



CENTRAL PIKE
LOGISTICS CENTER

AT THE
CROSSROADS
OF COMMERCE.



1,080,128 SF
Under Construction
Delivering Q1 2027

Lebanon, TN 37090

leased by:



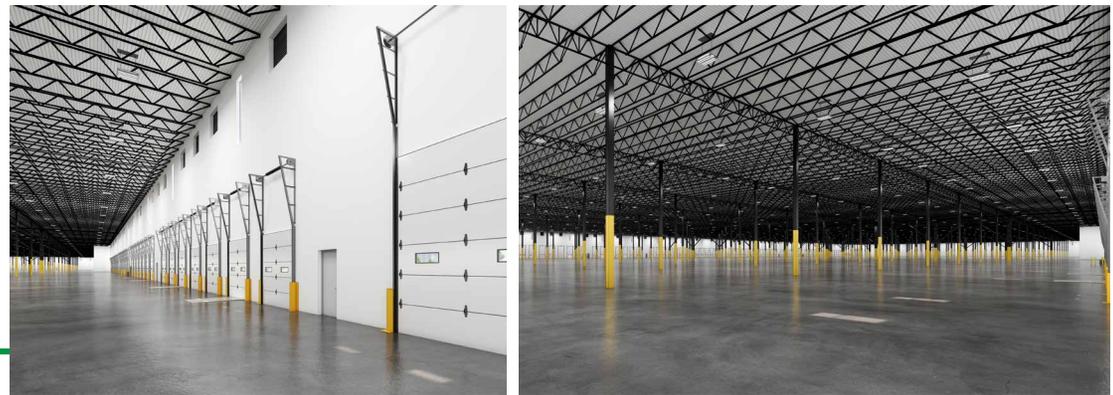
owned by:



Where Logistics MEETS SCALE

Central Pike Logistics Center delivers a next-generation industrial solution for companies ready to grow in the robust Nashville market.

With more than 1 million square feet across two Class A buildings and direct access to TN-109 and I-840, this development combines state-of-the-art space with valuable connectivity within the nation's #9 ranked market.



PROPERTY HIGHLIGHTS:

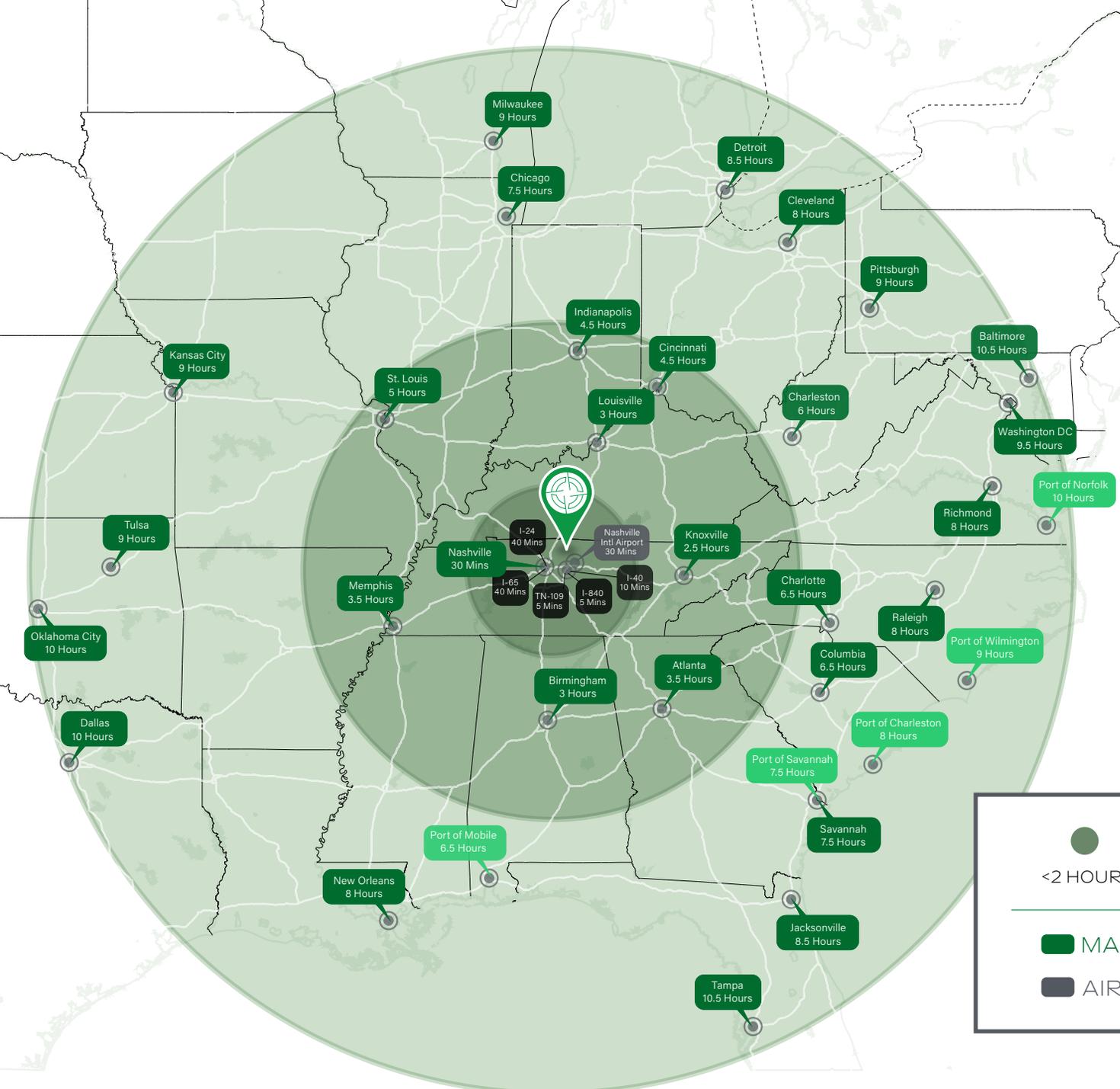
- 1,080,128 total SF
- Class A industrial development
- Two buildings on 89.2 acres
- Build-to-suit offices
- Immediate access to TN-109 and I-840
- Convenient proximity to I-24, I-40 and I-65
- Access to 20+ major markets within a single day



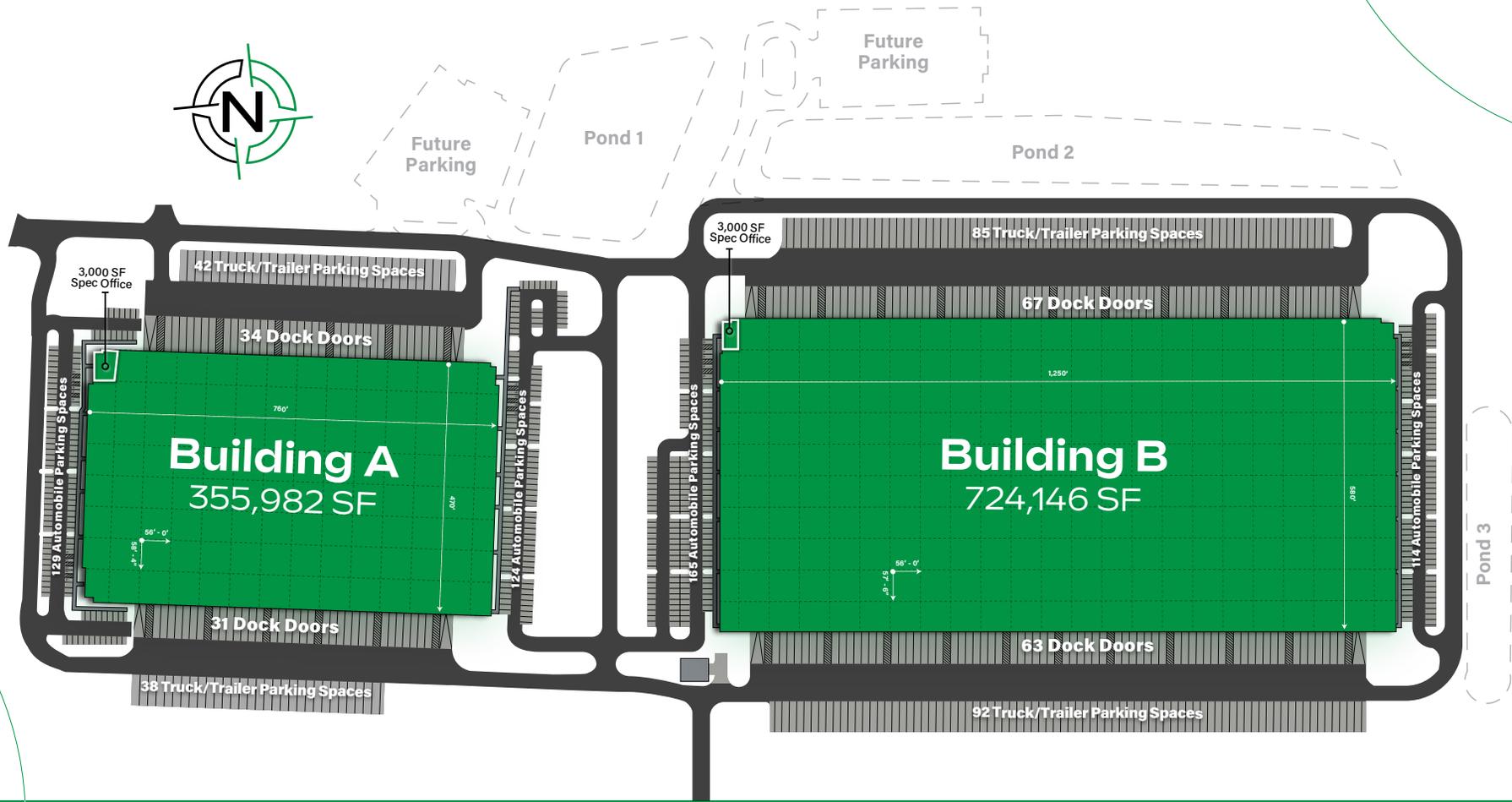
Your Distribution ADVANTAGE

Centrally located in Lebanon, Tennessee, Central Pike Logistics Center delivers direct connections to Nashville and key distribution routes across the region.

With immediate access to **TN-109 and I-840**, and great proximity to **I-24, I-40 and I-65**, this Class A hub offers single day reach to more than 20 markets.



<2 HOURS	2-5 HOURS	5-11 HOURS
MAJOR MARKETS	PORTS	
AIRPORT	HIGHWAYS	

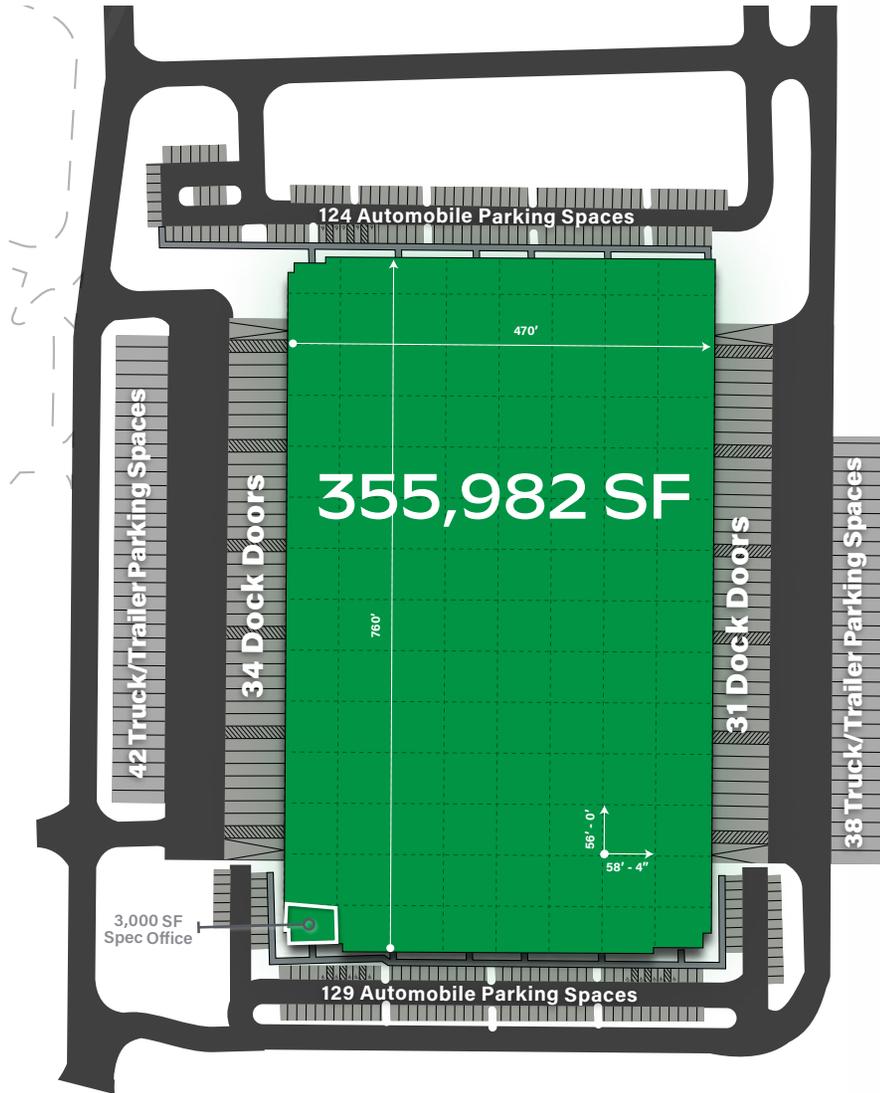


Built to Power NEXT-LEVEL OPERATIONS

Central Pike Logistics Center sets a new standard for Class A industrial development in the Nashville market. With the size, access and infrastructure that today's users demand, it's built to support growth and drive speed to market.

Building A

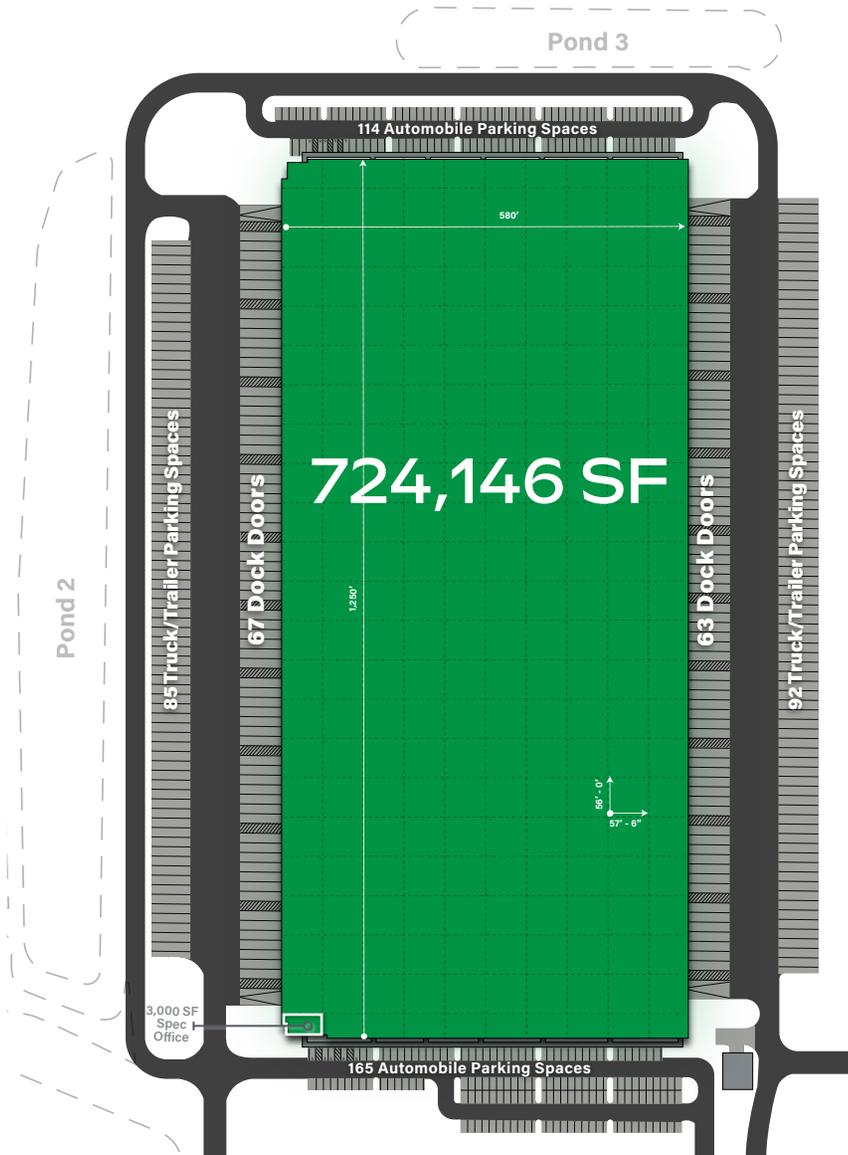
ADDRESS: 15720 Central Pike



CURRENT ZONING	Light Industrial
BUILDING AREA	355,982 SF
BUILDING DIMENSIONS	470' x 760'
DOCK CONFIGURATION	Cross-dock, 130' deep truck court + 55' deep trailer parking
AUTOMOBILE PARKING	254 (Includes 16 H.C.)
TRUCK/TRAILER PARKING	80 Trailer Parking Spaces
BUILDING FLOOR SLAB	8" Unreinforced Concrete
CONSTRUCTION TYPE	Concrete tilt-wall
INTERIOR FINISH	Walls Painted
COLUMN BAY SPACING	56' x 58'-4" typical w/60' deep loading bays
CLEAR HEIGHT	40' starting at one column line past the first speed bay
ROOF	60 Mil TPO; 20-year warranty
DOCK DOORS	65 total (9' wide x 10' high) 23 doors equipped with 35,000 lb levelers, seals and bumpers
DRIVE-IN RAMP DOORS	(4) 12' wide x 14' high
WAREHOUSE HEATING	Gas-fired Unit Heaters
FIRE PROTECTION SYSTEM	ESFR Sprinkler Systems
ELECTRICAL	4,000 amp, 277/480v
OFFICE	3,000 SF

Building B

ADDRESS: 15730 Central Pike



CURRENT ZONING	Light Industrial
BUILDING AREA	724,146 SF
BUILDING DIMENSIONS	580' x 1250'
DOCK CONFIGURATION	Cross-dock, 130' deep truck court + 55' deep trailer parking
AUTOMOBILE PARKING	278 (Includes 12 H.C.)
TRUCK/TRAILER PARKING	177 Trailer Parking Spaces
BUILDING FLOOR SLAB	8" Unreinforced Concrete
CONSTRUCTION TYPE	Concrete tilt-wall
INTERIOR FINISH	Walls Painted
COLUMN BAY SPACING	56' x 57'-6" typical w/60' deep loading bays
CLEAR HEIGHT	40' starting at one column line past the first speed bay
ROOF	60 Mil TPO; 20-year warranty
DOCK DOORS	130 total (9' wide x 10' high) 45 doors equipped with 35,000 lb levelers, seals and bumpers
DRIVE-IN RAMP DOORS	(4) 12' wide x 14' high
WAREHOUSE HEATING	Gas-fired Unit Heaters
FIRE PROTECTION SYSTEM	ESFR Sprinkler Systems
ELECTRICAL	(2) 2,500 amp 277/480v main service totaling 5,000 amps
OFFICE	3,000 SF

HOME TO Major Players

Central Pike Logistics Center places your business at the center of one of the most sought-after industrial and logistics corridors in the region.

The Nashville region is home to global e-commerce, manufacturing and supply chain leaders like Amazon, Walmart and FedEx who have built a thriving ecosystem that sets the pace for industry and innovation.



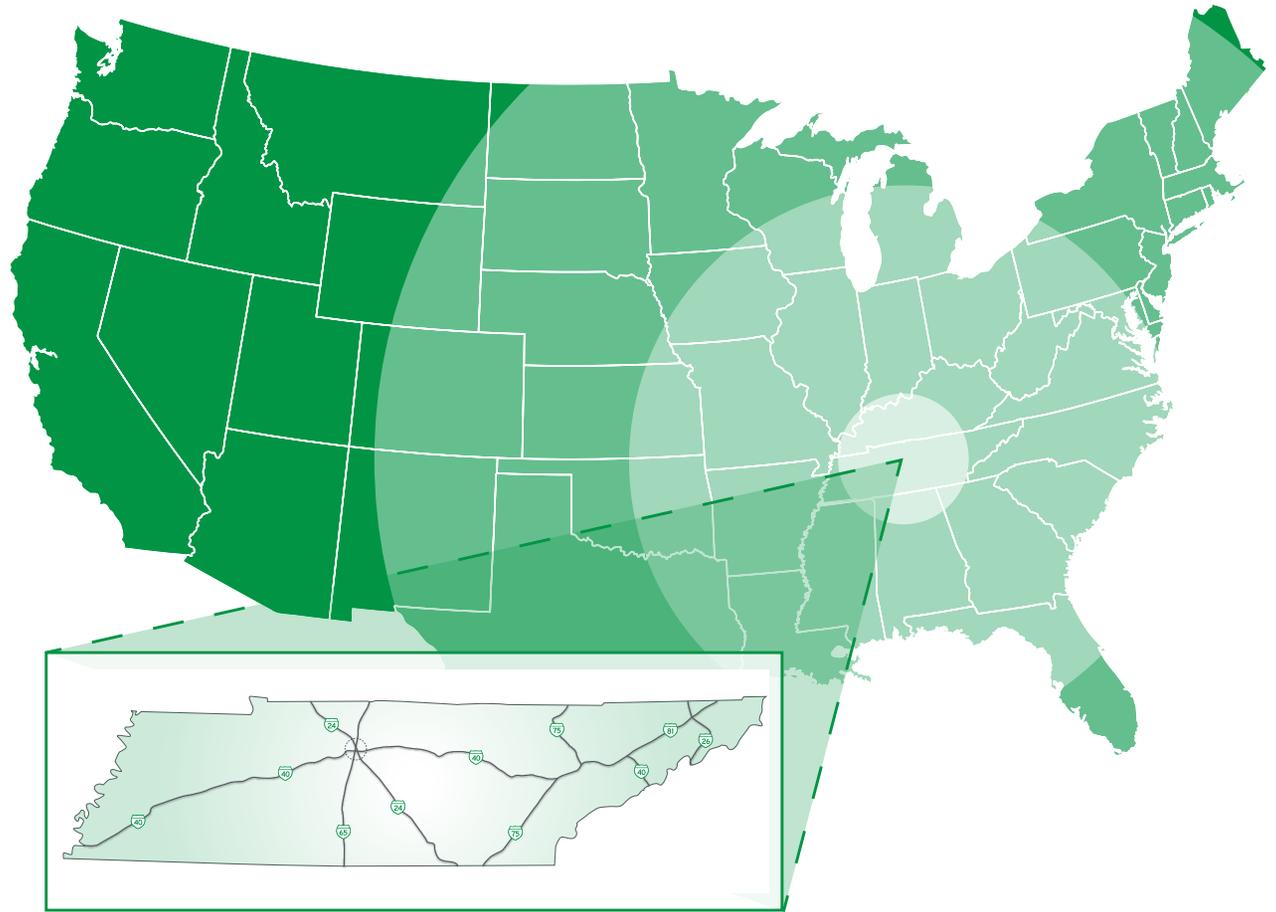
 **CENTRAL PIKE LOGISTICS CENTER**



Nashville Fuels OPPORTUNITY

Nashville stands at the crossroads of commerce, talent and opportunity. Ranked among the top 10 fastest-growing major metros in the U.S., the region combines a pro-business climate with a skilled workforce and unmatched infrastructure.

Nashville is also one of only six U.S. cities that sit at the convergence of three major interstates (I-24, I-40, I 65) helping regional businesses scale, connect and compete.



NASHVILLE BY THE NUMBERS

2.1 million

Population within 60 minutes

21.4%

Population growth 2010 to 2020

\$89,120

Median household income

225,372

Blue collar labor force

\$456,672

Median home value

- **50% OF THE US POPULATION** LIVES WITHIN 650 MILES (1-DAY TRUCKING DISTANCE)
- **12 MILLION PEOPLE LIVE** WITHIN A 2.5-HOUR DRIVE
- **9TH FASTEST-GROWING** MAJOR MSA IN THE US
- **1 OF ONLY 6 US CITIES** WITH (3) MAJOR INTERSTATES CONVERGING: I-24, I-65 & I-40
- **#1 FASTEST-GROWING** COUNTY IN TENNESSEE (WILSON COUNTY)



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