



BRANDYWINE INDUSTRIAL PARK

SPRING HILL, TENNESSEE



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EXECUTIVE SUMMARY

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THE OFFERING

Cushman & Wakefield is pleased to introduce Spring Hill, Tennessee's newest industrial development, Brandywine Industrial Park (the "Property") totaling 73.20 acres and located just east of the Kedron Road and Saturn Parkway intersection.

The offering presents an exceptional opportunity to develop six state-of-the-art industrial warehouses in the I-65 South submarket - one of the fastest growing areas in Nashville.

The Nashville MSA has become one of the premier manufacturing, distribution, and logistics markets in the Southeast due to its talented labor pool and ease of access to surrounding population centers. 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. With the proximity to Nashville's trisecting interstates, the Property is within 650 miles of over half the United States population.

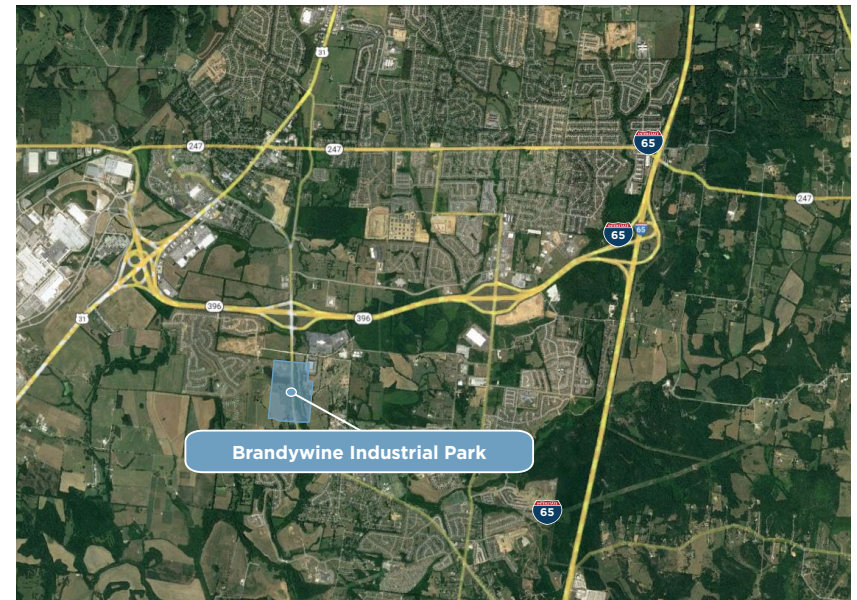
Nashville's growth coupled with record low vacancy and limited new supply has resulted in unprecedented rental rate growth over the past 3 years. There are several contributing factors aiding to this tight market, but perhaps none more impactful than the lack of viable development sites. Lack of land and increasing entitlement challenges have led to the prolonging of development timelines making each legitimate development site much more valuable to the investment community.

SITE STATUS

The site totals 73.20 acres and is zoned for light industrial (I-1) use in the City of Spring Hill. Civil design is 75% complete and includes architectural renderings. The site has full site plan approval from the City of Spring Hill and is fully entitled with Light Industrial (I-1) zoning.

PROPERTY SUMMARY

Address	3706 John Lunn Rd Spring Hill, TN 37174-2150
County	Maury County
Submarket	I-65 South
Current Zoning	Light Industrial (I-1)
Total Land Area	±73.20 acres



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

MAGNA
MAGNA SEATING

faurecia

gm





ultium cells \$2.6 Billion invested by GM & LG for Battery Plant Close to Completion

SATURN CROSSING
202,858 sf / Building I & II

CROWN ENTERPRISES
330,484 sf

2 MILES TO
Port Royal Road

Brandywine Industrial Park

-  I-65
6 Minutes
-  Cool Springs/Franklin
25 Minutes
-  Downtown Nashville
50 Minutes
-  Nashville International Airport
51 Minutes



PROPERTY OVERVIEW

THE PROPERTY

THE SITE

The Property consists of approximately 73.20 acres in the City of Spring Hill, a thriving municipality within the greater Nashville marketplace. The City of Spring Hill is one of the fastest growing cities in Tennessee, with a population of more than 50,000 residents compared to just over 29,000 in 2010. Access to a skilled workforce, a prime location in the heart of the Southeast and ready access to major interstates and Class I rail service have made it a draw for major manufacturers.

The city, located in Maury and Williamson counties, is home to General Motors Spring Hill Manufacturing assembly plant, the county's largest employer. Ultium Cells LLC battery plant, a new \$2.5B joint venture between GM and LG Energy Solution is nearing completion and will help power all-electric vehicles like the Cadillac LYRIQ. Maury County is a growth engine in the Nashville area's booming economy. Making sure the county has a full pipeline of workers with the training, skills and opportunity to maintain that energy is the goal of the ALIGN Maury workforce development initiative. Since 2014, new and expanding employers have announced more than \$5.5 billion in investments and the creation of 6,500 new jobs in Maury County.

ZONING

The current zoning is Light Industrial (I-1) which allows for a wide variety of light manufacturing, fabricating, processing, testing and scientific laboratories, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

For more information regarding the current zoning please visit:

<https://springhillzoning.files.wordpress.com/2018/08/spring-hill-udc-8-20-18.pdf>

PROPERTY INFORMATION



Property

3706 John Lunn Rd
Spring Hill, TN 37174-2150



Land Size

±73.20 acres



Potential Building SF

739,012 SF

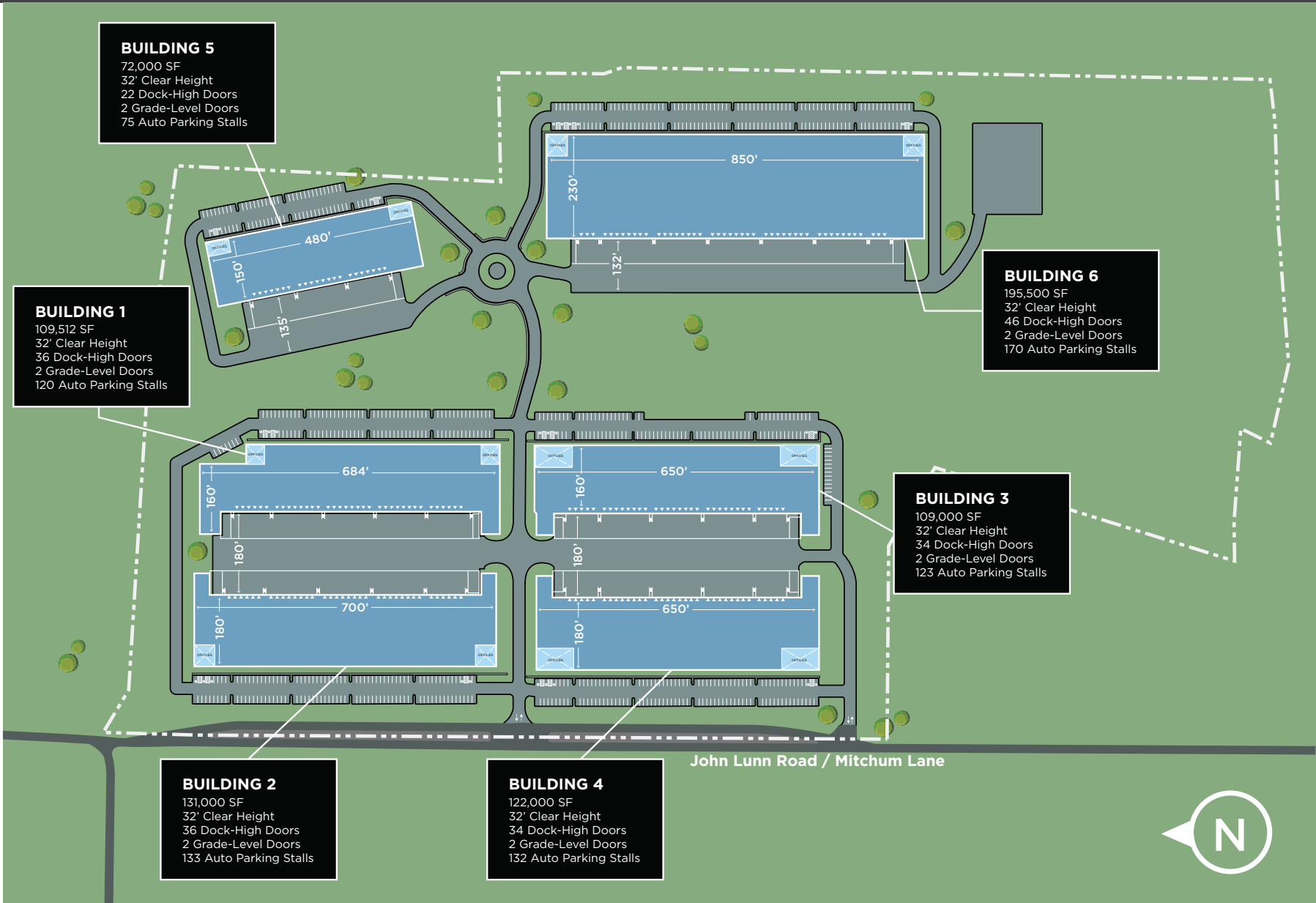


Potential # of Buildings

6 per conceptual plans



CONCEPTUAL SITE PLAN

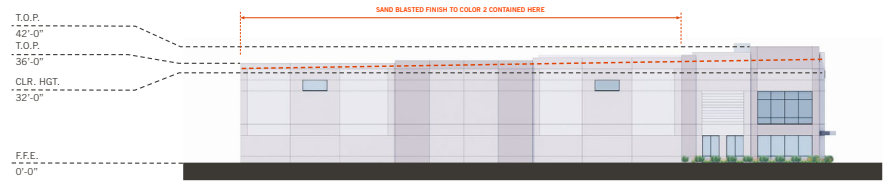


CONCEPTUAL BUILDING DESIGN

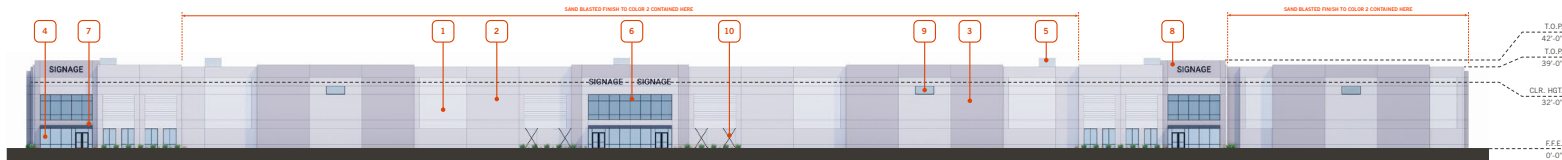
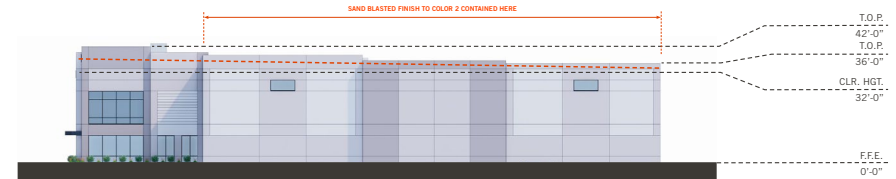
BUILDING 1



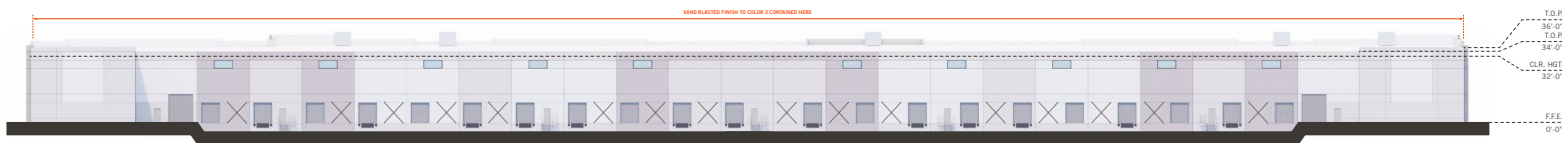
ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION EAST



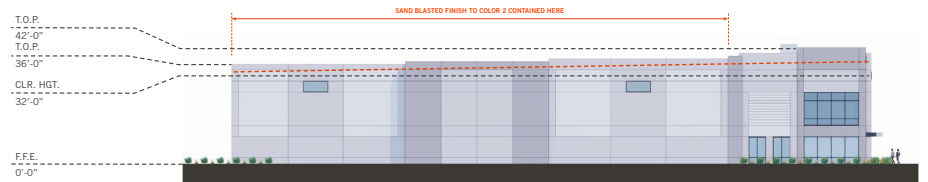
ELEVATION WEST

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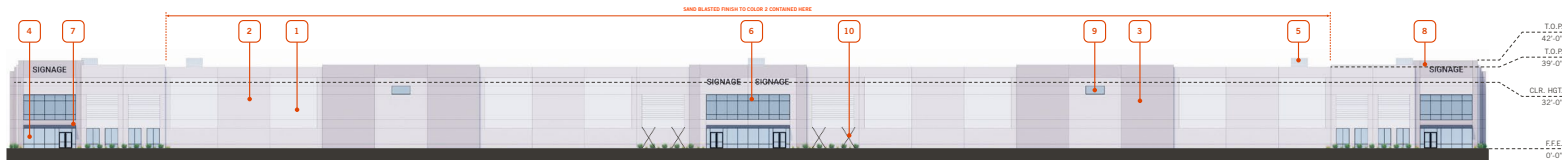
BUILDING 2



ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION EAST



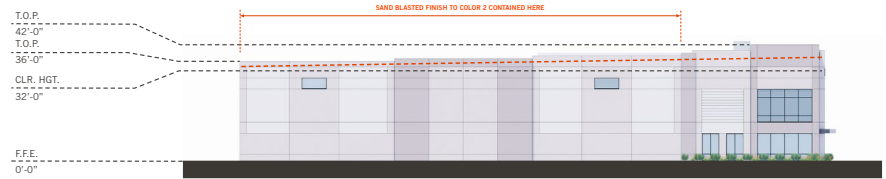
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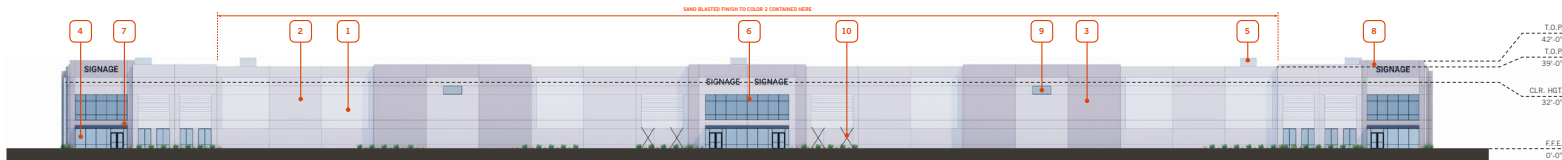
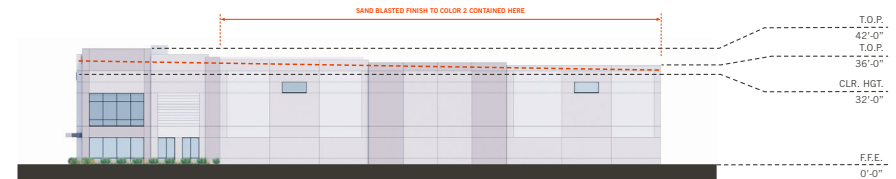
BUILDING 3



ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION EAST



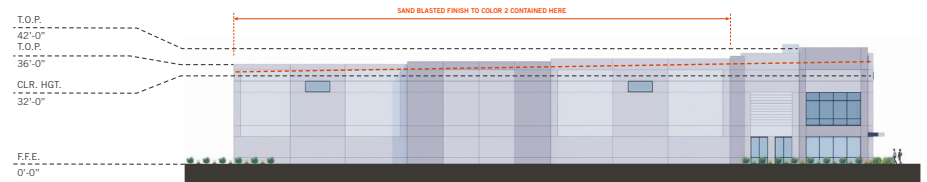
ELEVATION WEST

CONCEPTUAL BUILDING DESIGN

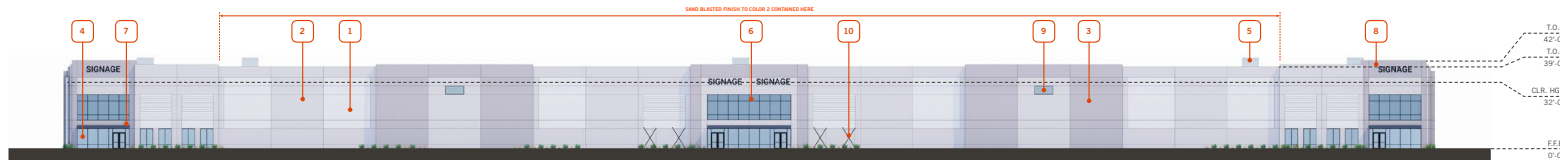
BUILDING 4



ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION EAST



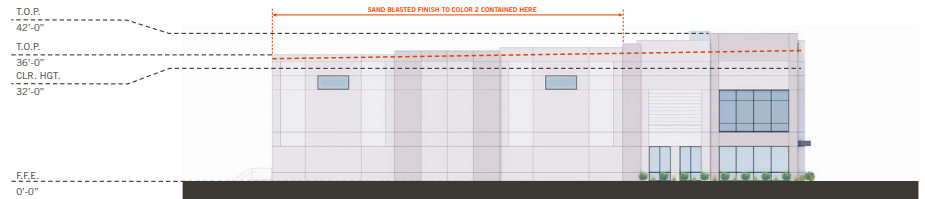
ELEVATION WEST

CONCEPTUAL BUILDING DESIGN

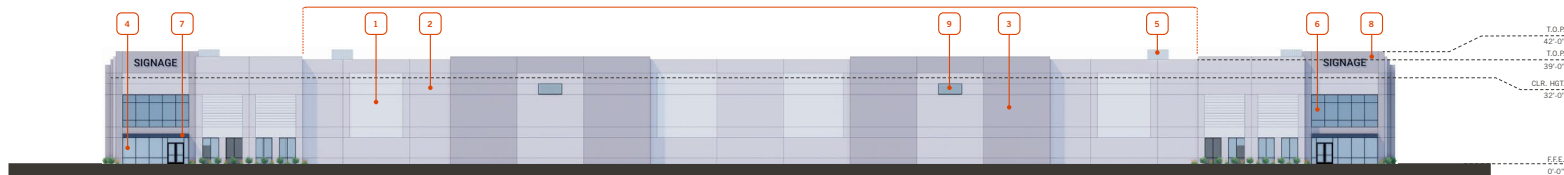
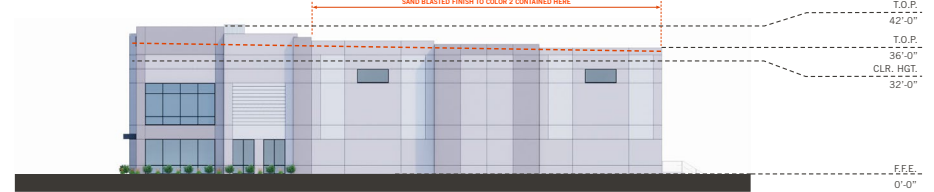
BUILDING 5



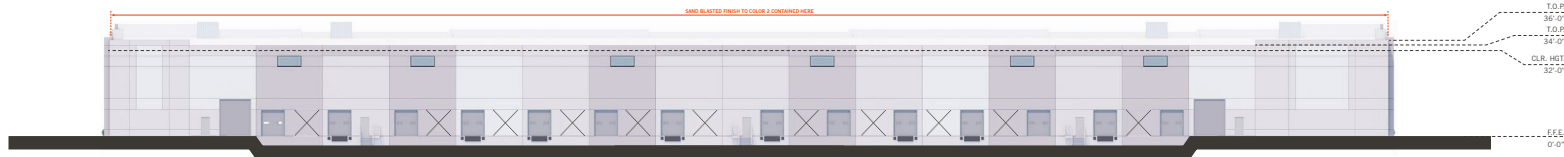
ELEVATION - SOUTH



ELEVATION - NORTH



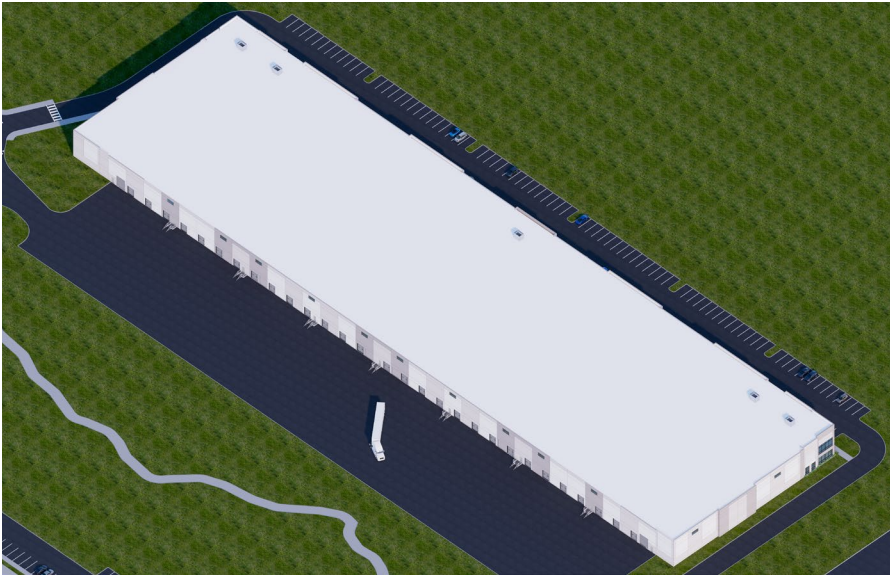
ELEVATION EAST



ELEVATION WEST

CONCEPTUAL BUILDING DESIGN

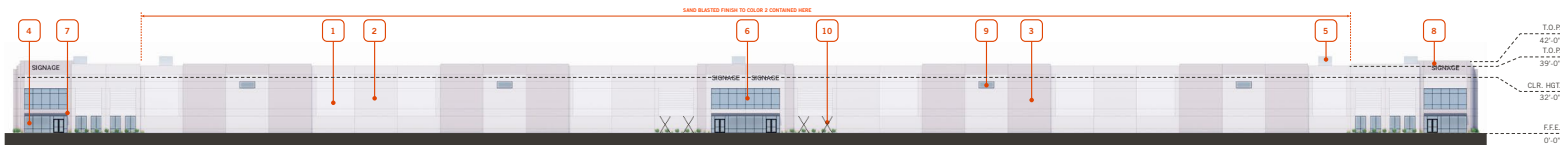
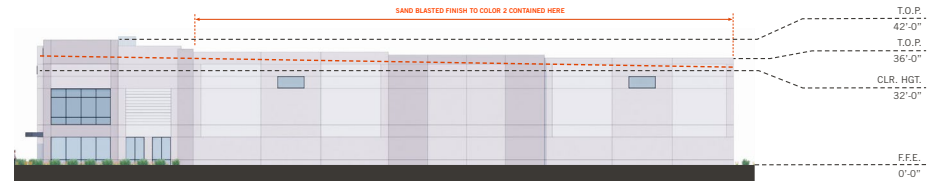
BUILDING 6



ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION EAST



ELEVATION WEST



03

LOCATION
OVERVIEW

LOCATION HIGHLIGHTS

MAURY CO. POPULATION

100,974
2020

80,930
2010

24.8%
Increase

The county's largest employer and the Ultium Cells LLC battery plant, a new joint venture between GM and LG Energy Solution

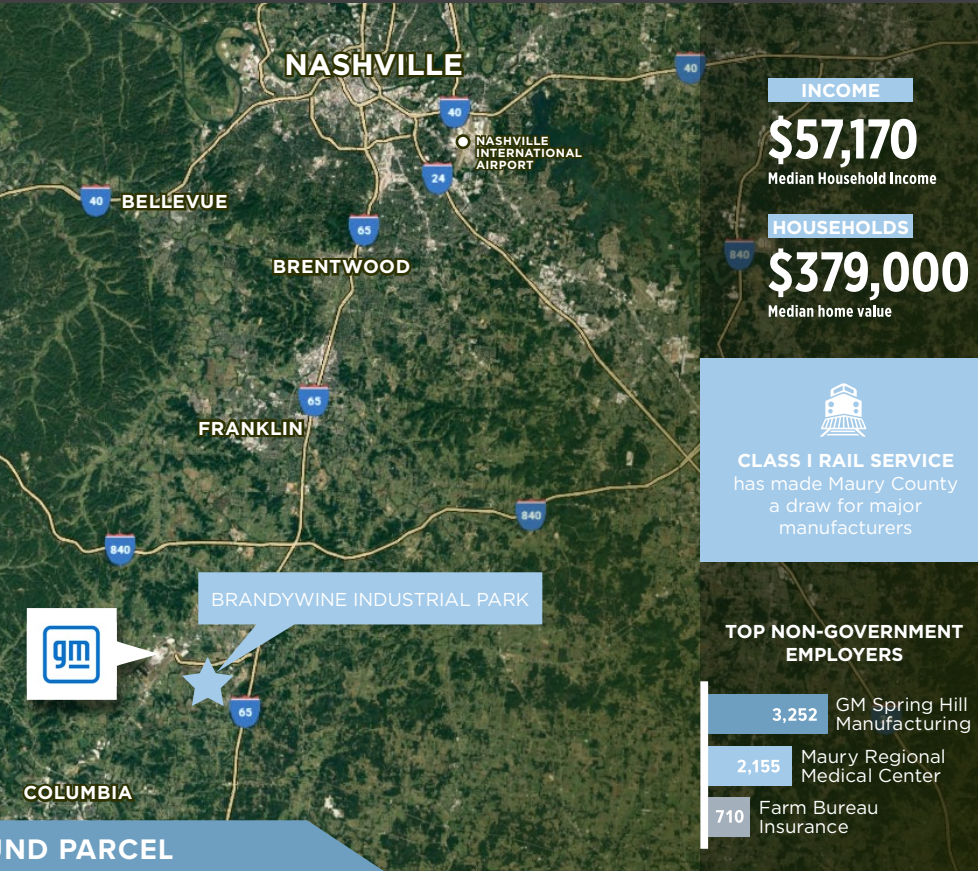
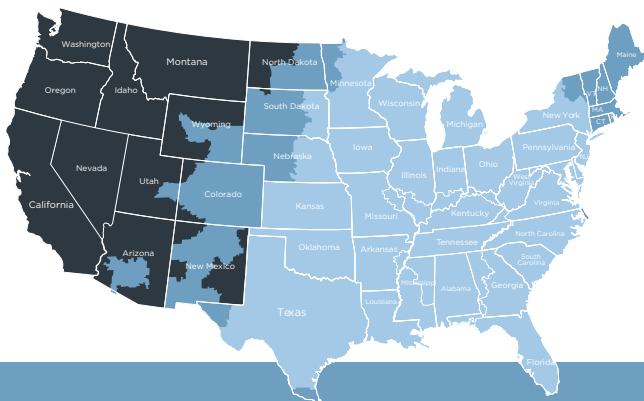


BRANDYWINE INDUSTRIAL PARK

COLUMBIA

FEDEX GROUND PARCEL DELIVERY MAP

- One Day
- Two Days
- Three Days
- Four Days
- Five Days



INCOME

\$57,170

Median Household Income

HOUSEHOLDS

\$379,000

Median home value



CLASS I RAIL SERVICE has made Maury County a draw for major manufacturers

TOP NON-GOVERNMENT EMPLOYERS

3,252 GM Spring Hill Manufacturing

2,155 Maury Regional Medical Center

710 Farm Bureau Insurance

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 an electric battery plant.



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.

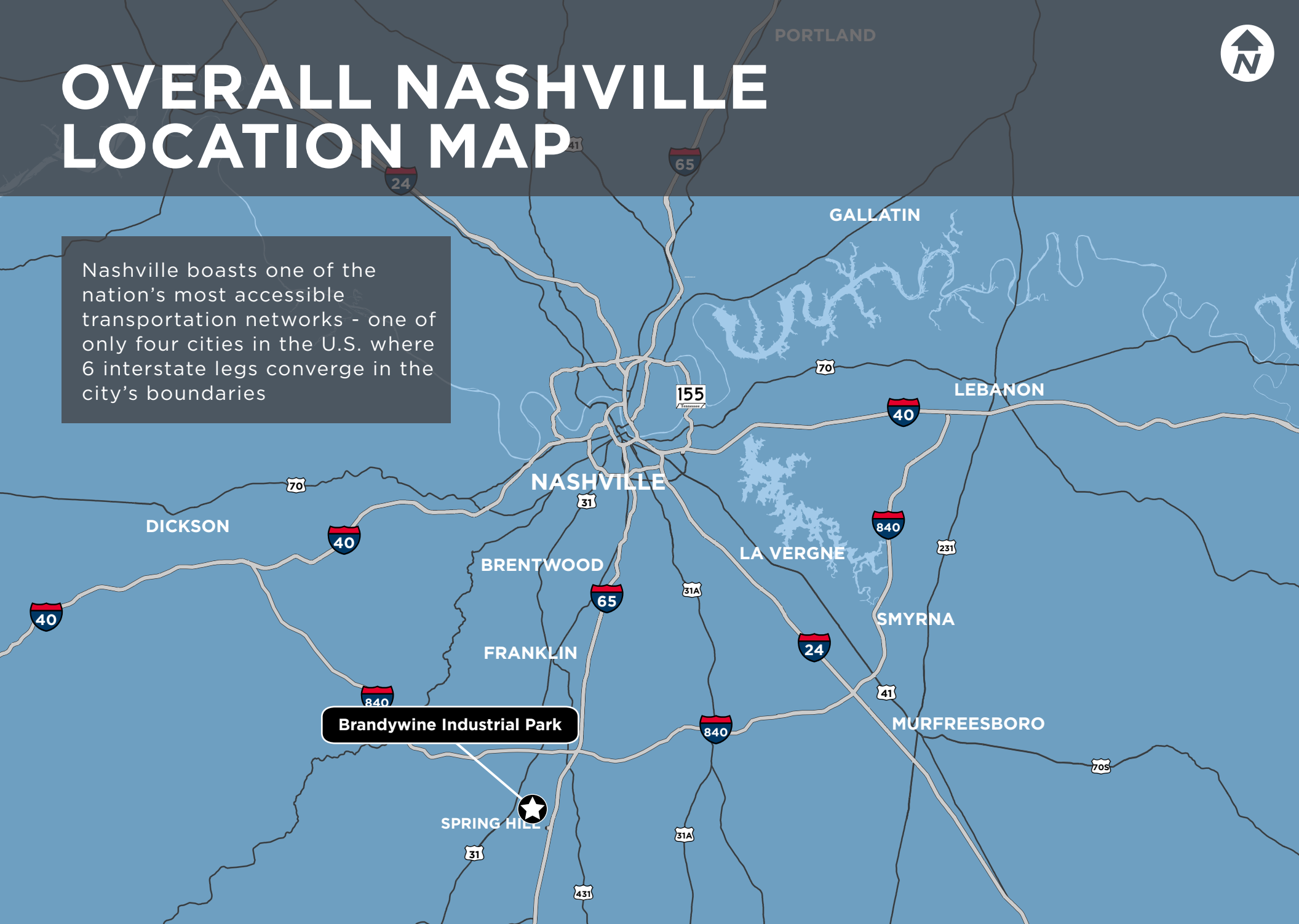
DISTANCE

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

OVERALL NASHVILLE LOCATION MAP



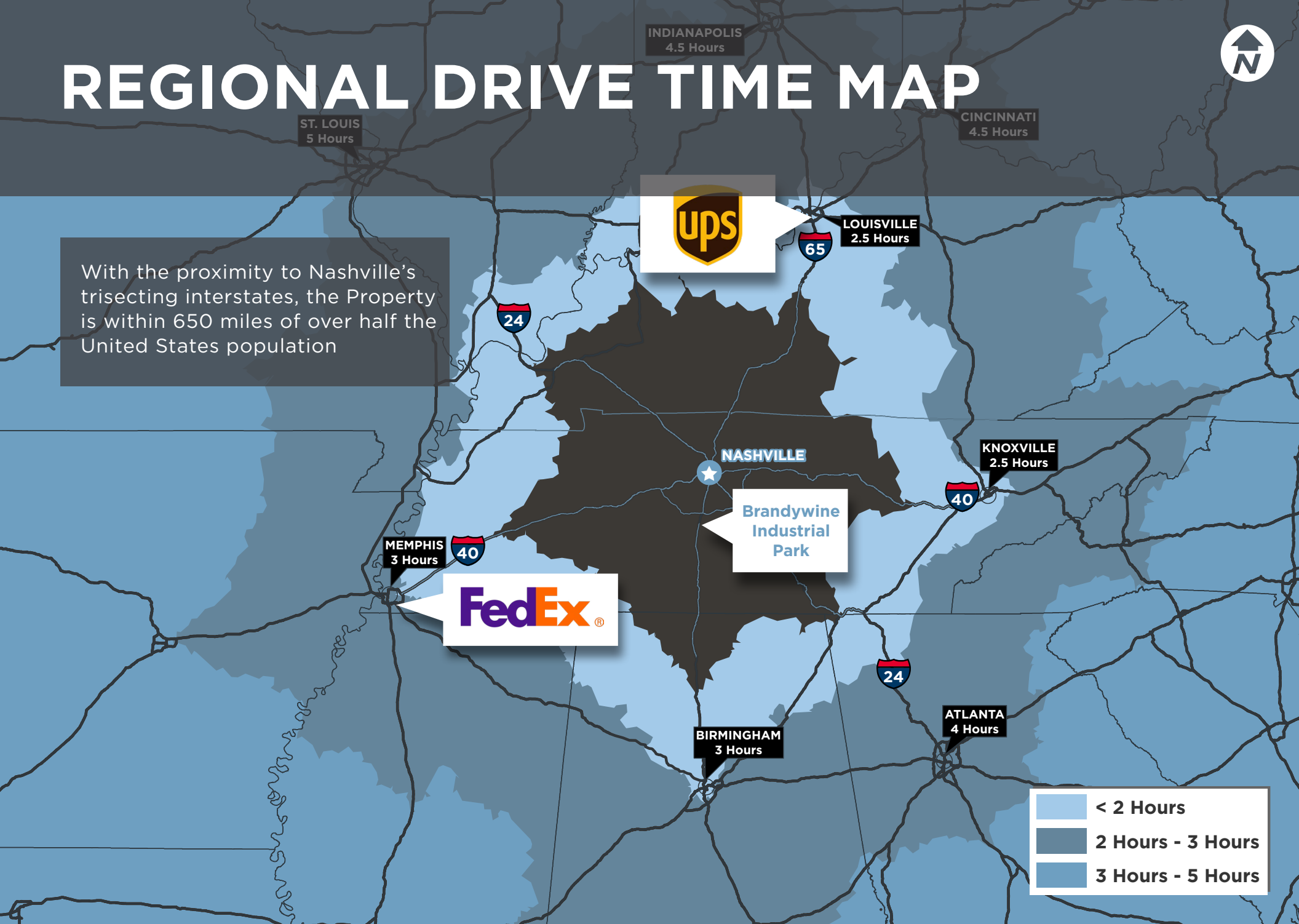
Nashville boasts one of the nation's most accessible transportation networks - one of only four cities in the U.S. where 6 interstate legs converge in the city's boundaries



REGIONAL DRIVE TIME MAP



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



	< 2 Hours
	2 Hours - 3 Hours
	3 Hours - 5 Hours



04

MARKET OVERVIEW

MARKET OVERVIEW - NASHVILLE



NASHVILLE - A DIVERSE AND GROWING ECONOMY

Nashville, the state capital of Tennessee, is a vital business, tourism, and transportation center in the US. The Nashville MSA includes 13 counties and a total population of above two million residents. The city continues to impress business leaders and real estate investors alike for its overall quality of life, pro-business government and rich offering of cultural and entertainment options.



AMONG THE BEST IN THE U.S. FOR JOB GROWTH

Nashville had the 6th highest job growth of any metro in 2022. Wall Street Journal has recognized Nashville as the second hottest job market in the U.S. for 2022, spurred by Amazon's 1 MSF corporate campus currently under construction in downtown Nashville with the goal of hiring more than 5,000 corporate and technology employees. In 2022, three industries in Nashville experienced double digit growth: Leisure and Hospitality, Information, & Wholesale Trade.



HEALTHCARE - A MAJOR ECONOMIC DRIVER

Nashville is home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the largest private operator of hospitals in the world. The high-growth and highly stable healthcare industry has emerged as a key economic driver to the region, due in large part to the research efforts of Vanderbilt University and the 500 other healthcare related companies that call the region home.



AN ELITE EDUCATION SYSTEM

Nashville is home to numerous colleges and universities that serve to continually attract new residents as well as provide a highly educated labor pool for the city's growing employment base.



EMERGING TECH & FINANCIAL HUB

Nashville named a top five "market-leading tech innovation hubs" by BIP Capital. Amazon's new Nashville distribution hub bringing 5,000 new jobs is the single largest jobs commitment in state history.

NASHVILLE TOP EMPLOYERS



MARKET OVERVIEW - NASHVILLE

Nashville is one of only six U.S. cities with three major intersecting interstate highways. **Highway systems in Tennessee** are rated **among the nation's best, offering exceptional connections for freight and commuting.** Middle Tennessee is within 250 miles of one-third of all car and truck assembly in the U.S., offering an ideal location for vehicle shipment. **Unmatched access to North American markets** delivers bottom-line advantage in freight costs.



ESSENTIAL AIR SERVICE

- » Nashville International Airport handles over 18 million yearly travelers
- » The \$1.4B New Horizon airport expansion is expected to be completed in late 2028. This will build on BNA Vision, a \$1.5B expansion that will finish this year. New Horizon will expand the number of gates at the airport to 70, improve multiple concourses, and create a new air freight facility.
- » BNA now ranked as the 27th busiest airport in the U.S., averaging 261 daily airline departures to 97 nonstop destinations, which includes four countries, 37 states, the District of Columbia, and Puerto Rico
- » Amazon Air recently launched its air cargo service at the Nashville International Airport, adding daily support to the next day delivery system in Middle Tennessee



STRATEGIC INTERSTATE SYSTEM

- » Convergence of three major interstate highways, I-40, I-24, and I-65, provide direct access to numerous major metropolitan areas and points of commerce
- » The 440 Parkway, Downtown Loop and Briley Parkway link the urbanized areas; I-840 connects 4 counties in an outer loop



RAIL NETWORK CONNECTION

- » Several intermodal facilities and rail terminals operated by major Class I railroads such as CSX



COMPLIMENTARY PORT

- » The Port of Nashville offers full river barge access to the Mississippi River, Ohio River, and the Tennessee-Tombigbee Waterway via the Cumberland River
- » Port access compliments the air, rail, and interstate infrastructure by making Nashville an intermodal transportation hub

1/3

OF ALL CAR & TRUCK
ASSEMBLY
IN THE UNITED STATES
IS WITHIN
250 MILES
OF NASHVILLE

1-2
DAY

TRUCK DELIVERY TIMES
TO MORE THAN
75% OF ALL
U.S. MARKETS

NASHVILLE INDUSTRIAL OVERVIEW

A DYNAMIC SOUTHEAST GROWTH MARKET

- » The Nashville MSA has become one of the premier manufacturing, distribution, and logistics markets in the Southeast due to its talented labor pool and ease of access to surrounding population centers.
- » Overall vacancy remained low at 3.8%, which is 80 basis points lower the historical average of 4.6%.
- » Nashville has experienced positive net absorption in every quarter over the past 10 years.
- » Overall asking rents surged to \$7.79 PSF in Q3 2023, a 18% YOY increase due to tremendous competition for high quality space.
- » Nashville's rapidly increasing overall asking rents have increased a staggering 65% since 2019.

OUTLOOK AND FUTURE GROWTH

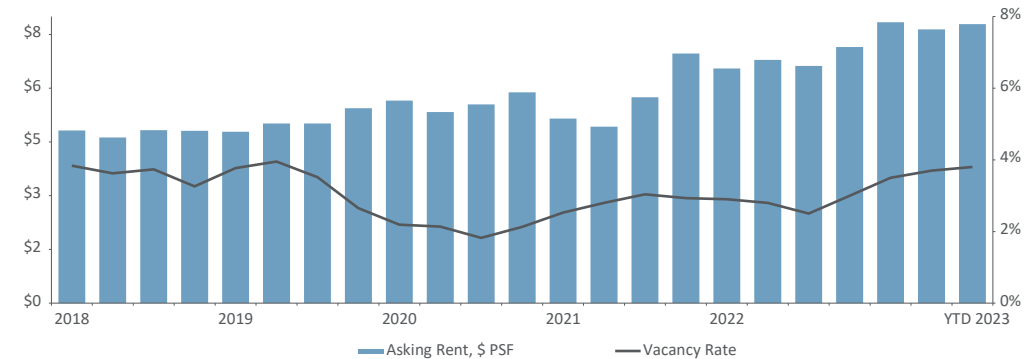
- » Extremely limited supply and quality properties being leased shortly after coming to the market is projected to continue as the market shows no signs of slowing down
- » Land constraints, strong absorption and historically low vacancy rates will lead to the continued tightening of Nashville's industrial fundamentals

MARKET INDICATORS - Q3 2023

	Q3 2023
Inventory	247.4 MSF
Vacancy (%)	3.8%
Net Absorption YTD	4.9 MSF
Avg. Quoted Rent*	\$7.79

*Rental rates reflect overall net asking \$PSF/year

DIRECT RENTAL RATES VS OVERALL DIRECT VACANCY RATE



SUPPLY DEMAND / DELIVERIES



NASHVILLE SUBMARKET SNAPSHOT

Q3 2023 - NASHVILLE OVERALL INDUSTRIAL SUBMARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)**	YTD OVERALL NET ABSORPTION (SF)**	YTD LEASING ACTIVITY	UNDER CNSTR (SF)	YTD CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT
Industrial CBD	49,007,741	739,742	1.50%	52,743	-9,903	262,823	0	0	\$10.38
65 South	13,846,038	515,205	3.70%	1,400	200,812	290,083	3,326,530	432,735	\$12.59
East	49,055,919	3,354,590	6.80%	1,618,737	2,951,058	2,607,849	3,754,015	4,145,822	\$7.07
North	44,353,149	2,078,366	4.70%	602,000	569,544	47,817	1,927,540	1,042,825	\$4.11
Southeast	74,360,661	2,488,760	3.30%	717,978	1,221,599	2,507,475	1,795,560	1,301,980	\$9.54
West	16,805,146	264,755	1.60%	0	-11,700	166,755	594,730	0	\$8.92
NASHVILLE TOTALS	247,428,654	9,441,388	3.80%	2,992,858	4,921,410	5,882,802	11,398,375	6,923,362	\$7.79

INDUSTRIAL CBD I-65 SOUTH

NASHVILLE I-65 SUBMARKET

- » The I-65 corridor has fielded the highest weighted average rental rate for deals done across the market in 2023 posting \$9.69 psf.
- » Continued population growth south on I-65 and the opening of the much anticipated Ultium Cell, LLC battery plant has spurred new industrial demand as tenants chase roof tops and automotive supplier opportunities.
- » Since 2016, Maury County ranks number one in population growth among major counties in the Nashville area increasing by 22.1%.
- » Over the past decade, the I-65 South vacancy rate has not once risen above the Nashville historical average of 4.6%.
- » The I-65 corridor continues to be one of the most active automotive corridors in the U.S.

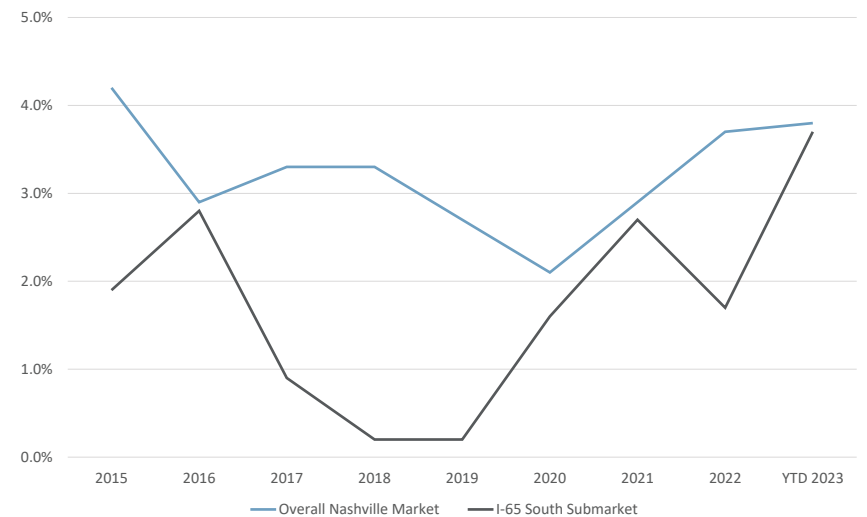
I-65 SUBMARKET INDICATORS - Q3 2023

	Q3 2023
Vacancy (%)	3.7%
Submarket Inventory	13.9 MSF
Under Construction	3.3 MSF
Avg. Quoted Rent*	\$12.59

*Rental rates reflect net asking \$PSF/year



I-65 SUBMARKET VS OVERALL MARKET VACANCY





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