



**GOLDEN
BEAR EAST**

5440 EAST DIVISION STREET
MT. JULIET, TN



CUSHMAN &
WAKEFIELD

GREYSTAR™

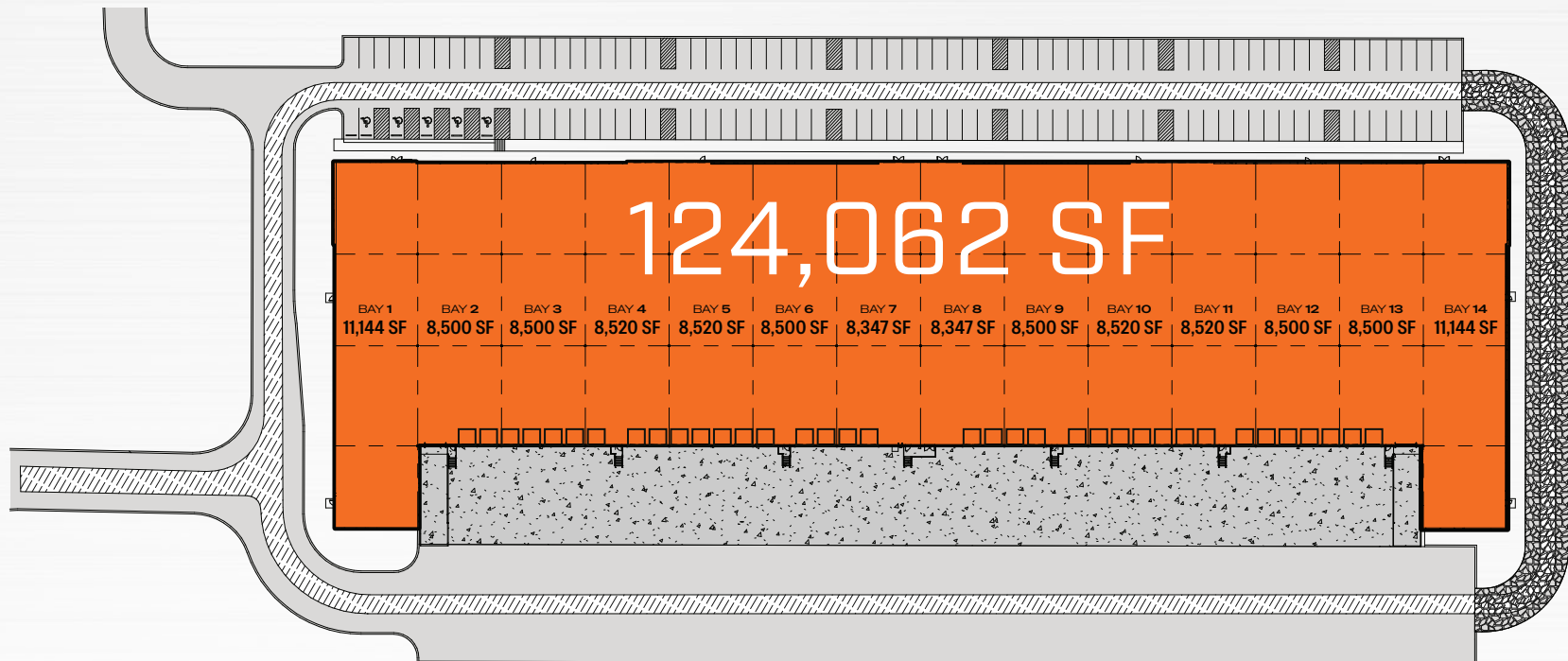
124,062 SF AVAILABLE FOR SALE OR LEASE

PROPERTY OVERVIEW

124,062 SF
TOTAL SF

28,144 SF
MIN. DIVISIBLE SF

SPEC OFFICE : (1) constructed (~1,800 SF)
: additional (1) designed & permitted



DIMENSIONS:
170' x 700'
(with 50'x50' dog ears)



DOCK DOORS:
22 (+14 knockouts)



DRIVE IN DOORS:
2



COLUMN SPACING:
50' x 55' / 60' speed bay



CLEAR HEIGHT:
32'



SPRINKLER:
ESFR

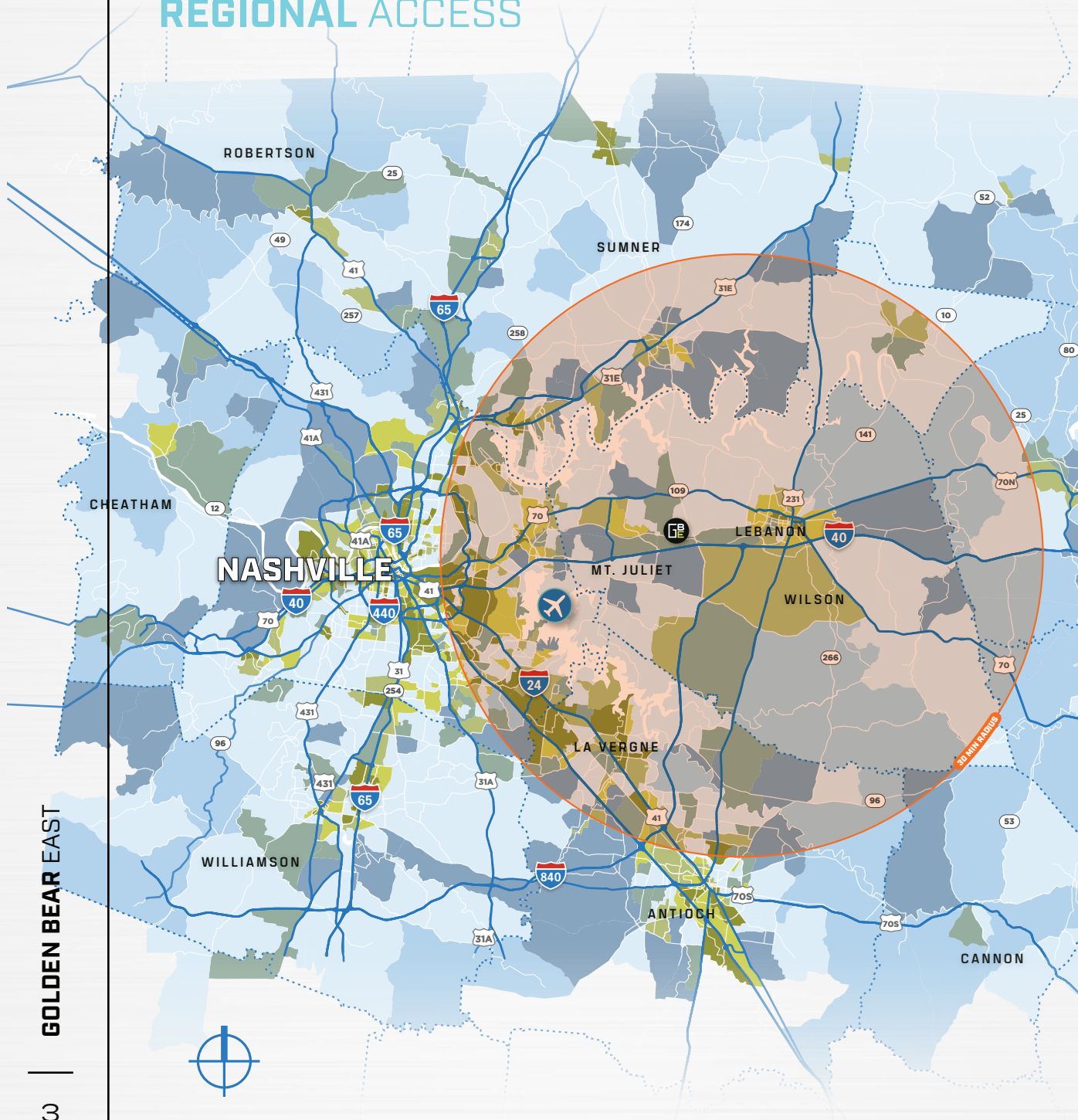


LIGHTING:
LED



PARKING:
128 (6 HC)

REGIONAL ACCESS

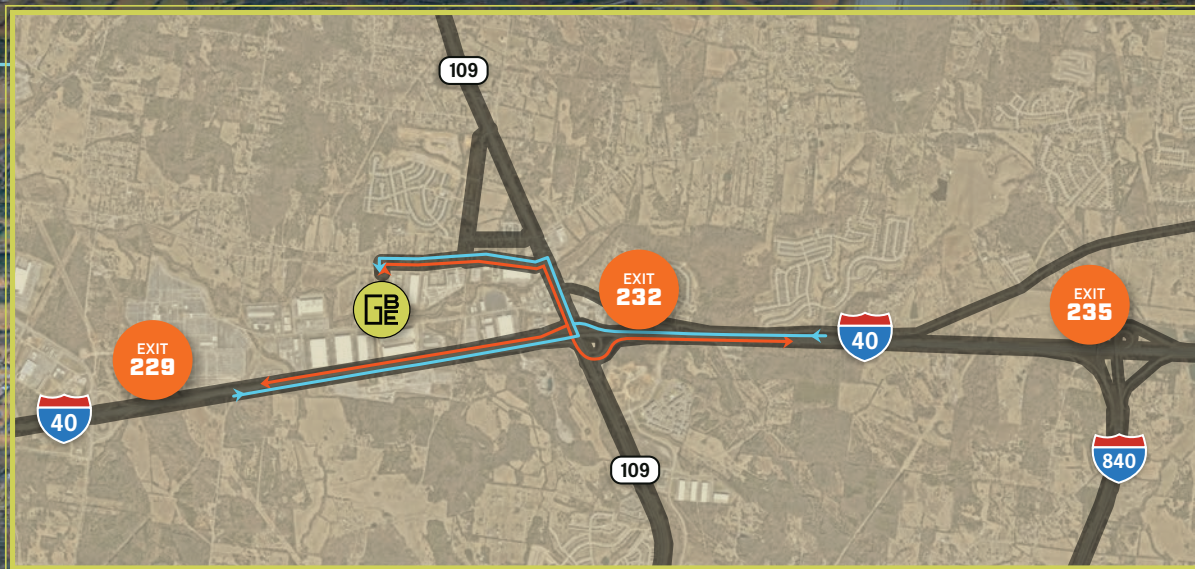


TRANSPORTATION & WAREHOUSE WORKER POPULATION DENSITY:



DRIVE TIMES:

TN-109	1.1 MI / 2 MINS
I-40	1.5 MI / 3 MINS
NASHVILLE INT'L AIRPORT	16 MI / 20.92 MINS
NASHVILLE DEKALB	22 MI / 30.5 MINS
LEBANON	20.2 MI / 25.2 MINS
LA VERGNE	27.4 MI / 33.6 MINS
MURFREESBORO	27.7 MI / 34 MINS



**FOR MORE INFORMATION,
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