



**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



**SPRINGHILL**  
COMMERCE CENTER



# PROPERTY HIGHLIGHTS

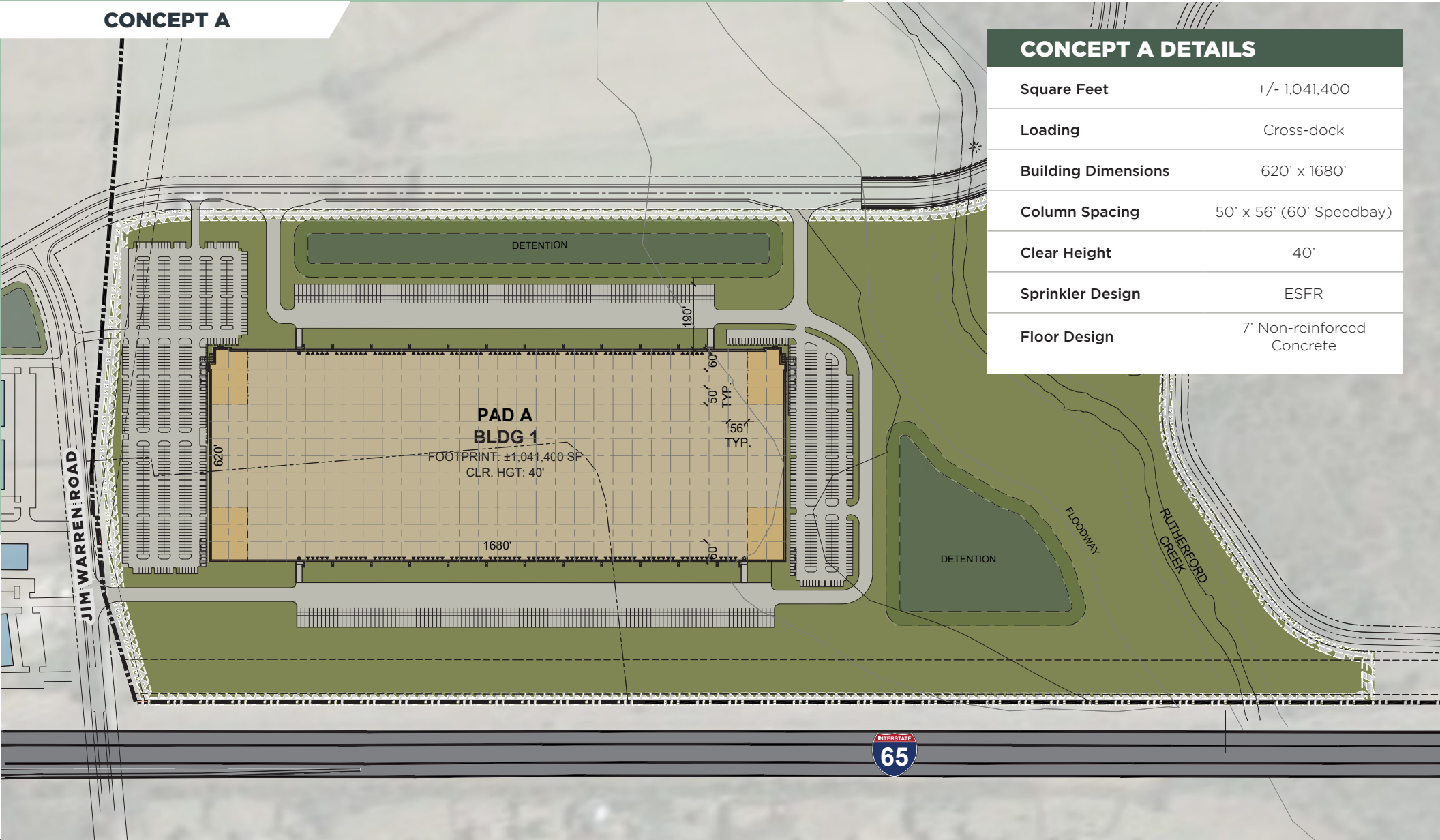
**Spring Hill Commerce Center** is an 84-acre, fully entitled and permit-ready, newly planned development site located along I-65 just south of Saturn Parkway in Spring Hill, TN. The site can accommodate up to a 1.0MSF building but also has the flexibility to accommodate a smaller footprint with expansion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

<b>Location:</b>	Spring Hill, TN	<b>Tax Rate:</b>	<b>Spring Hill</b> \$.9072 per \$100 Assessed Value <b>Maury County</b> \$2.2364 per \$100 Assessed Value
<b>Land Size:</b>	84± Acres	<b>Access &amp; Frontage:</b>	Direct access to I-65 and 2,500' of interstate frontage
<b>Topography:</b>	Gently Rolling	<b>Utilities:</b>	Electric- Columbia Power and Water Gas - Atmos Energy Corporation Sewer - City of Spring Hill Utility Department Water- City of Spring Hill Utility Department
<b>Jurisdiction:</b>	City of Spring Hill - Maury County		
<b>Zoning:</b>	I-2 (No industrial use restrictions)		

**\*Additional capacity for 10 Megawatts of power \***

# CONCEPTUAL SITE PLANS

## CONCEPT A

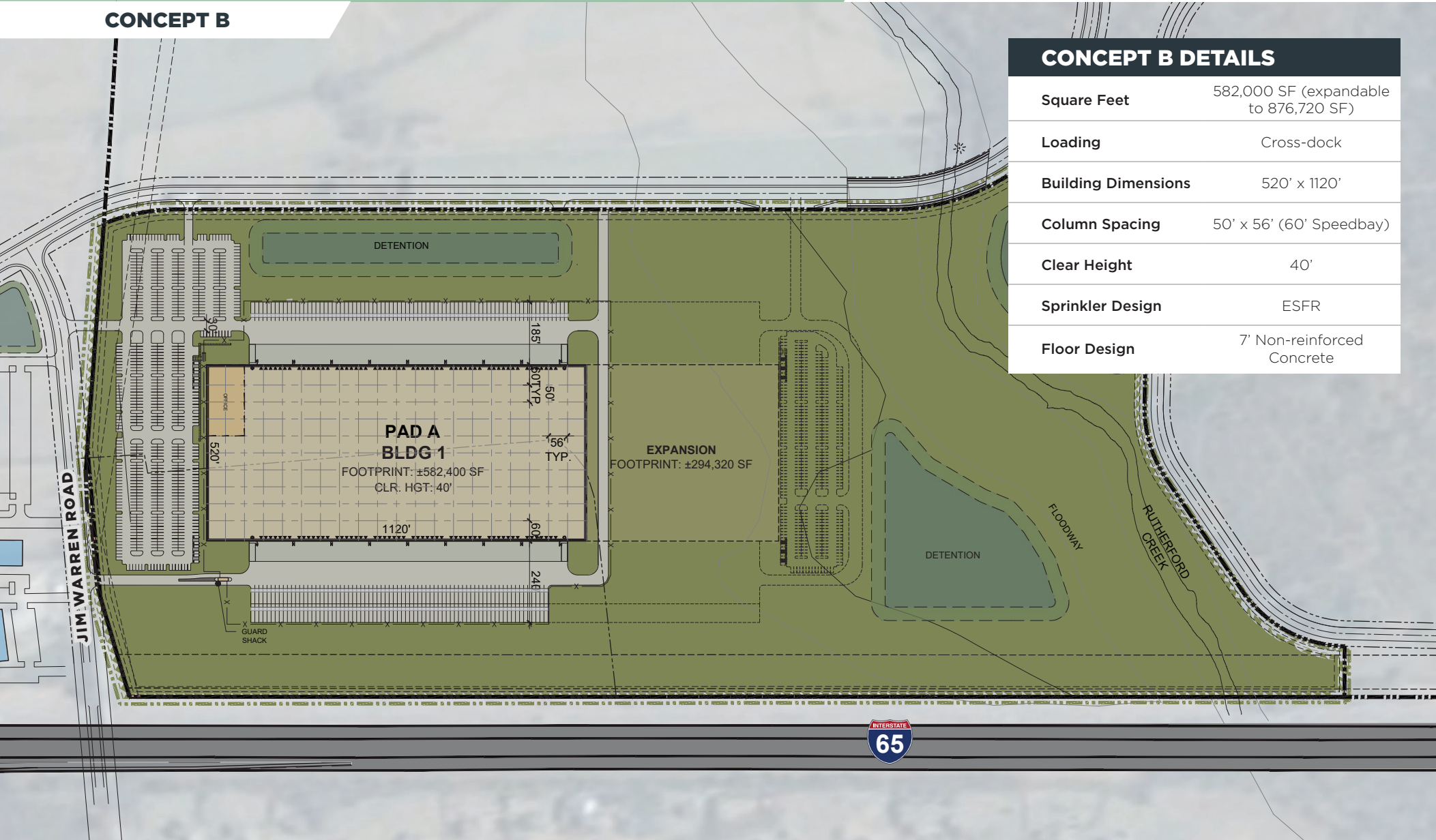


### CONCEPT A DETAILS

Square Feet	+/- 1,041,400
Loading	Cross-dock
Building Dimensions	620' x 1680'
Column Spacing	50' x 56' (60' Speedbay)
Clear Height	40'
Sprinkler Design	ESFR
Floor Design	7' Non-reinforced Concrete

# CONCEPTUAL SITE PLANS

## CONCEPT B



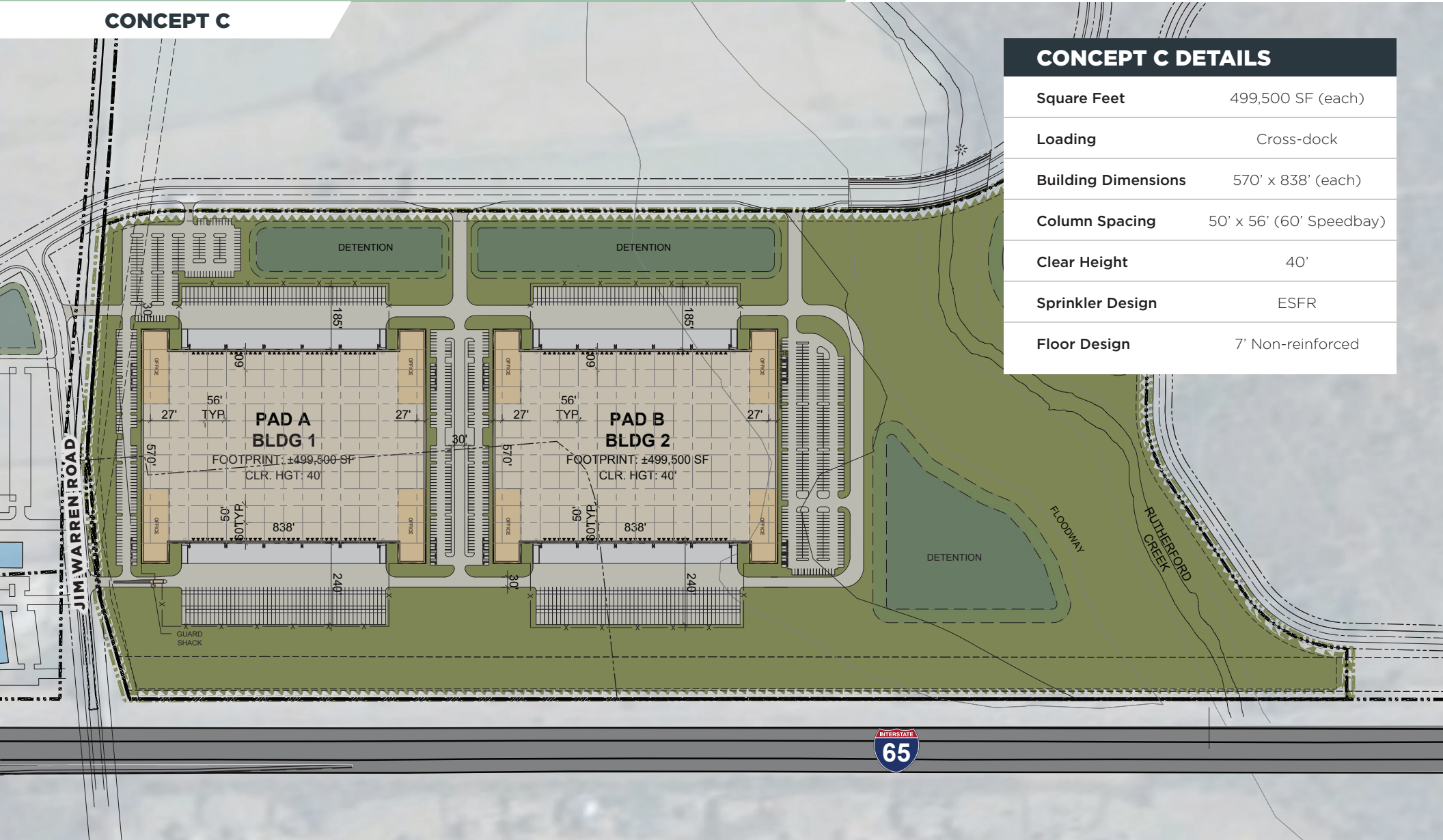
### CONCEPT B DETAILS

Square Feet	582,000 SF (expandable to 876,720 SF)
Loading	Cross-dock
Building Dimensions	520' x 1120'
Column Spacing	50' x 56' (60' Speedbay)
Clear Height	40'
Sprinkler Design	ESFR
Floor Design	7' Non-reinforced Concrete



# CONCEPTUAL SITE PLANS

## CONCEPT C



### CONCEPT C DETAILS

Square Feet	499,500 SF (each)
Loading	Cross-dock
Building Dimensions	570' x 838' (each)
Column Spacing	50' x 56' (60' Speedbay)
Clear Height	40'
Sprinkler Design	ESFR
Floor Design	7' Non-reinforced

# PROPERTY LOCATION

Competing Industrial Sites

**BEEHCROFT INDUSTRIAL PARK**  
815,530 sf / Building I & II

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

**SHIP**  
229,877 sf / Building I & II

**MAGNA**  
MAGNA SEATING

**faurecia**

**gm**

**ultium cells**

**CROWN ENTERPRISES**  
330,484 sf

**SATURN CROSSING**  
202,858 sf / Building I & II

**SPRING HILL**  
COMMERCE CENTER



**I-65**  
6 Minutes



**Cool Springs/Franklin**  
25 Minutes



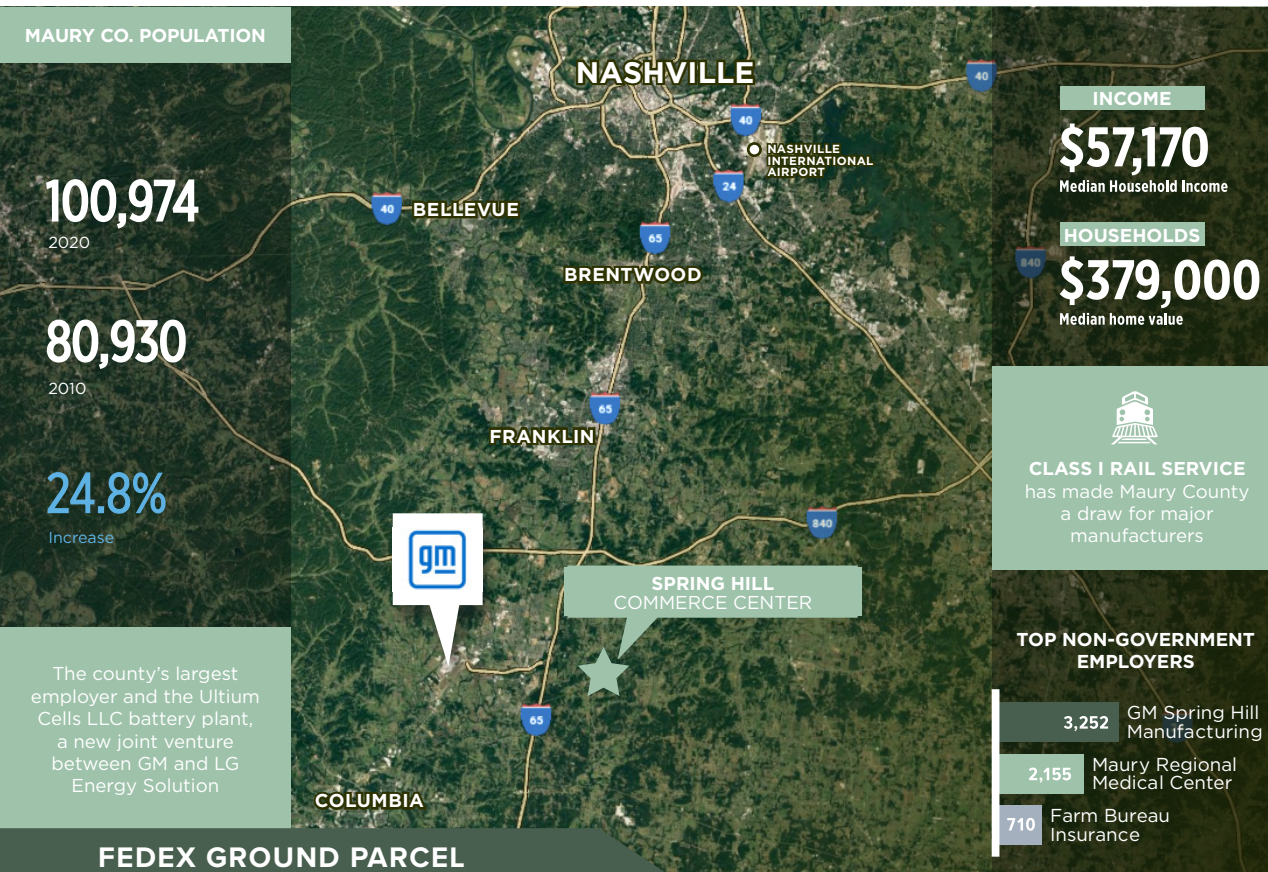
**Downtown Nashville**  
50 Minutes



**Nashville International Airport**  
51 Minutes



# LOCATION OVERVIEW

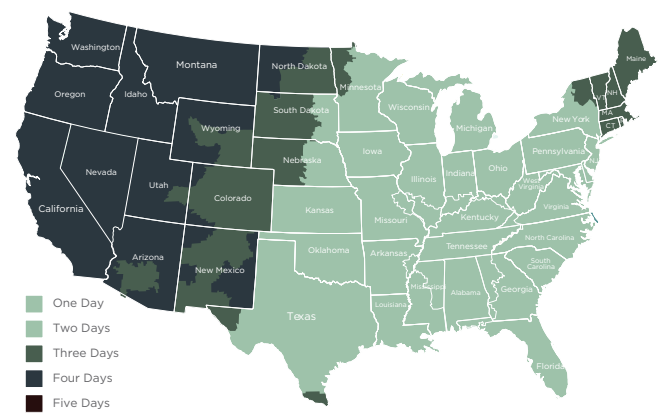


The county's largest employer and the Ultium Cells LLC battery plant, a new joint venture between GM and LG Energy Solution

## 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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