



ARES
INDUSTRIAL
MANAGEMENT

840 BUSINESS CENTER

549 ALDI BOULEVARD, MT. JULIET, TN 37122

FOR LEASE | 166,400 SQ FT | Available Immediately



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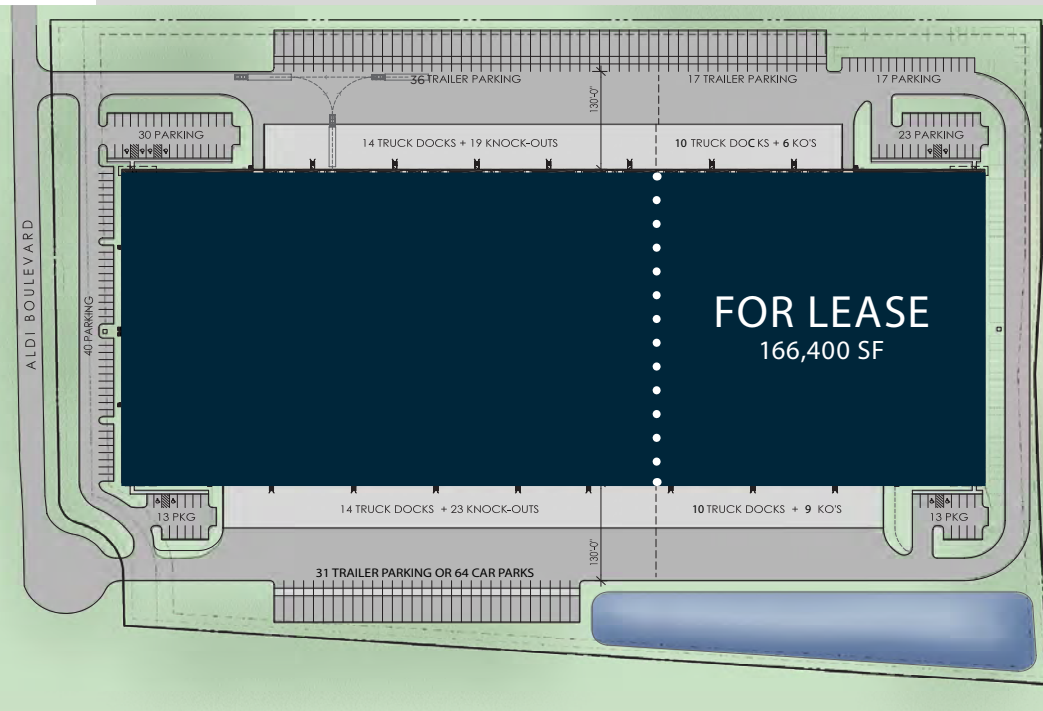
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Property FEATURES

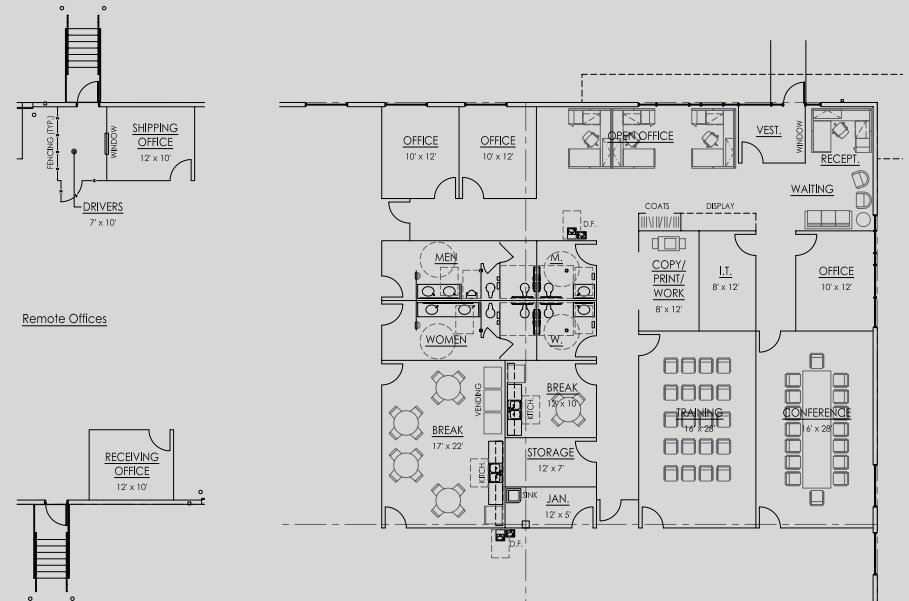
- 166,400 SF Available
- 4,300 SF Office
- 53 Car Parks
- 800 Amps Power
- Fully Secured Truck Court
- LED Lighting
- 20 Dock Doors (20 equipped w/ levelers and seals; 19 have dock locks)

- 1 Drive-In
- 17 Trailer Parks
- 100% HVAC
- 2 Warehouse Driver Entrances with Restrooms
- 32' Clear Height
- Building Dimensions: 416 ft x 1050 ft
- Column Spacing: 49'4" x 50'0" (60' speedbay)

SITE PLAN



OFFICE PLAN



Location HIGHLIGHTS

INTERSTATE VISIBILITY

Excellent Ingress/Egress

QUALITY DESIGN & CONSTRUCTION

Class A Park Environment

STRATEGIC LOGISTICS LOCATION

I-840 (connecting I-40, I-24, I-65)



NEARBY INDUSTRIAL USERS

1. ROOMS TO GO OUTLET
2. NAPA AUTO PARTS
3. NISSAN PARTS REDISTRIBUTION/COLLISION CENTER
4. GENERAL ELECTRIC (GE)
5. DENSO
6. CHEWY FULFILLMENT CENTER
7. VI-JON LABORATORIES
8. WILSON
9. BIG G EXPRESS
10. SUPERIOR 3RD PARTY LOGISTICS
11. GEODIS
12. ALDI DISTRIBUTION CENTER

NEARBY AMENITIES

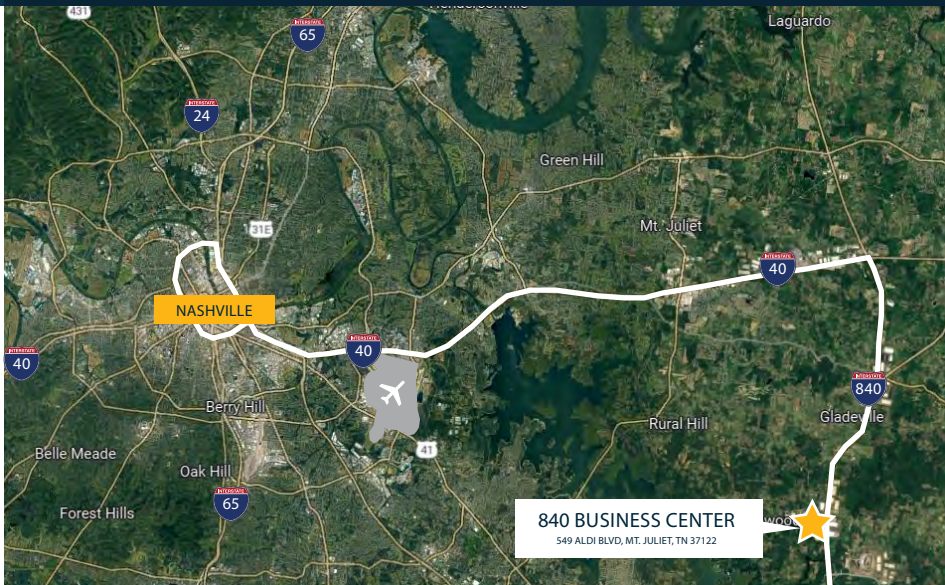
1. LOVES TRUCK STOP
2. HARDEE'S



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



LOGISTICS BY THE NUMBERS

12 MILLION
PEOPLE LIVE WITHIN A
2.5 HOUR DRIVE

75% OF U.S. MARKET
IS WITHIN A
2-HOUR FLIGHT

2-DAY
TRUCKING DISTANCE

3 MAJOR INTERSTATES
CONVERGE IN NASHVILLE

Air Travel from Nashville to major U.S. destinations



Truck transit from Nashville to anywhere in the U.S.



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