

GATEWAY 24

BUSINESS PARK

1635 Joe B Jackson Parkway
Murfreesboro, TN

CONNECTING BUSINESS
TO OPPORTUNITY

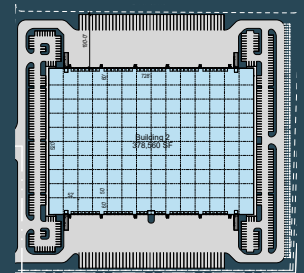


FOR LEASE

BUILDING 2
378,852 SF

LINCOLN
PROPERTY
COMPANY

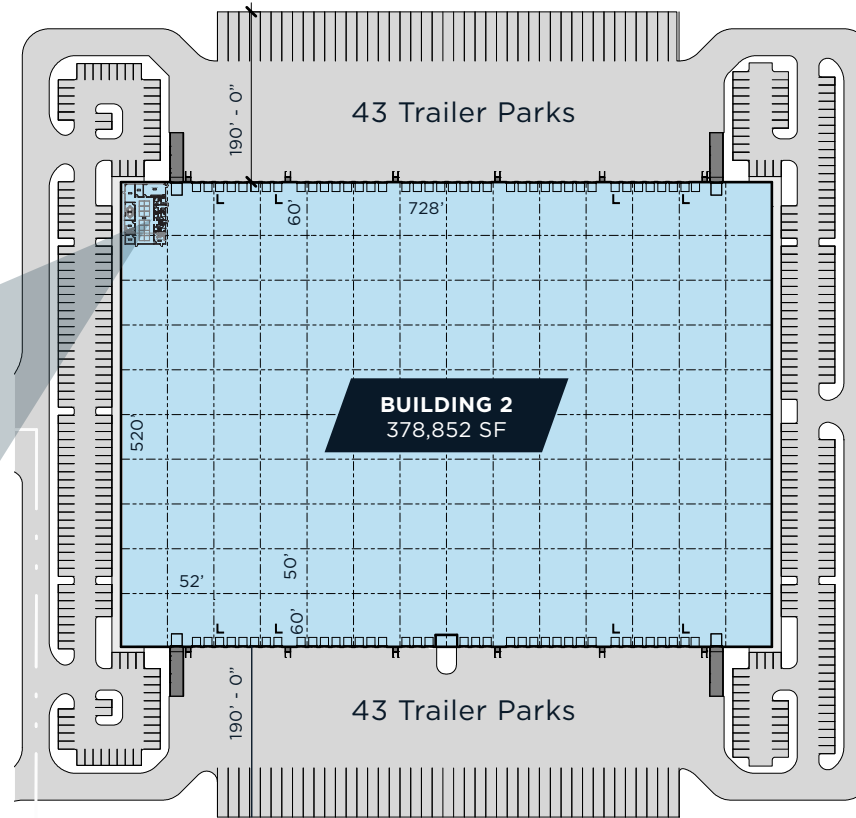
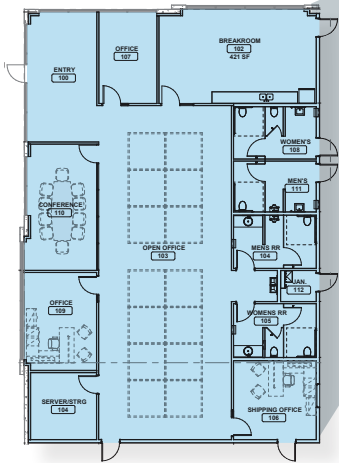
CROW
HOLDINGS
CAPITAL



CUSHMAN &
WAKEFIELD



SITE PLAN



BUILDING FEATURES

BUILDING 2

- Available SF: 378,852
- Office SF: 3,657
- Column Spacing: 52'x50'
- Dock Doors/Drive-ins: 78/4
- Car parks: 263
- Trailer parking: 86
- Exterior Lighting: LED
- Clear Height: 32 ft
- Power: 3,000 amps, 480 volt, 3 phase service
- Floor Spec: 7 inch reinforced, 4,000 PSI
- TPO Roof



AERIAL VIEW


DISTANCES


HWY 41 (1 Mile)
Interstate 24 (.5 Mile)

DRIVE TIMES

840 (10 Minutes)
I-40 (35 Minutes)
I-65 (25 Minutes)

BUILDING 2
378,852 SF

 Ingress

 Egress



NASHVILLE 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)



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



Murfreesboro #1 boomtown in America

FOR MORE INFORMATION, CONTACT:

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