NASHVILLE COLD

1564 SE TATER PEELER ROAD, LEBANON, TN



±77,128 SF FREEZER / COOLER

AVAILABLE NOW

CUSHMAN & WAKEFIELD

KARIS COLD



77,128 SF AVAILABLE NOW

Located in Lebanon, Tennessee, Nashville Cold offers ±77,128 square feet of freezer/cooler space within a modern 205,845-square-foot industrial facility. Built in 2024, the property combines 50-foot clear heights, flexible temperature capabilities from -10°F to 55°F, an Alta Expert refrigeration system and purpose-built loading infrastructure.

Positioned in one of the fastest-growing counties in the Nashville metro area, just two minutes from I-40, the facility provides efficient access to Nashville and the broader Middle Tennessee logistics network, with I-840 and Highway 109 each approximately 10 minutes away.

4,190 SF
Office Area

60,655 SF
Freezer/Cooler Vault
(-10° to 55° F)

11,390 SF
Refrigerated Dock

50’
Clear Height

130’
Truck Court

33 Auto & 9 Trailer
Parking Spaces

6 Dock & 1 Ramp
Loading Doors

1,600A & 2,000A
Power


77,128 SF AVAILABLE
(205,485 SF TOTAL BUILDING)
PARKING STALLS
9 TRAILER SPOTS
33 AUTO SPOTS
OFFICE
4,190 SF
LEASED
REFRIGERATED DOCK
11,390 SF
NASHVILLE COLD

NASHVILLE COLD

77,128 SF
AVAILABLE NOW

BUILDING OVERVIEW

- ±205,845 SF total building area
- ±77,128 SF available
- ±60,655 SF freezer/cooler vault
- ±11,390 SF refrigerated dock
- ±4,190 SF office
- 15.4-acre site
- 50’ clear height
- 54’ × 43’ column spacing
- Built in 2024

COLD STORAGE SPECS

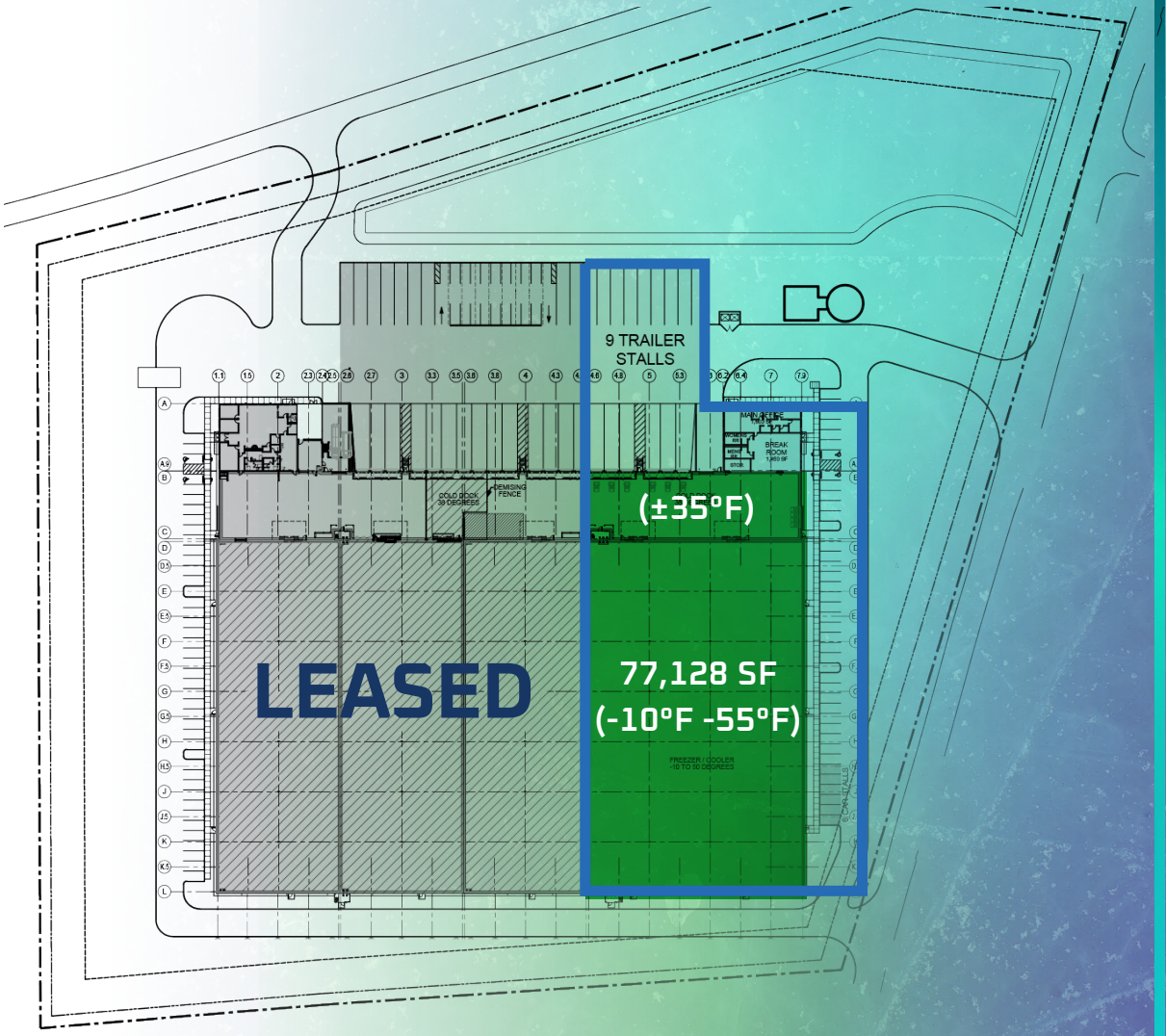
- Freezer/cooler temperature flexibility: **-10°F to 55°F**
- Alta Expert refrigeration system
- Tyco Quell dry fire protection system
- LED lighting

DOCK & LOADING

- 6 dock doors
- Continuous pit
- Vertical levelers
- Dock shelters
- Interlocked doors
- Dock depth: 60’
- 1 ramp
- 130’ truck court
- 185’ truck court including trailer parking

POWER & SITE

- 1,600A + 2,000A main building services
- 33 car parking spaces
- 9 trailer stalls
- IWD zoning



RACKING LAYOUTS

(to be installed at Tenant's direction)

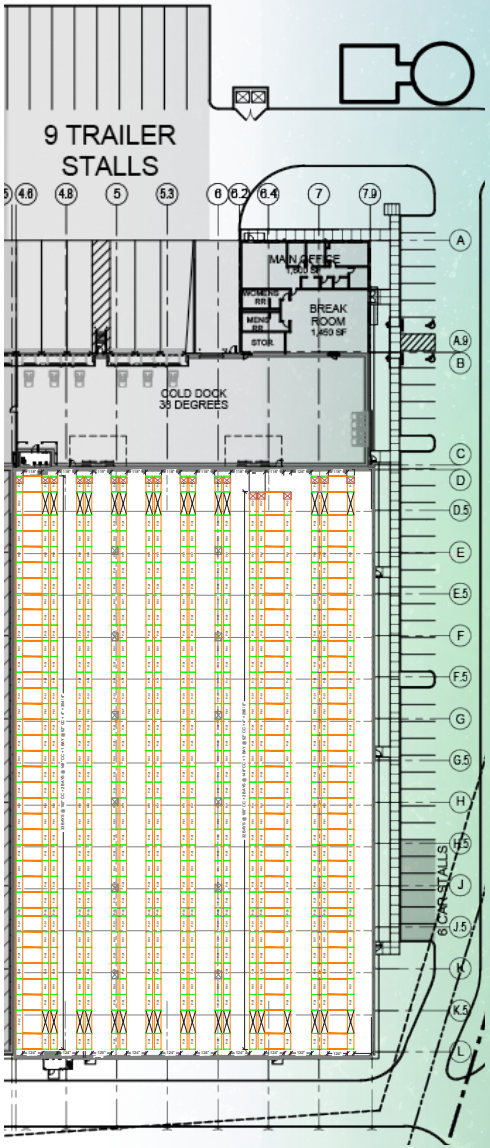
- Double deep racking
  - 130" - 140" clear aisle widths

Bay Type	# of Bays	Pallets per Bay	Lost Pallets	Total Pallets
P-03	800	14	126	11,074
P-04	8	21		168
T-03	44	12		528
T-04	6	10		60
			Total	**11,830**

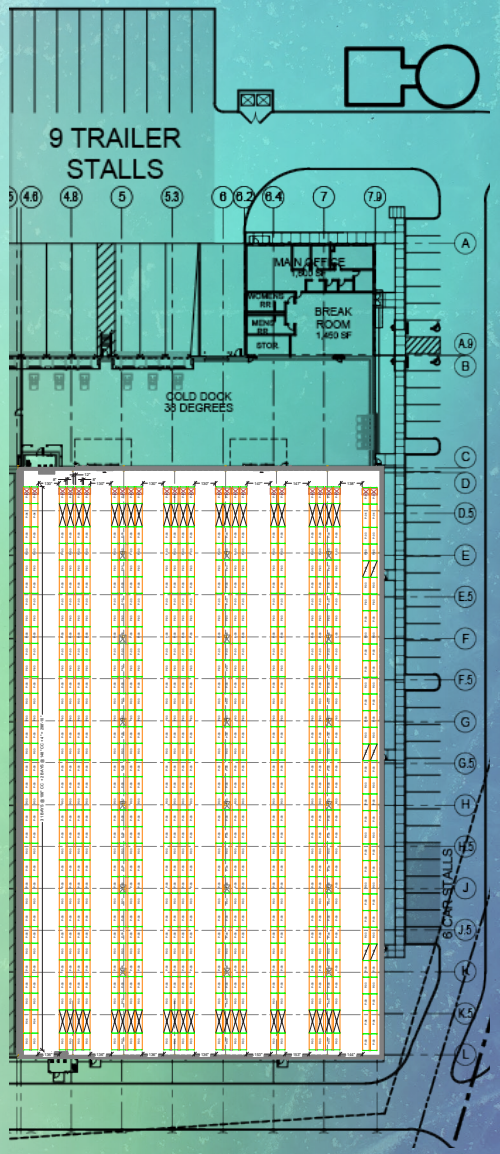
- Single deep racking
  - 118" - 126" clear aisle widths

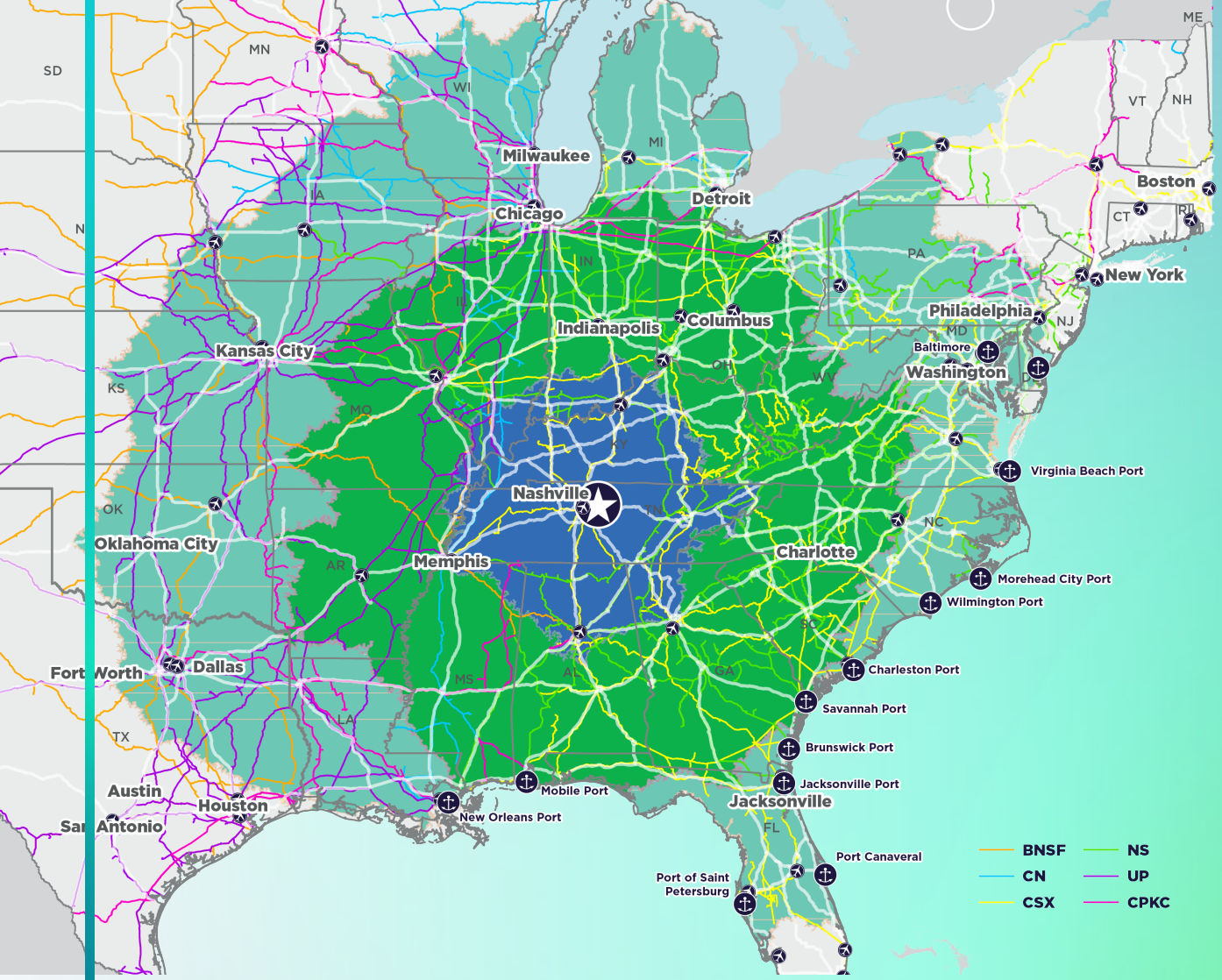
Bay Type	# of Bays	Pallets per Bay	Total Pallets
P-01	624	10	6,240
P-02	5	15	75
T-01	33	9	297
T-02	0	8	0
P-03	19	5	95
		Lost Pallets	60
		Total	**6,647**

SINGLE DEEP



DOUBLE DEEP





NASHVILLE COLD

Immediate I-40 access

+ Direct connection to one of Middle Tennessee's primary east-west freight corridors.

Distribution Markets

+ Efficient access to Nashville and surrounding distribution markets, with I-840 and Highway 109 approximately 10 minutes away.

Major Population Centers

+ Strategic Nashville-area location provides access to major population centers throughout the Southeast and broader U.S. markets.

High-volume Freight Corridor

+ I-40 adjacent to the property carries approximately 72,836 vehicles per day.

35 minutes to Downtown Nashville

+ Convenient connection to the region's primary population and employment center.

cold chain. **CONNECTED.**

Located within the greater Nashville logistics network, Nashville Cold connects tenants to a growing population base and major markets throughout the Southeast and beyond. The combination of flexible temperature-controlled space, high-cube capacity and access to critical interstate infrastructure creates a strong platform for regional distribution and national reach.

TRUCKING TIMES:

4 HOURS

8 HOURS

12 HOURS

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