

1800 JOE B JACKSON PKWY

Murfreesboro, TN

FOR LEASE - 100,106 SF
HEAVY POWER (4.5MW)

Colliers

PROPERTY OVERVIEW



ADDRESS

1800 Joe B Jackson Pkwy
Murfreesboro, TN 37127

Land	6.73+/- Acres
Zoning	H-I (Heavy Industrial)
Building Total	100,106 SF
Warehouse Size	93,799 SF
Office SF	6,307
Electrical Service	4.5MW
Year Built	2011
Available	Spring 2026
Construction Type	Steel & Masonry
Clear Height	26' - 42'
Dock High Doors	14
Drive-In Doors	8
Parking	110 Spaces
Fire Suppression	Wet Sprinkler System
Fully Climate Controlled	25 Tons

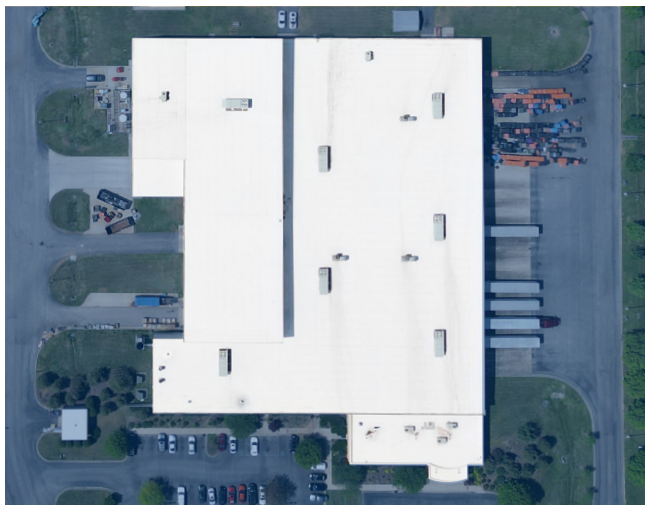
SITE PLAN

±5 AC
IOS/Future Development

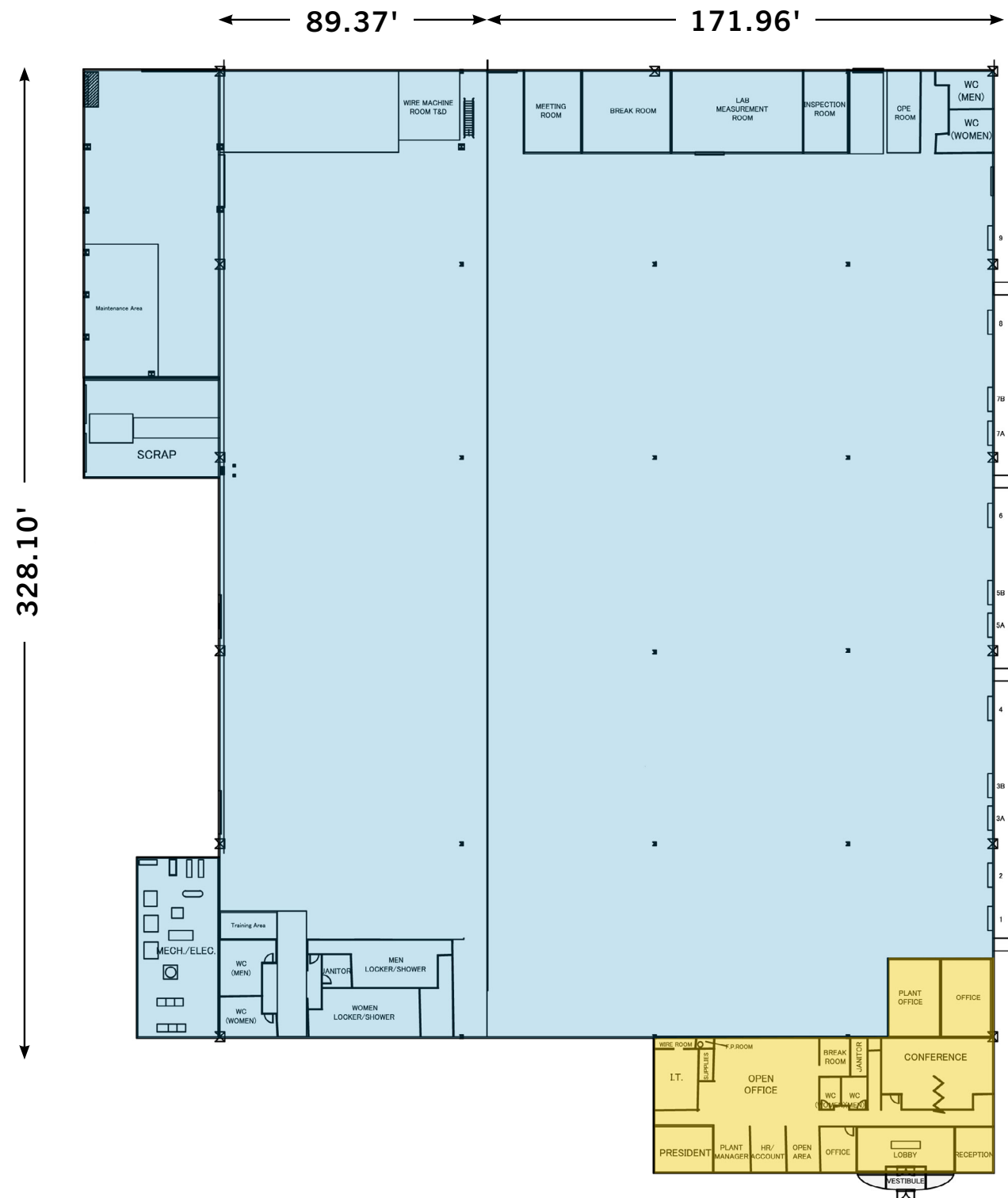
Dexter Stamping Co.
100,106 SF

Joe B. Jackson Pkwy

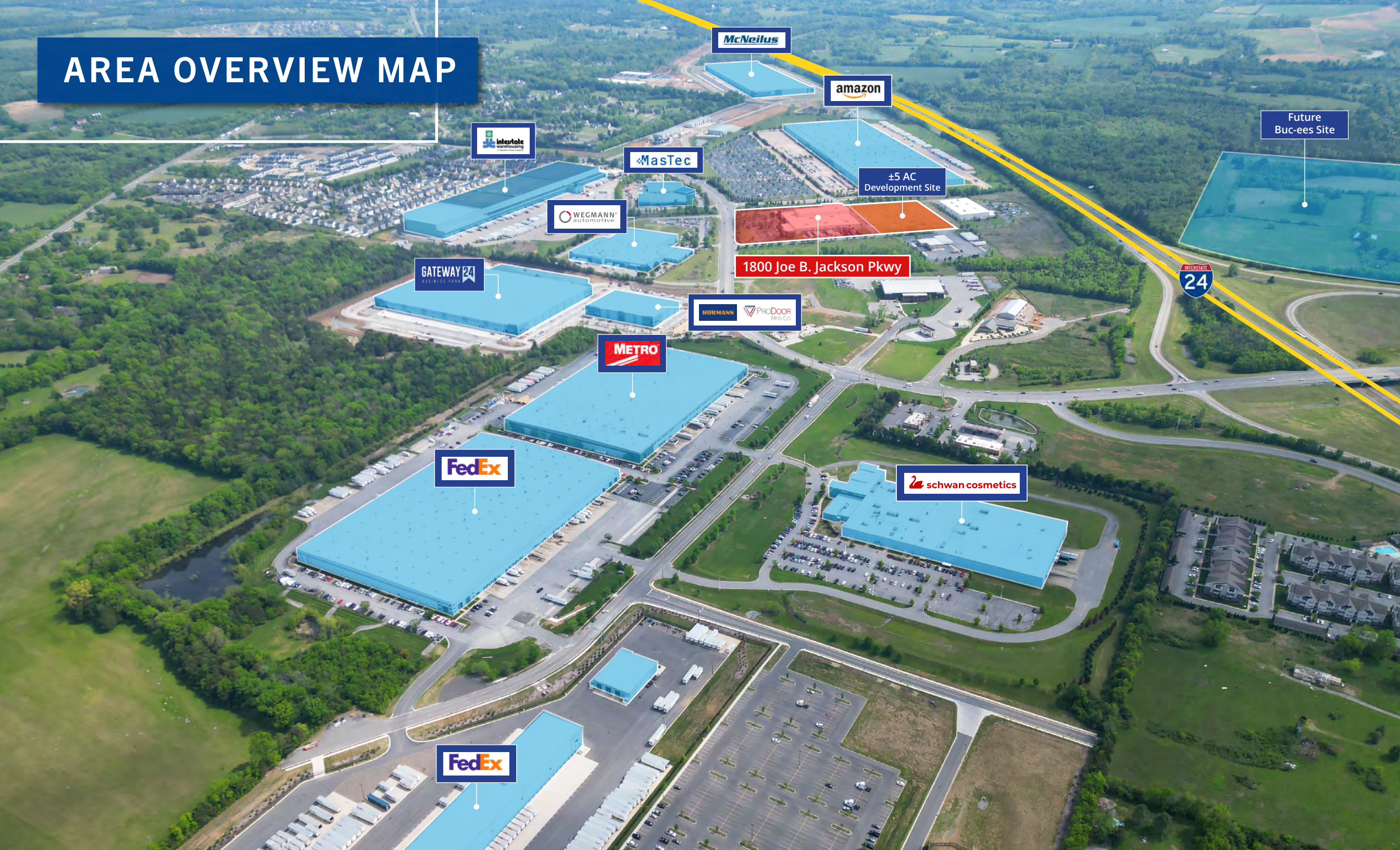
FLOOR PLAN



OFFICE
WAREHOUSE



AREA OVERVIEW MAP



McNeilus

amazon

intertote
warehousing

MasTec

WEGMANN
automotive

GATEWAY 24
BUSINESS PARK

METRO

FedEx

schwan cosmetics

Future
Buc-ees Site

1800 Joe B. Jackson Pkwy

±5 AC
Development Site

INTERSTATE
24

FedEx

MARKET SNAPSHOT | NASHVILLE, DAVIDSON COUNTY, TN



Commonly known as “Music City”, Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of ±2 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.



2M

People



15.4%

Population Growth
since 2010



1.08M

Labor Force



33.2%

Job Growth
Since 2010



\$58k

Per Capita
Income



98.5

Cost of Living
Index



14k

Downtown
Residences

CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive

LIVIBILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport with nearly 600 daily flights
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

NOTABLE CORPORATE HEADQUARTERS:

- Nissan North America
- Bridgestone Americas
- Hospital Corporation of America
- Dollar General
- Tractor Supply
- Healthways
- Mars Petcare
- CHS

WHY NASHVILLE

Top 10 City to
Live After the
Pandemic



#1 in
Metropolitan
Economic
Strength

POLICOM.COM

#5 Best City for
Jobs this Fall



Manpower®

#8 Friendliest
US City



Top 10 City
for Creatives

smartasset™

TRAVEL+
LEISURE

#11 Best City in
America



LIVABILITY™

Top 20 City for
Best & Most
Improved
Housing Markets
in US

smartasset™

#3 Best City
for Young
Professionals

Inc.

Top 10 Best
Places to Start a
Business

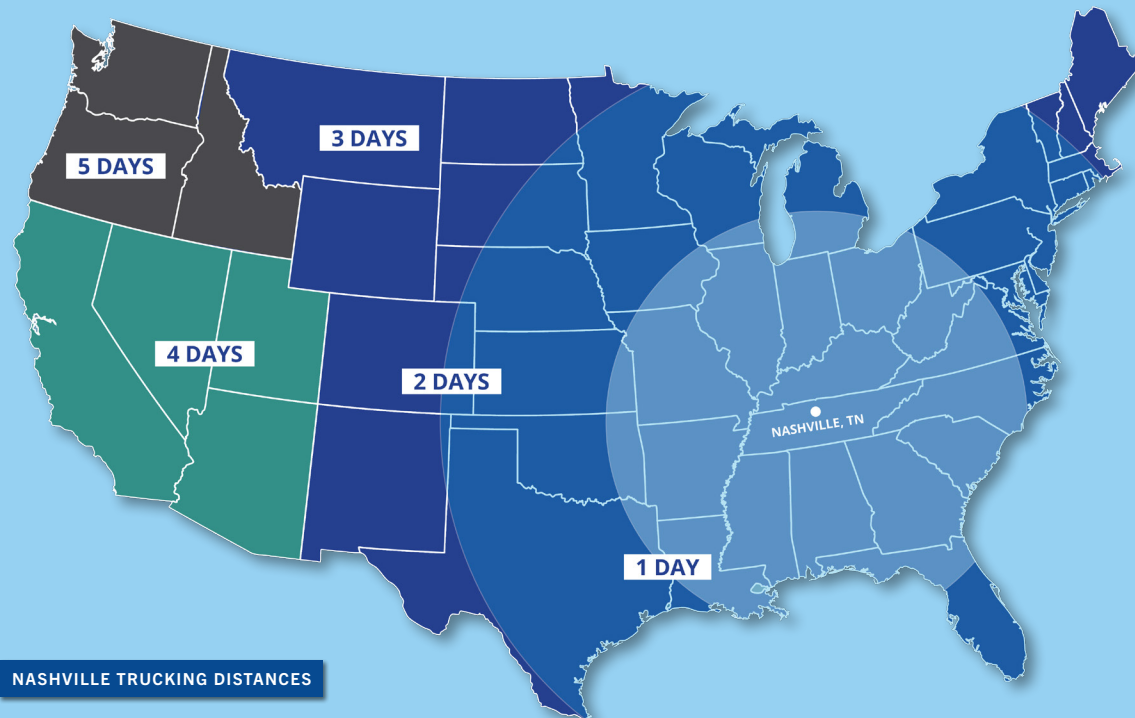
Forbes

Top 10 Cities
Americans are
Moving to

TRANSPORTATION OVERVIEW

Residents and companies are drawn to Nashville given the area's strong transportation network that significantly enhances economic opportunities and quality of life within the region.

- Centrally located at the crossroads of three interstate highways (I-65, I-40 & I-24)
- Nashville International Airport handles over 440 daily flights to more than 80 different US markets.
- \$1.2B airport expansion at the 4th fastest growing U.S. airport has provided an additional international concourse and a new hotel.
- CSX Transportation maintains its third largest rail yard in the Southeast in Nashville, with an average of 90 trains and 7,200 cars rolling through the city daily.
- The Port of Nashville has direct access to the Gulf of Mexico via the Cumberland River.



1800 JOE B JACKSON PKWY

100,106 SF



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