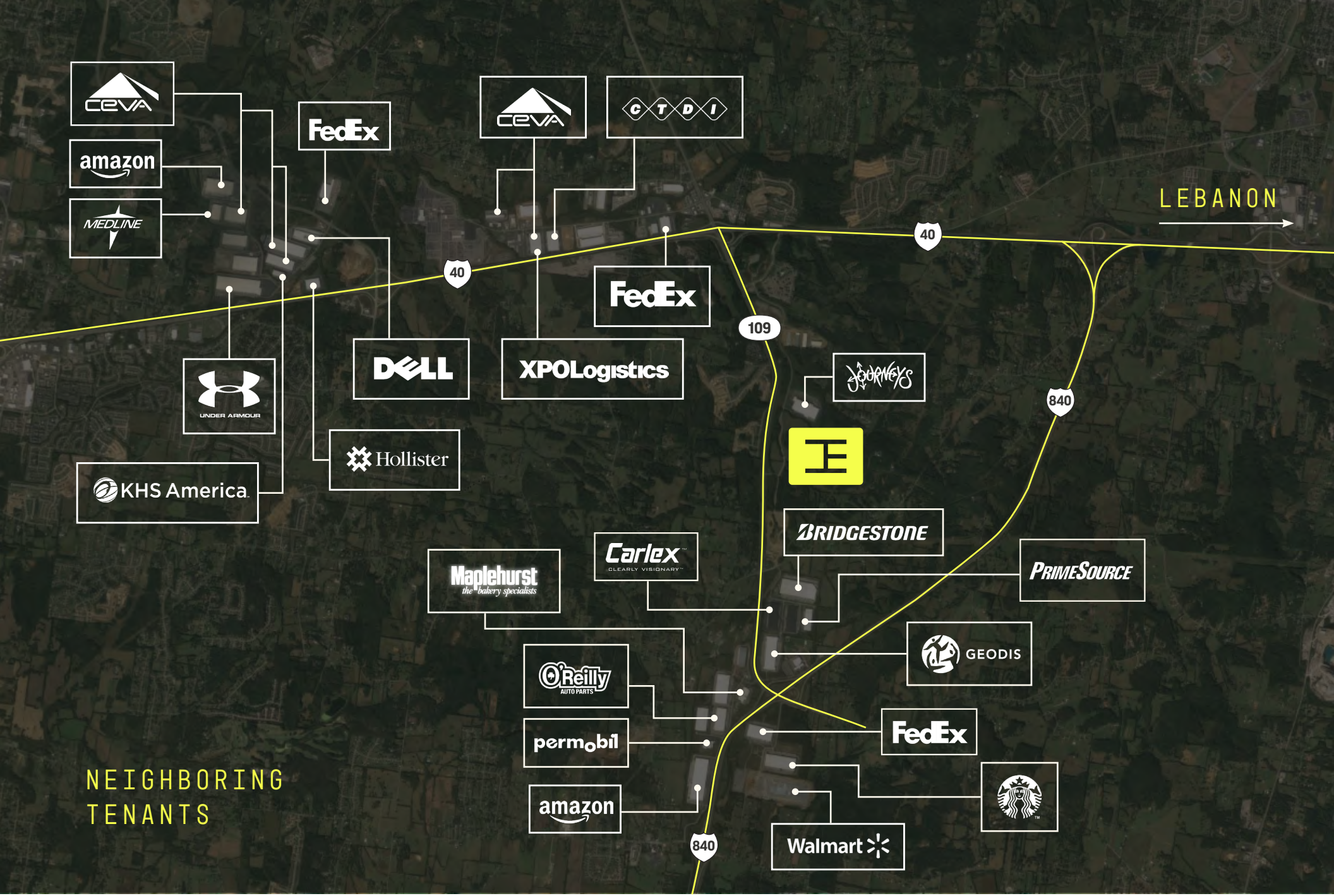



**I-840 / Immediate**

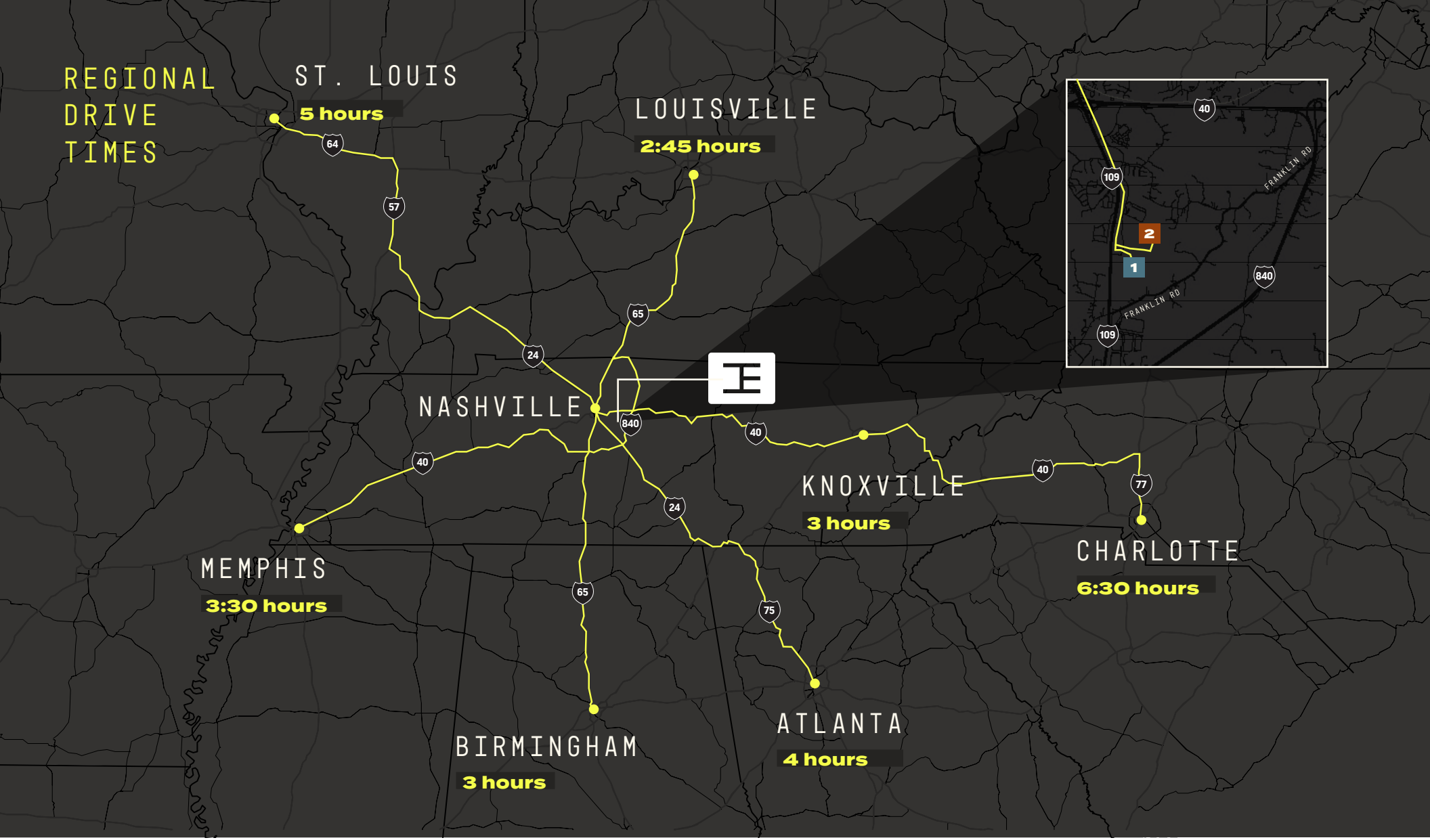
**I-40 / 4 Minutes**

**I-24 / 18 Minutes**

**CBD / 40 Minutes**




NEIGHBORING TENANTS




**ST. LOUIS**
332 miles via I-24W

**LOUISVILLE**
176 miles via I-65N

**KNOXVILLE**
180 miles via I-40E

**CHARLOTTE**
412 miles via I-40E

**MEMPHIS**
212 miles via I-40W

**BIRMINGHAM**
191 miles via I-65S

**ATLANTA**
248 miles via I-24E + I-75S

## CONTACT

**Melissa Alexander, SIOR**
melissa.alexander@foundrycommercial.com
901.270.4031

**Casey Flannery, CCIM**
casey.flannery@foundrycommercial.com
901.289.0215

**Warren Snowdon, SIOR**
warren.snowdon@foundrycommercial.com
704.705.3852

FOUNDRY COMMERCIAL

GRIFFIN PARTNERS