

DEVELOPMENT
OPPORTUNITY



FOR SALE
7.69 ACRES

1067 OLD SALEM ROAD

MURFREESBORO, TENNESSEE



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

7.69 ACRES



SITE SPECS - UTILITIES TO SITE

Water	West Wilson Co. Utility District (20" line)
Sewer	City of Mt. Juliet (8" line proposed)
Gas	Nashville Gas (4" - 6" line proposed)
Electric	Middle Tennessee Electric/TVA
Telephone	TDS Telcom



PREMIER LOCATION

Located in Nashville's most robust industrial submarket



EXCELLENT INGRESS/EGRESS

Access to I-24 (exit 80)



30 MINUTES

To Nashville International Airport



ZONED H-1

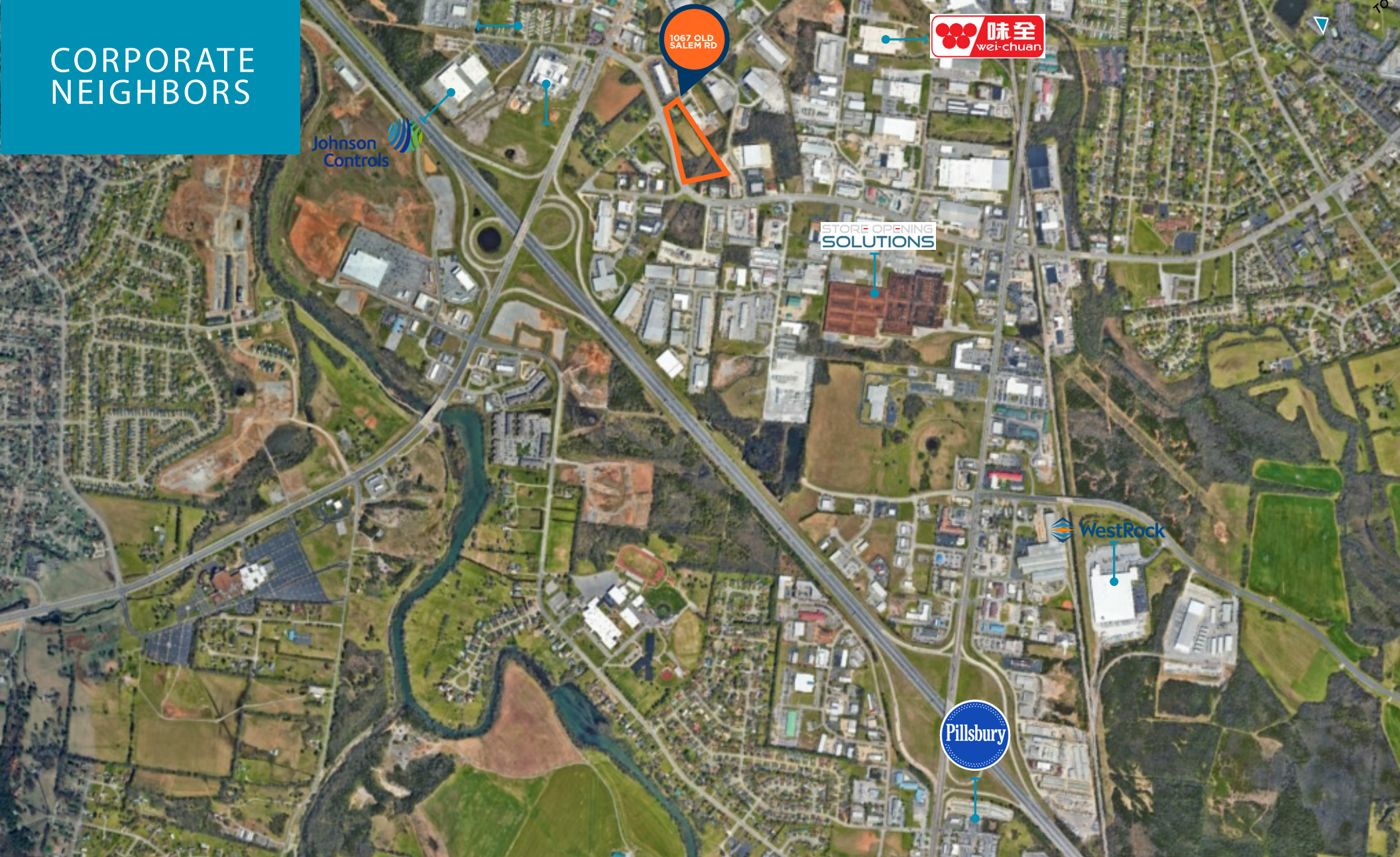
Heavy Industrial



6 MILES

to FedEx Sorting Facility

CORPORATE NEIGHBORS



NASHVILLE MOMENTUM

Situated in the heart of Middle Tennessee, Beckwith Farms is a short 25 miles from Nashville, 16 miles from the Nashville International Airport and considered part of the Nashville economic region—which was recently ranked #3 in the country for places to invest by PricewaterhouseCoopers. Nashville is steadily experiencing record-breaking unemployment and job growth.

**INTERSTATE
ACCESS
AND
VISIBILITY**

**NEW
ROAD
INFRASTRUCTURE**

7.69 ACRES



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