



WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

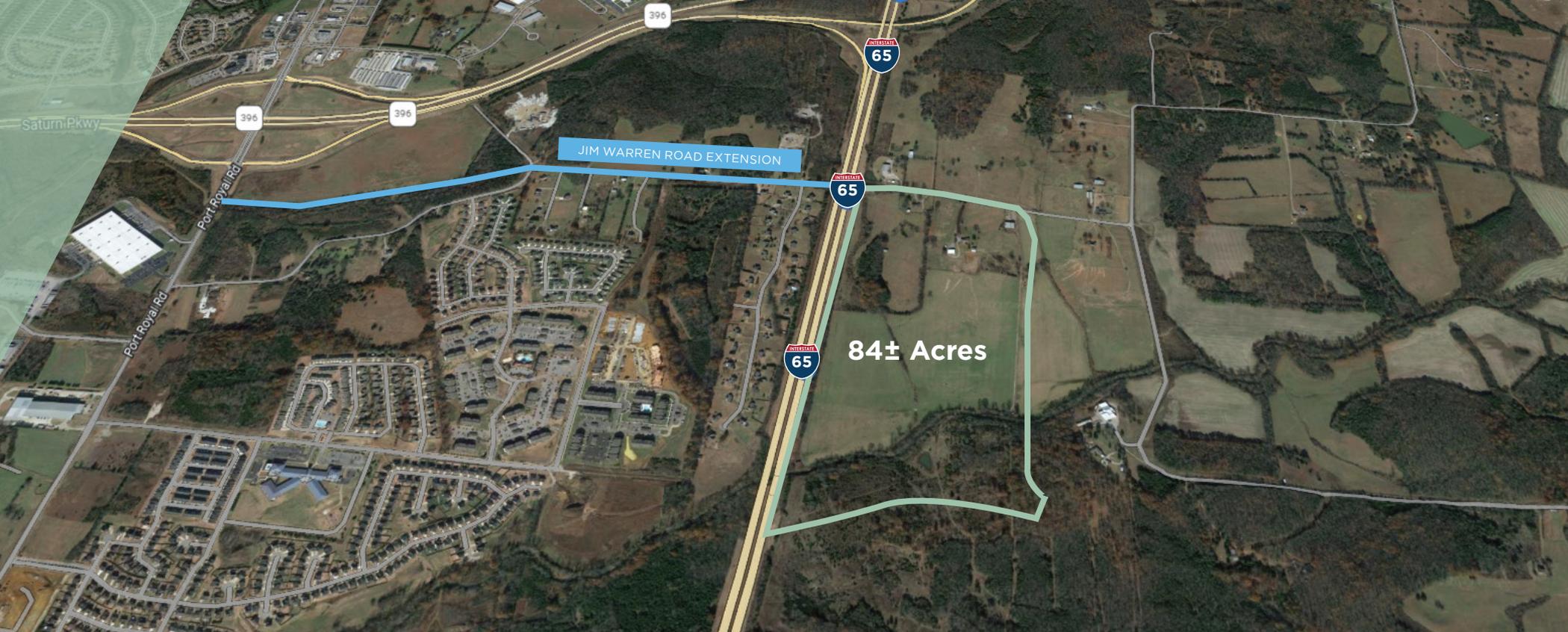
84 ACRES FOR SALE / BUILD-TO-SUIT: **FULLY ENTITLED** **SPRING HILL** COMMERCE CENTER

3357 JIM WARREN RD. / SPRING HILL, TN 37174

(500 ADDITIONAL ACRES COMING SOON)



SPRING HILL
COMMERCE CENTER



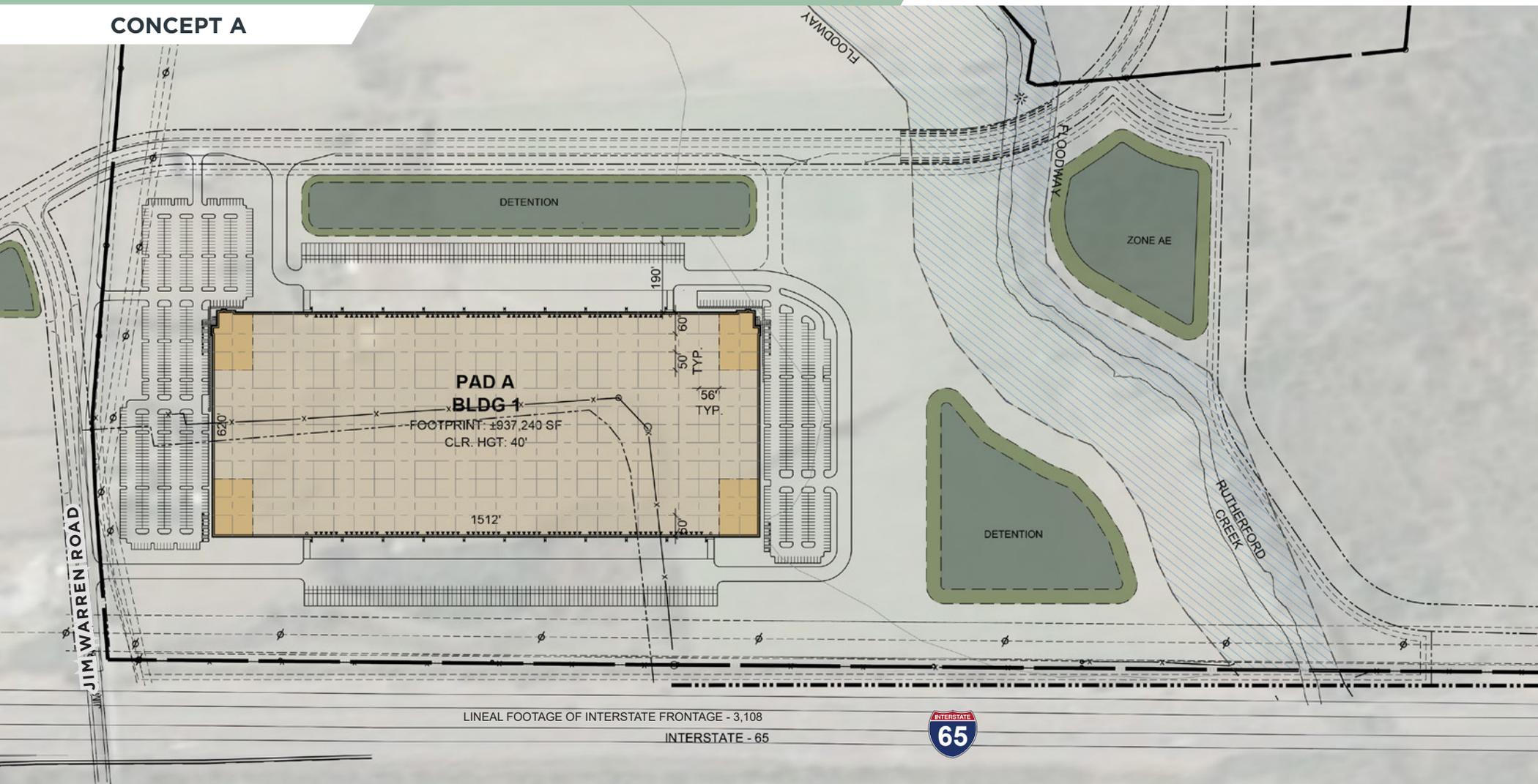
PROPERTY HIGHLIGHTS

Spring Hill Commerce Center is an 84-acre, fully entitled and permit-ready, newly planned development site located along I-65 just south of Saturn Parkway in Spring Hill, TN. The site can accommodate up to a 1.0MSF building but also has the flexibility to accommodate a smaller footprint with expansion capability or two smaller buildings. Construction may begin within 90 days of site plan approval.

Location:	Spring Hill, TN	Tax Rate:	Spring Hill \$.9072 per \$100 Assessed Value Maury County \$2.2364 per \$100 Assessed Value
Land Size:	84± Acres	Access & Frontage:	Direct access to I-65 and 2,500' of interstate frontage
Topography:	Gently Rolling	Utilities:	Electric- Columbia Power and Water Gas - Atmos Energy Corporation Sewer - City of Spring Hill Utility Department Water- City of Spring Hill Utility Department
Jurisdiction:	City of Spring Hill - Maury County		
Zoning:	I-2 (Approved PUD overlay now in place with expanded approvals)		

CONCEPTUAL SITE PLANS

CONCEPT A

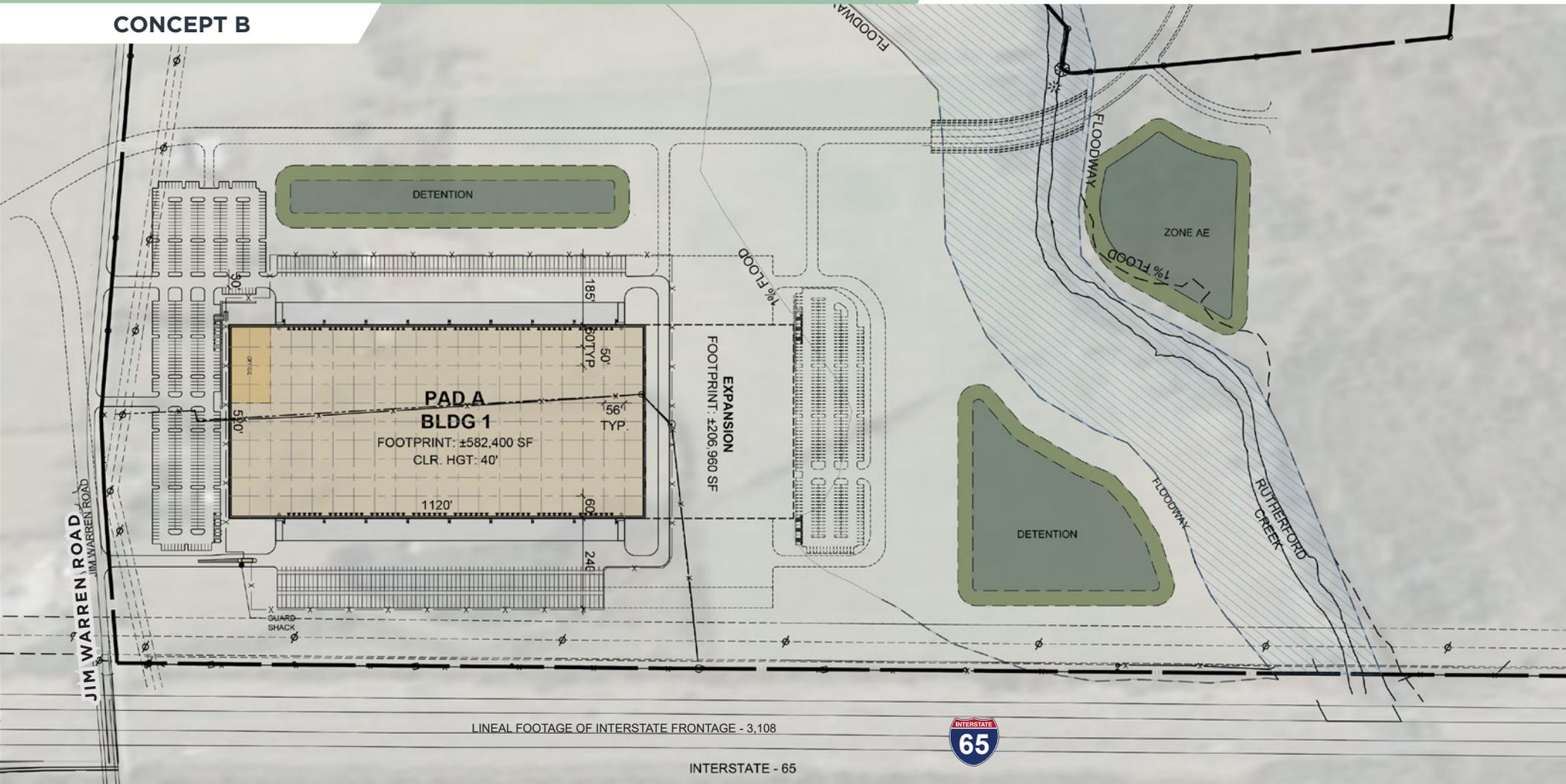


CONCEPT A DETAILS

Square Feet	+/- 937,240 SF	Building Dimensions	520' x 1120'	Clear Height	40'	Floor Design	7' Non-reinforced Concrete
Loading	Cross-dock	Column Spacing	50' x 56' (60' Speedbay)	Sprinkler Design	ESFR	Dock Doors	129

CONCEPTUAL SITE PLANS

CONCEPT B

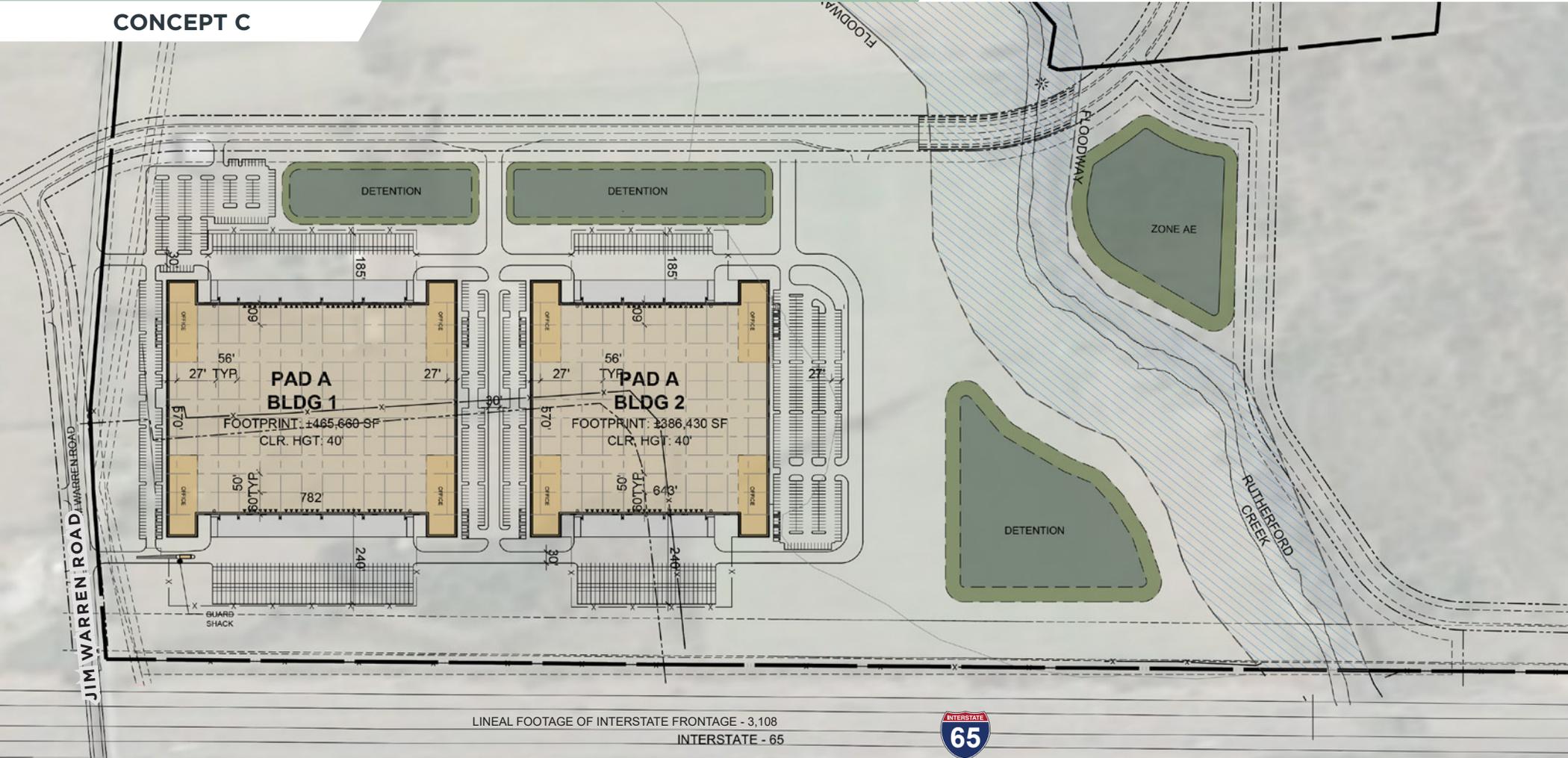


CONCEPT B DETAILS

Square Feet	+/- 582,400	Building Dimensions	620'x1512'	Clear Height	40'	Floor Design	7' Non-reinforced Concrete
Loading	Cross-dock	Column Spacing	50' x 56' (60' Speedbay)	Sprinkler Design	ESFR	Dock Doors	112

CONCEPTUAL SITE PLANS

CONCEPT C



CONCEPT C DETAILS

Square Feet	Building 1: +/- 465,660 SF Building 2: +/- 386,430 SF	Building Dimensions	Building 1: 570' x 782' Building 2: 570' x 643'	Clear Height	40' each	Floor Design	7' Non-reinforced Concrete
Loading	Cross-dock	Column Spacing	50' x 56' (60' Speedbay)	Sprinkler Design	ESFR	Dock Doors	Building 1: 56 Building 2: 42

PROPERTY LOCATION

Competing Industrial Sites

BEECHCROFT INDUSTRIAL PARK

815,530 sf / Building I & II

810 BEECHCROFT

173,000 sf / Building I & II
Building I - Owner Occupied

SHIP

229,877 sf / Building I & II



faurecia



\$2.6 Billion invested by GM & LG for Battery Plant Currently Under Construction

CROWN ENTERPRISES

330,484 sf

SATURN CROSSING

202,858 sf / Building I & II



I-65
6 Minutes



Cool Springs/Franklin
25 Minutes



Downtown Nashville
50 Minutes



Nashville International Airport
51 Minutes

SPRING HILL
COMMERCE CENTER

2 MILES TO
Port Royal Road



OVERALL NASHVILLE LOCATION MAP



Nashville boasts one of the nation's most accessible transportation networks - one of only four cities in the U.S. where 6 interstate legs converge in the city's boundaries



REGIONAL DRIVE TIME MAP

ST. LOUIS
5 Hours

INDIANAPOLIS
4.5 Hours

CINCINNATI
4.5 Hours



LOUISVILLE
2.5 Hours

24

65

NASHVILLE

KNOXVILLE
2.5 Hours

40

MEMPHIS
3 Hours

40

SPRINGHILL
COMMERCE CENTER



24

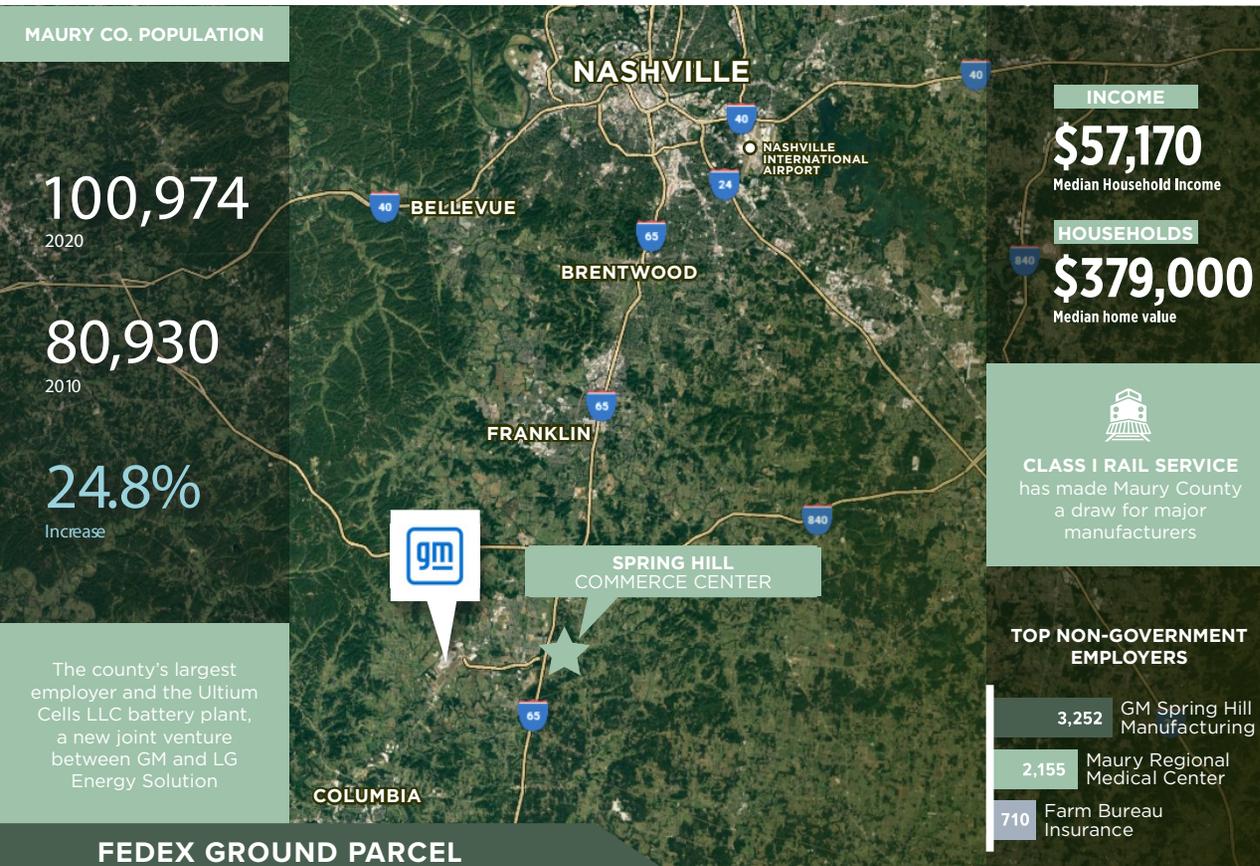
ATLANTA
4 Hours

BIRMINGHAM
3 Hours

With the proximity to Nashville's trisecting interstates, the Property is within 650 miles of over half the United States population



LOCATION OVERVIEW



WHY SPRING HILL & MAURY COUNTY



PRIME LOCATION IN THE HEART OF THE SOUTHEAST

And ready access to major interstates



ACCESS TO A HIGHLY SKILLED WORKFORCE

In addition to new homes, neighborhoods and amenities, the city is developing a diverse and thriving economy



MORE THAN \$5.5 BILLION IN INVESTMENTS

and the creation of 6,500 new jobs since 2014 by new and expanding employers



GM & LG INVEST \$2.3 BILLION

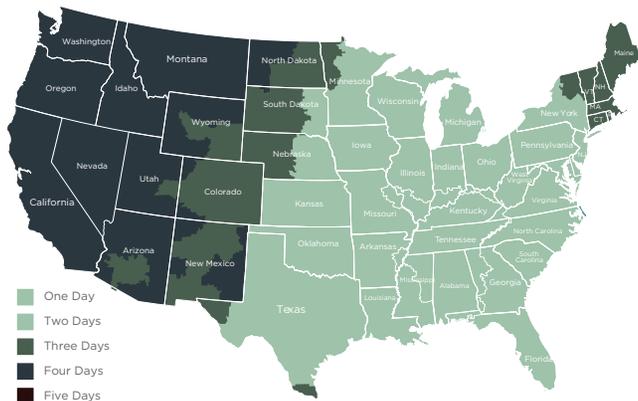
In Spring Hill for and electric vehicle battery factory



SPRING HILL IS ONE OF THE FASTEST GROWING CITIES

In Tennessee and just surpassed the 50,000 population mark last year

Sources: Realtor.com, U.S. Census Bureau, Nashville Area Chamber of Commerce, Tennessee Department of Labor and Workforce Development



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 interstate 65, and just 9 miles to interstate 840.

DISTANCE

Interstate 65	4 Miles
GM Plant	7 Miles
Williamson Co.	2 Miles
Interstate 840	9 Miles
CSX	30 Miles
Nashville Int. Airport	38 Miles
Downtown Nashville	35 Miles



FOR MORE INFORMATION CONTACT:

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SPRINGHILL
COMMERCE CENTER

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