



EASTGATE DISTRIBUTION CENTER II

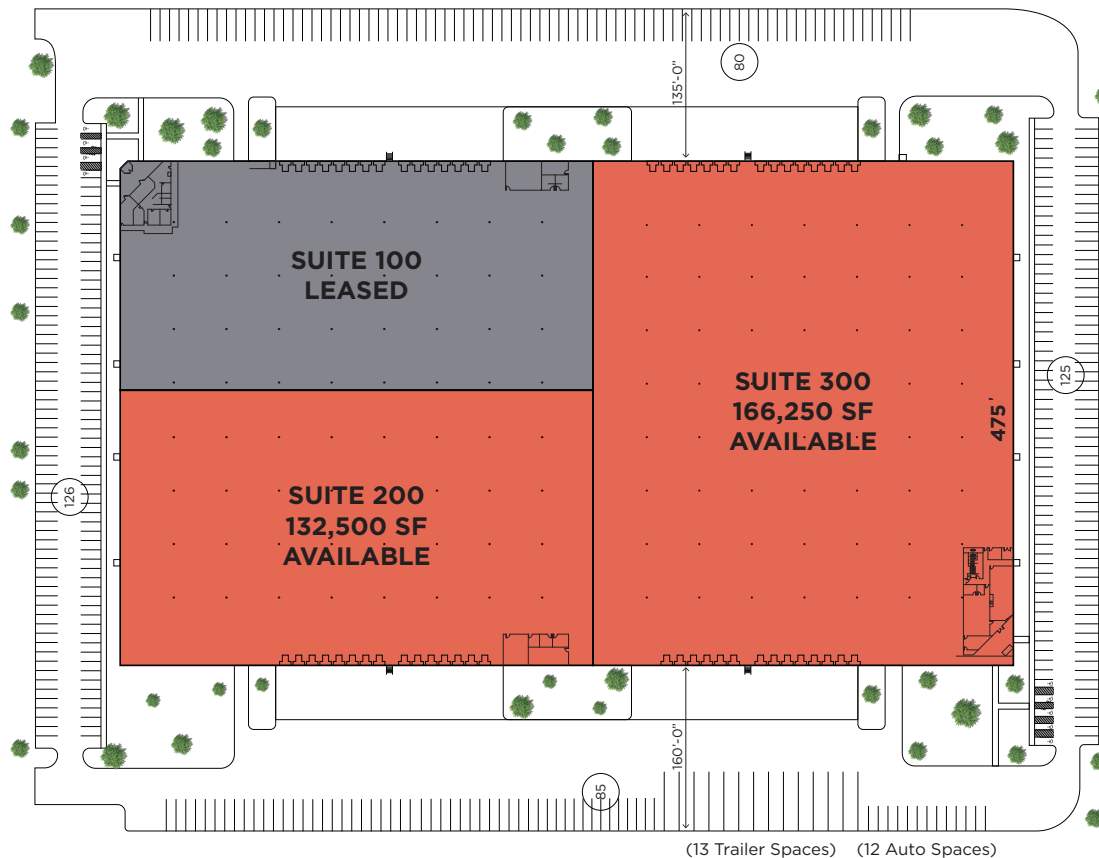
7950 EASTGATE BLVD, MT. JULIET, TN



132,500 SF - 298,750 SF **FOR LEASE**



PROPERTY OVERVIEW



SUITES 200-300 | 298,750 SF Available

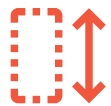
Total Building SF	403,750 SF
Dock Doors	45 (39 Equipped with Levelers)
Office SF	6,054 SF
Drive-in Doors	3 (12'x14')
Power	2,800 Amps, 480 Volt, 3-Phase
Car Parking	292
Trailer Parking	13

SUITE 200 | 132,500 SF Available

Date Available	Immediate
Dock Doors	15 (12 Equipped with Levelers)
Configuration	Front-load
Lighting	T-5
Office SF	1,556 SF
Drive-in Door	1 (12'x14')
Power	(2) 400 Amps, 480 Volt, 3-Phase
Car Parking	127

SUITE 300 | 166,250 SF Available

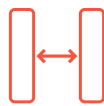
Date Available	Immediate
Dock Doors	30 (24 Equipped with Levelers)
Configuration	Cross-dock, Truck Court is Fenced and Gated
Lighting	LED
Office SF	4,498 SF
Drive-in Doors	2 (12'x14')
Power	2,000 Amps, 480 Volt, 3-Phase
Car Parking	165
Trailer Parking	13



Clear Height
30'



Sprinklers
ESFR

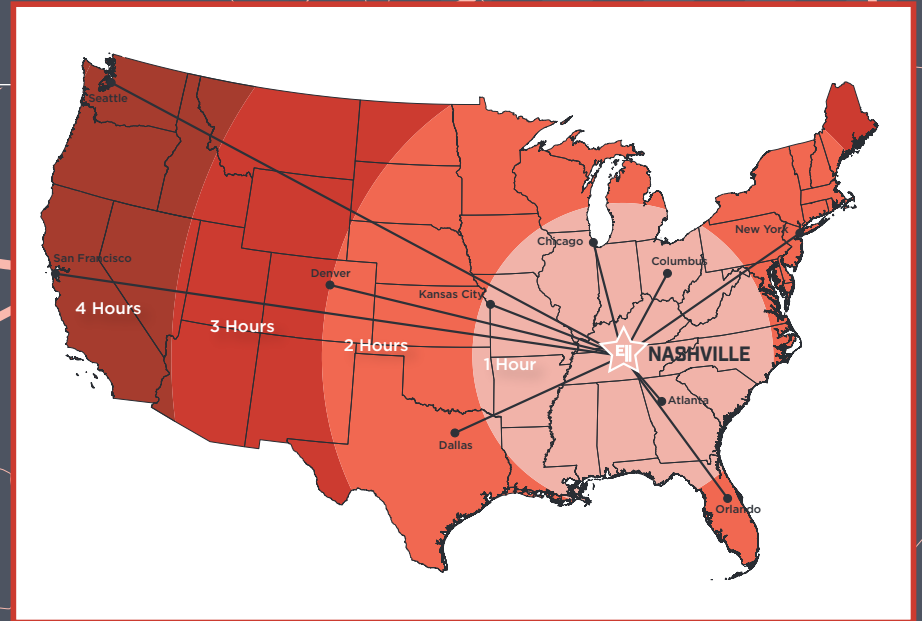
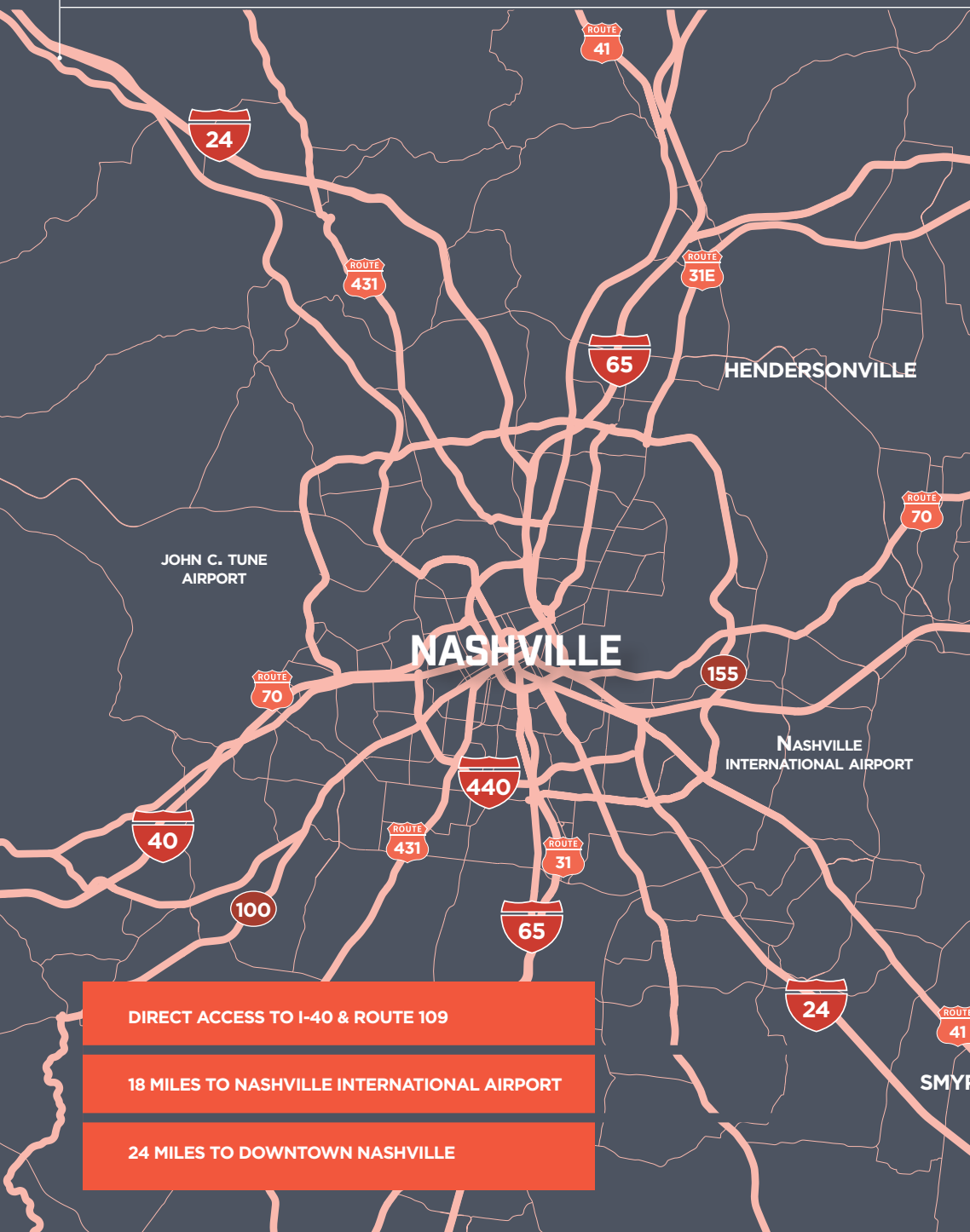


Column Spacing
50'x50' (60' Speed Bay)



Heat
Gas Fired

LOCATION OVERVIEW



DRIVE TIMES

2 HRS, 35 MIN TO LOUISVILLE	4 HRS, 3 MIN TO ATLANTA	4 HRS, 50 MIN TO INDIANAPOLIS
5 HRS, 8 MIN TO ST. LOUIS	6 HRS, 18 MIN TO CHARLOTTE	7 HRS, 49 MIN TO CHICAGO
8 HRS, 59 MIN TO KANSAS CITY	10 HRS, 22 MIN TO ORLANDO	11 HRS, 47 MIN TO DALLAS

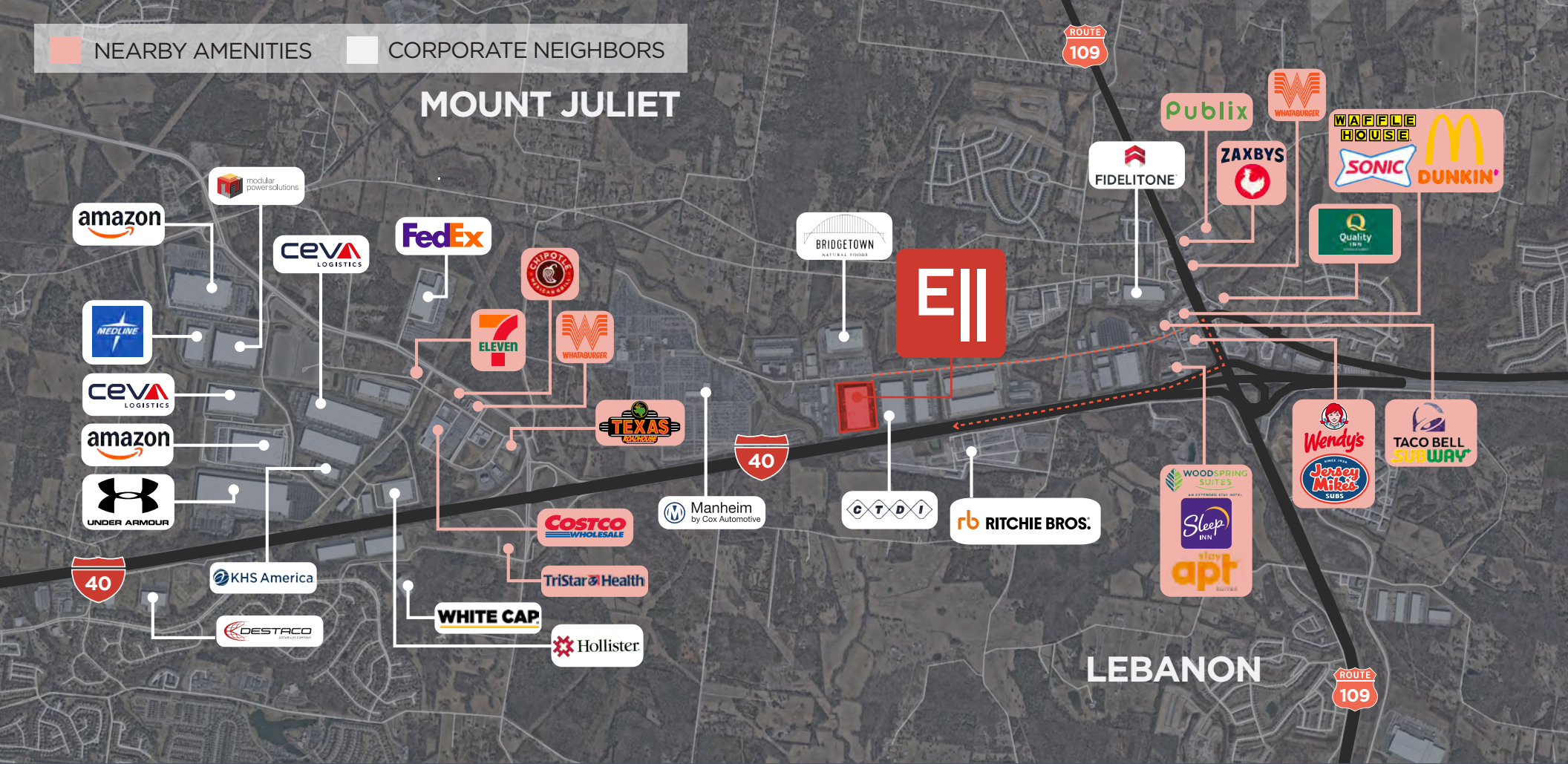
DIRECT ACCESS TO I-40 & ROUTE 109

18 MILES TO NASHVILLE INTERNATIONAL AIRPORT

24 MILES TO DOWNTOWN NASHVILLE

NEARBY AMENITIES CORPORATE NEIGHBORS

MOUNT JULIET



FOR MORE INFORMATION, PLEASE CONTACT:

JOHN WARD, SIOR

Executive Managing Director
Direct: 615-301-2834
john.ward@cushwake.com

ABIGAIL RIECK

Director
Direct: 615-301-2807
abigail.riECK@cushwake.com



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