



# SOUTHPARK

FOR LEASE



ALMAVILLE ROAD  
SMYRNA, TENNESSEE

DELIVERING  
Q1 2023

# PROLOGIS SOUTHPARK



**CLASS A  
NEW CONSTRUCTION**



**INTERSTATE ACCESS  
& ACCESSIBILITY**

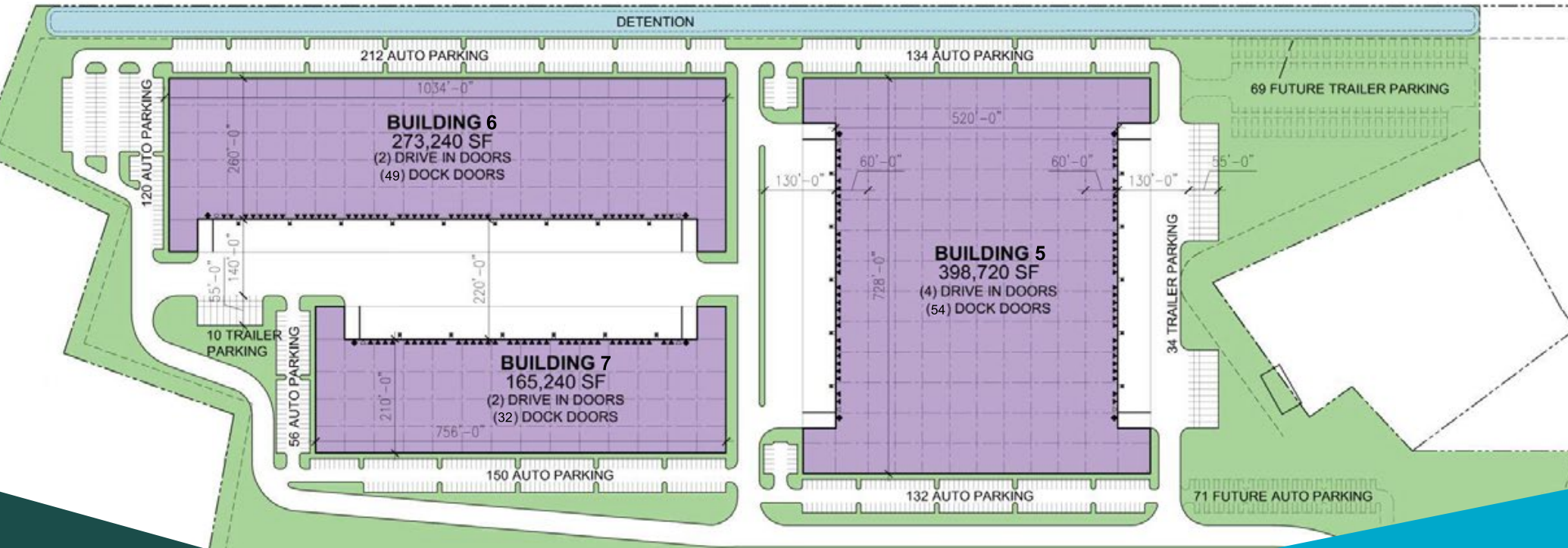


**25 MINUTES TO  
NASHVILLE INTL AIRPORT**



**ZONED I-2  
LIGHT INDUSTRIAL**

**HIGHWAY 24**



**THREE BUILDING PARK**  
79.2 TOTAL ACRES

# BUILDING SPECIFICATIONS

BUILDING	AVAILABLE SF	CLEAR HEIGHT	COLUMN SPACING	SPEED BAY	DOCKS DRIVE-INS	CAR PARKING	TRAILER PARKING
5	398,720 SF	40'	56' x 50'	60'	54 Docks (4 Future Docks) 4 Drive-ins	266 (71 Future Spaces)	35 (69 Future Spaces)
6	273,240 SF	40'	54' x 50'	60'	49 Docks (2 Future Docks) 2 Drive-ins	332	10
7	165,240 SF	36'	54' x 50'	60'	32 Docks (2 Future Docks) 2 Drive-ins	206	0

## SITE AMENITIES

- Planned Class A Park Environment
- Zoned I-2 (Light Industrial)
- Excellent Ingress/Egress
  - » Access to I-24 (Exit 70)
  - » Signalized Access Both To/From Interstate
- Located in Prologis Southpark Distribution Park
- Three miles to Nissan Smyrna Assembly Plant

## BUILDING FEATURES

- Office: Build-To-Suit Tenant's Needs
- Power: 480 Volt 3 Phase Electrical Service
- Sprinklers: ESFR
- Lighting: LED with Motion Sensors
- Truck Court Depth: 130'
- Roof: 60 mil TPO Membrane



## Location & Access



### DRIVE-TIMES TO MAJOR METROPOLITAN AREAS

30 MINUTES  
TO NASHVILLE

3 HOURS 35 MINUTES  
TO ATLANTA



### DRIVE TIMES TO POINTS OF INTEREST

2 MINUTES TO I-24

30 MINUTES TO NASHVILLE INTERNATIONAL AIRPORT

5 MINUTES TO  
NISSAN ASSEMBLY PLANT

35 MINUTES TO  
GM ASSEMBLY PLANT

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