



COMMERCE FARMS V

1050 INTERNATIONAL DRIVE, LEBANON, TN, 37090 | WILSON COUNTY

FOR LEASE | 279,199 SQ FT | Class A Bulk Distribution



FOR LEASE
279,199 SF



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Property FEATURES



YEAR BUILT	Constructed in 2017
CURRENT ZONING	IP Business Park Industrial
BUILDING AREA	651,380 total square feet
PROPOSED SPACE	279,199 total square feet
BUILDING DIMENSIONS	500' x 1,300'
DOCK CONFIGURATION	Cross-dock, 185' deep truck court, 50' deep trailer parking
AUTOMOBILE PARKING	+/- 162 (+3 H.C.)
TRUCK/TRAILER PARKING	+/- 57 Trailer parking spaces, fully fenced, gated and 25,000 SF of outside storage
BUILDING FLOOR SLAB	7" unreinforced concrete
CONSTRUCTION TYPE	Concrete tilt-wall
INTERIOR FINISH	Walls painted white, partially insulated
COLUMN BAY SPACING	52.0' X 53.4' typical with 64' deep loading bays
CLEAR HEIGHT	32' starting at one column line past the first speed bay
ROOF	45 Mil TPO; 15-year warranty
DOCK DOORS	26 - 9' wide x 10' high, all with mechanical pit levelers seals
DRIVE-IN RAMP DOORS	2 - 12' wide x 14' high
WAREHOUSE HEATING	Gas-fired unit heaters
FIRE PROTECTION SYSTEM	ESFR sprinkler systems
OFFICE	5,500 SF + 1,000 SF shipping/receiving office

Location HIGHLIGHTS



NEARBY INDUSTRIAL USERS

1. BRIDGESTONE/FIRESTONE 1,000,000 SF
2. CARLEX GLASS AMERICA 456,000 SF
3. WARREN BROTHERS & GXO 277,500 SF
4. OPTURO
5. FEDEX SUPPLY CHAIN 558,600 SF
6. STARBUCKS DISTRIBUTION CENTER 652,000 SF
7. AMAZON FULFILLMENT CENTER (BNA2) 1,015,000 SF
8. MAPLEHURST BAKERIES
9. O'REILLY AUTO PARTS
10. PRIMESOURCE
11. LEVITON
12. DAWSON LOGISTICS
13. WALMART

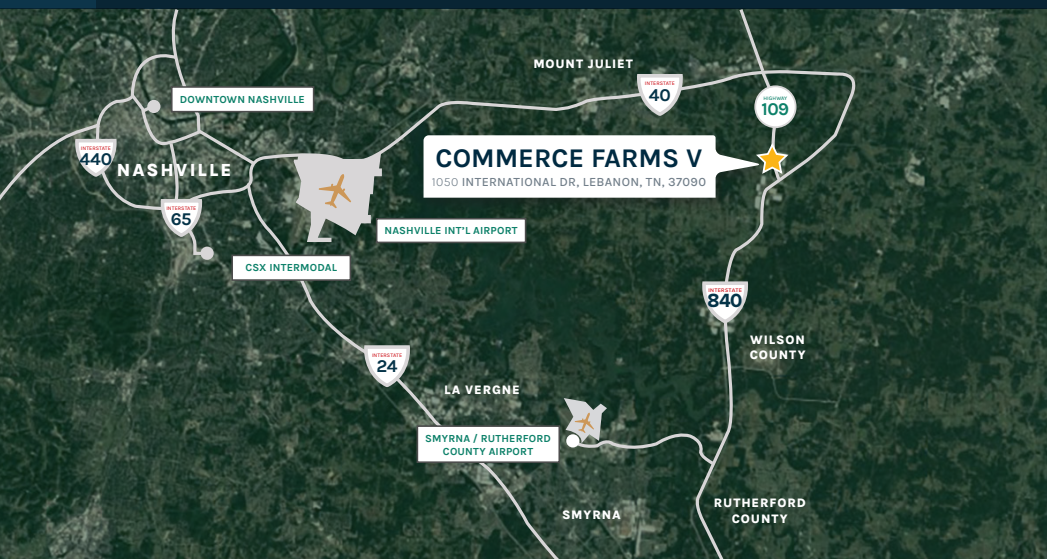
NEARBY AMENITIES

1. THORTONS
2. GRIFFIN'S FAMILY MARKET & DELI
3. DOLLAR GENERAL



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing 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

50%
of the US population
lives within 650
miles (1-day trucking
distance)

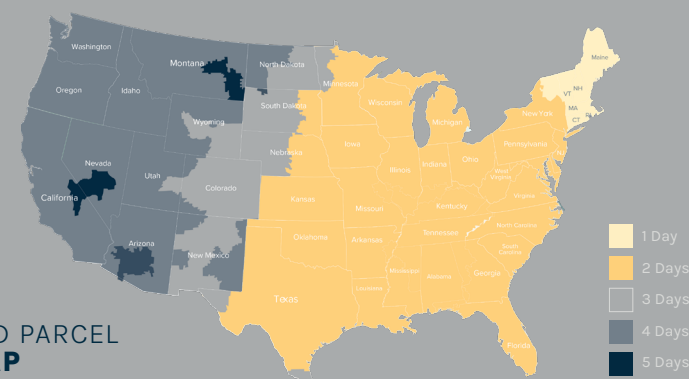
**12 MILLION
PEOPLE**
live within a 2.5 hour
drive of Nashville

1 OF ONLY 6
US cities with 3 major
interstates converging:
I-24, I-65, I-40

**NASHVILLE MSA
IS THE #8**
fastest growing major
MSA in the USA (1.9
Million residents; 86
new residents per day)

**WILSON COUNTY
IS THE #1**
fastest growing in
Tennessee (145,000
residents; 11 new
residents per day)

FEDEX GROUND PARCEL DELIVERY MAP



REACH

From Nashville, 72% of the US population is reached with FedEx's One-and Two-Day Ground Delivery

ACCESS

Direct access and visibility to State Highway 109 (27,000 cars per day). Highway 109 was recently expanded to five lanes, and it connects I-40, I-840, and I-65.

DISTANCE

Highway 109	0 Miles
Interstate 840	0.5 Miles
Interstate 40	2.9 Miles
Downtown Lebanon	6 Miles
Downtown Mt. Juliet	6 Miles
Nashville Int. Airport	19 Miles
Downtown Nashville	24 Miles
Interstate 65N	32 Miles



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