

FOR LEASE OR SALE

638,330 SF

NEW CLASS-A INDUSTRIAL

PORTLAND, TN 37148



SHOALS WAY
INDUSTRIAL



DELIVERY: OCTOBER 2023

 **WATCH VIDEO**

 **NEYER**
AL. NEYER | EST. 1894

 **CUSHMAN &
WAKEFIELD**

SITE PLAN

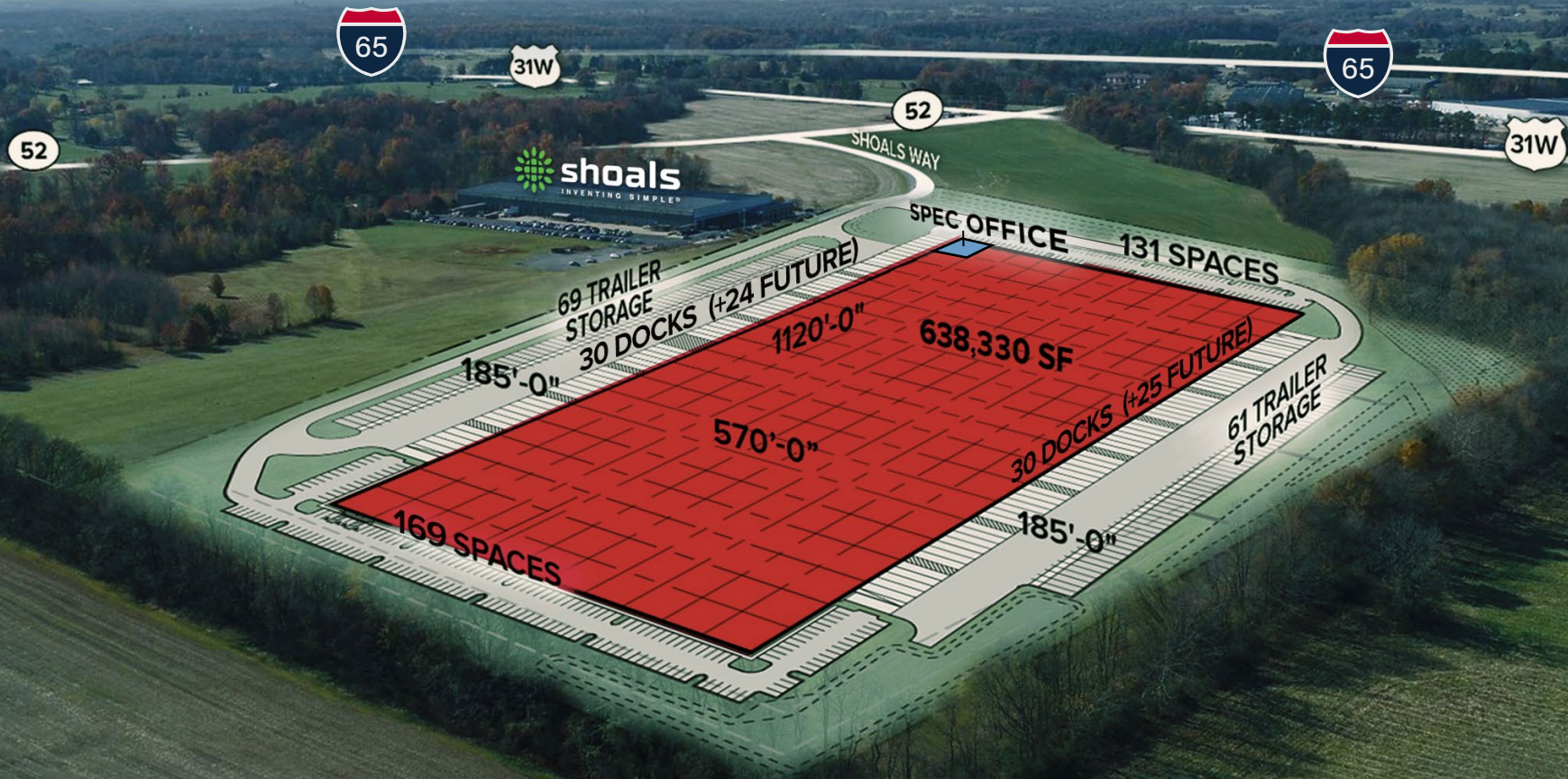


PROPERTY OVERVIEW

CURRENT ZONING	IG Industrial Zoning District Building
BUILDING AREA	638,330 SF
BUILDING DIMENSIONS	1120' L X 570' D
DOCK CONFIGURATION	Cross-dock, 130' deep truck court plus 55' deep trailer parking
AUTOMOBILE PARKING	300 parking spaces
TRUCK/TRAILER PARKING	130 parking spaces
BUILDING FLOOR SLAB	7" thick concrete slab
CONSTRUCTION TYPE	Concrete tilt-wall
COLUMN BAY SPACING	59' deep x 56' wide typical with 60' deep loading bays
CLEAR HEIGHT	40' starting at one column line past the first speed bay
ROOF	45 mil TPO; 15-year warranty
DOCK DOORS	109 truck docks, 9' wide x 10' high (60 current, plus 49 future as TI)
DRIVE-IN RAMP DOORS	4 (12' wide x 14' high)
WAREHOUSE HEATING	4 roof-mounted make-up air units
FIRE PROTECTION	ESFR sprinkler systems
ELECTRICAL	3,000-amp, 480-volt service (expandable)
OFFICE	2,531 SF Spec Office



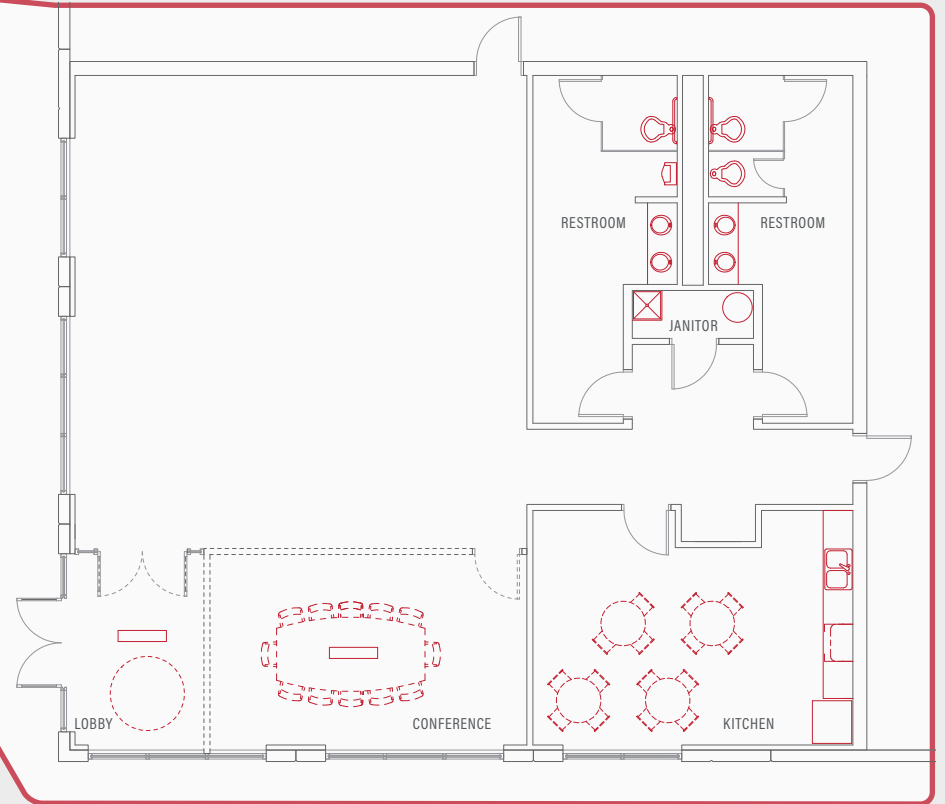
SITE PLAN



SITE PLAN WITH INGRESS



FLOOR PLAN SPEC OFFICE

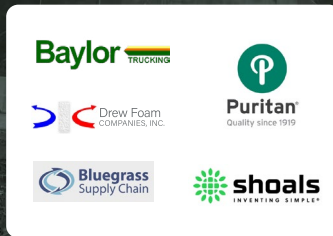
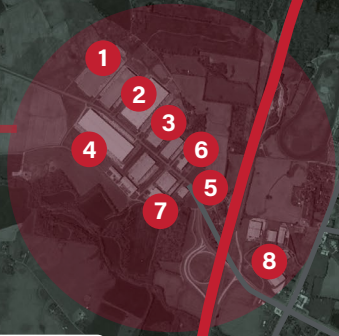


3D SITE PLAN



PORTLAND INDUSTRIAL USERS

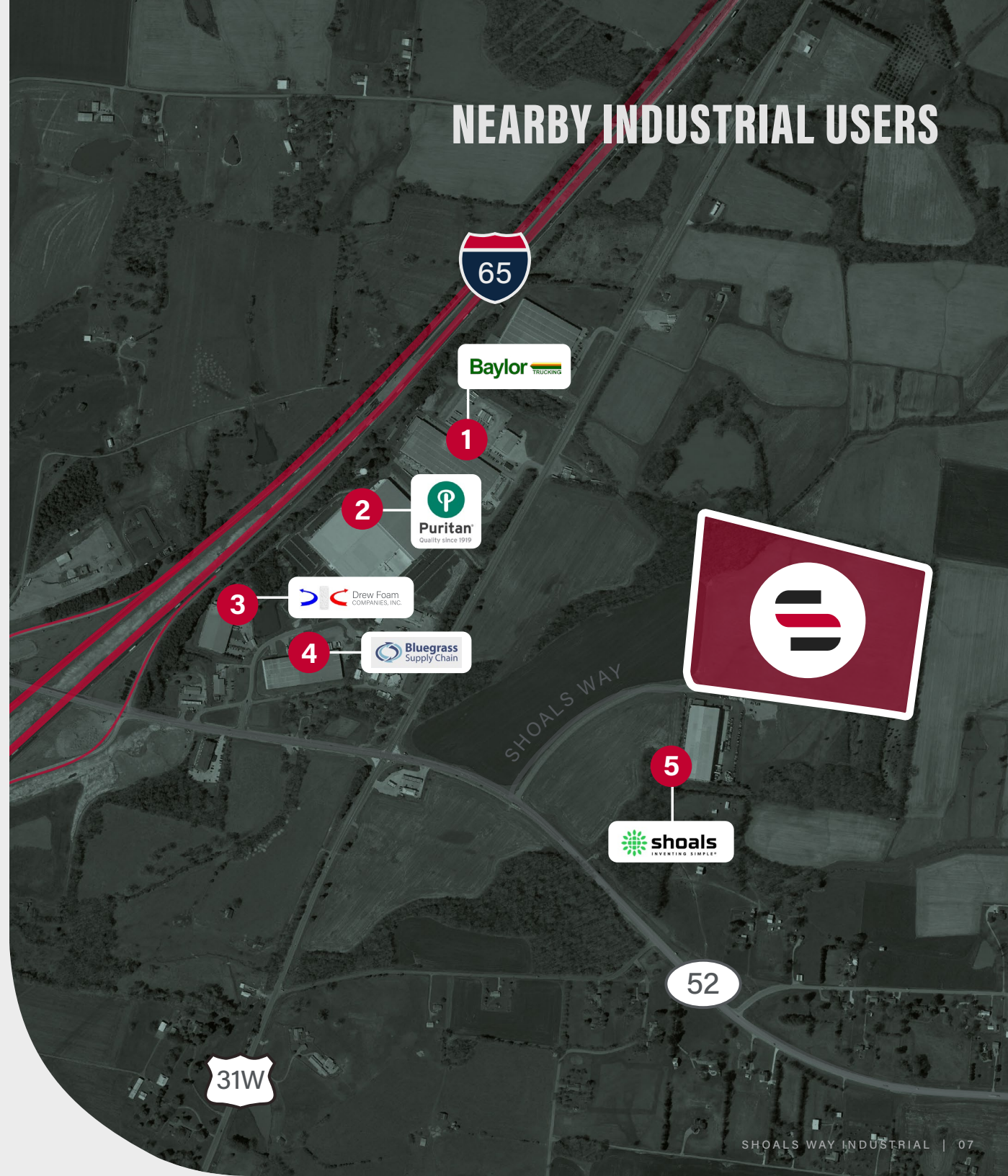
- 1 | **HENKEL**
750,000 SF
- 2 | **KROGER**
504,890 SF
- 3 | **MACY'S**
974,000 SF
- 4 | **DORMAN PRODUCTS**
815,000 SF
- 5 | **XPO LOGISTICS**
300,000 SF
- 6 | **PROPACK**
200,000 SF
- 7 | **HATCH STAMPING**
106,240 SF
- 8 | **FALKEN TIRE**
312,000 SF
- 9 | **BAYLOR TRUCKING**
166,500 SF
- 10 | **PURITAN MEDICAL PRODUCTS**
414,009 SF
- 11 | **DREW FOAM**
57,899 SF
- 12 | **BLUEGRASS SUPPLY CHAIN**
106,600 SF
- 13 | **SHOALS TECHNOLOGIES GROUP**
103,200 SF
- 14 | **KROGER**
643,357 SF
- 15 | **KIRBY BUILDING SYSTEMS**
236,884 SF
- 16 | **CWC LOGISTICS**
299,042 SF
- 17 | **ABB**
199,226 SF
- 18 | **AXIOM IMPRESSIONS**
310,400 SF



PORTLAND

INDUSTRIAL USERS

- 1 | **BAYLOR TRUCKING**
166,500 SF
- 2 | **PURITAN MEDICAL PRODUCTS**
414,009 SF
- 3 | **DREW FOAM**
57,899 SF
- 4 | **BLUEGRASS SUPPLY CHAIN**
106,600 SF
- 5 | **SHOALS TECHNOLOGIES**
103,200 SF



NEARBY INDUSTRIAL USERS



1

2



3



4



5



52

31W

NASHVILLE LOGISTICS BY THE NUMBERS

50%

of the US population lives within 650 miles (1-day trucking distance)

12M

live within a 2.5 hour drive of Nashville

1 of 6

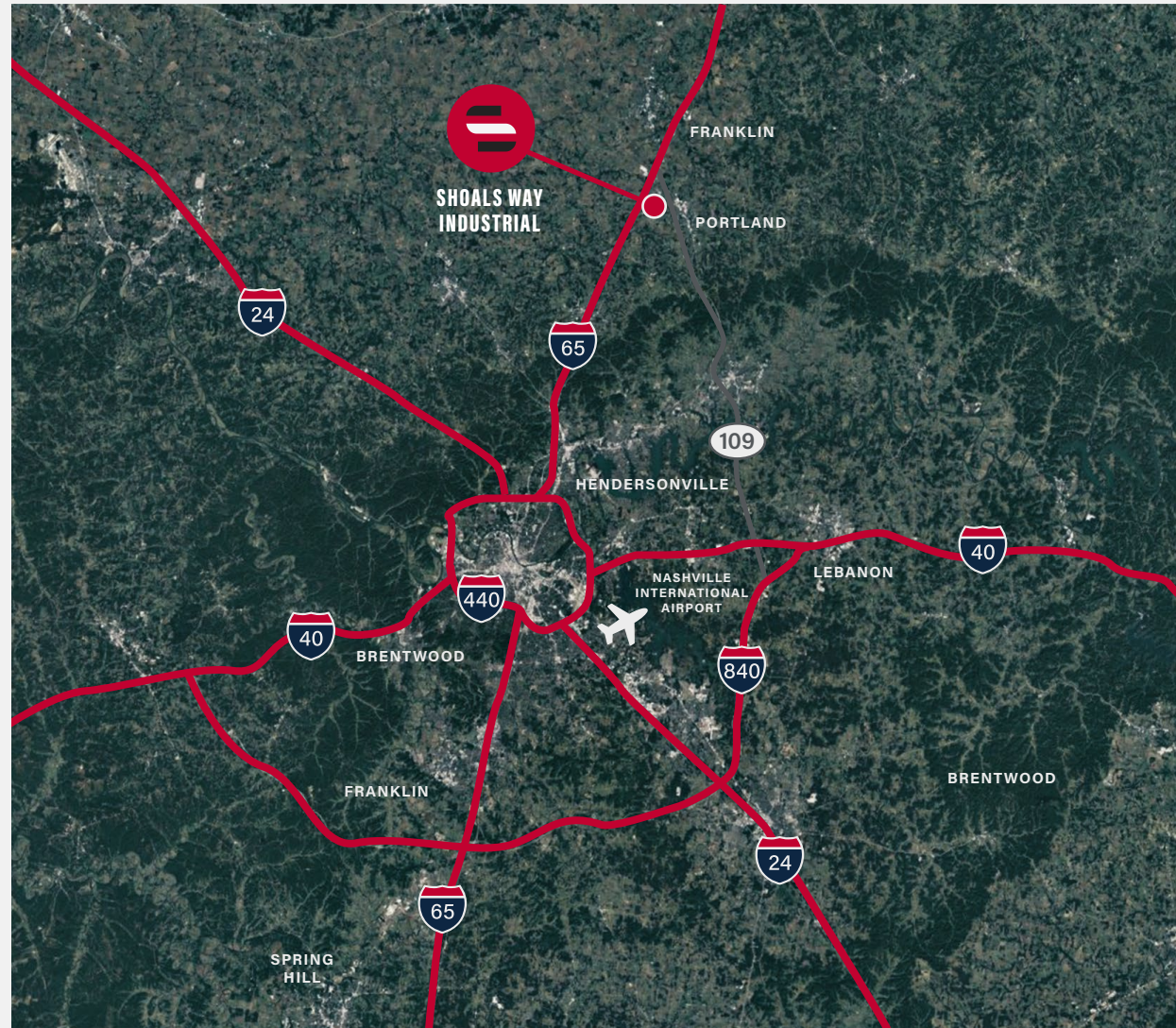
US cities with 3 major interstates converging: I-24, I-65, I-40

#8

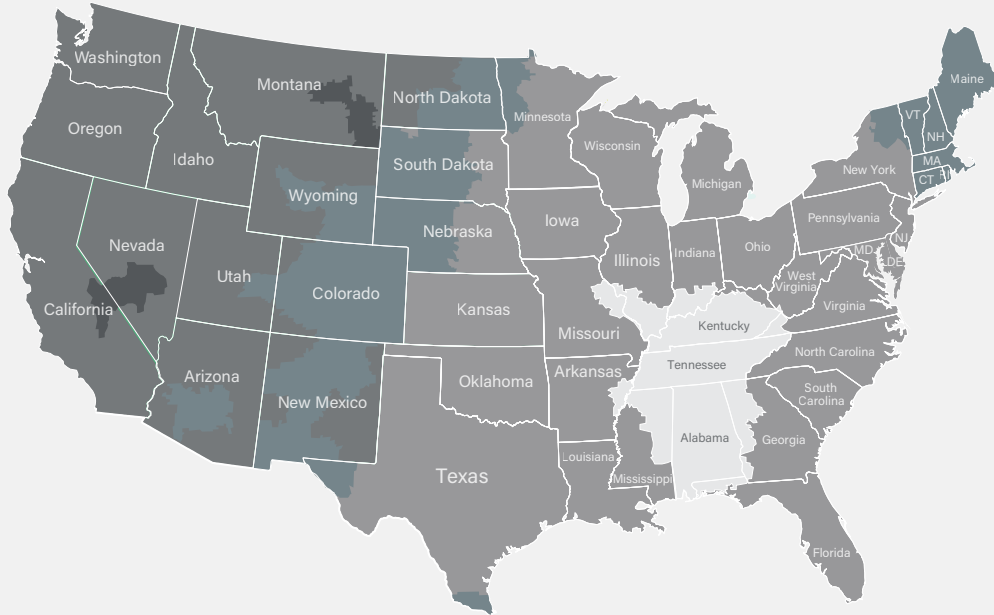
Nashville is #8 of fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)

13.4%

Portland, TN has experienced a 13.4% population growth since 2010



FEDEX GROUND PARCEL DELIVERY MAP



DRIVE TIMES

Interstate 65	0.8 mile
Hwy 109	4.7 miles
Franklin, KY	10 miles
Bowling Green	26 miles
Downtown Nashville	35 miles
Nashville Int'l Airport	40 miles
Louisville	141 miles
Knoxville	191 miles
Birmingham	227 miles
Memphis	246 miles
Atlanta	281 miles

1
DAY

2
DAYS

3
DAYS

4
DAYS

5
DAYS

Shoals Way Industrial is well-positioned with nearby access to the interstate, as well as three state highways. The site is located off Hwy 52 and is less than a mile from Interstate 65. This major thoroughfare provides a short 35-mile drive to downtown Nashville and a 26-mile drive to Bowling Green, KY.

72% — **1-OR 2-DAY**

**FROM NASHVILLE, 72% OF THE US
POPULATION IS REACHED WITH
FEDEX'S ONE- AND TWO-DAY
GROUND DELIVERY.**





SEPTEMBER 2023

FOR MORE INFORMATION, CONTACT:

DAVID P. MCGAHREN, SIOR
Executive Managing Director
615-301-2810
david.mcgahren@cushwake.com

DOUG HOWARD, SIOR
Executive Managing Director
615-301-2818
doug.howard@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.