



# CORE5 CENTRAL 840 LOGISTICS CENTER

1015 Hixson Boulevard, Lebanon, Tennessee 37090

**PROVENTURE**  
Experience Matters™

---

LEASING AGENT



---

DEVELOPER

# CORE5 CENTRAL 840

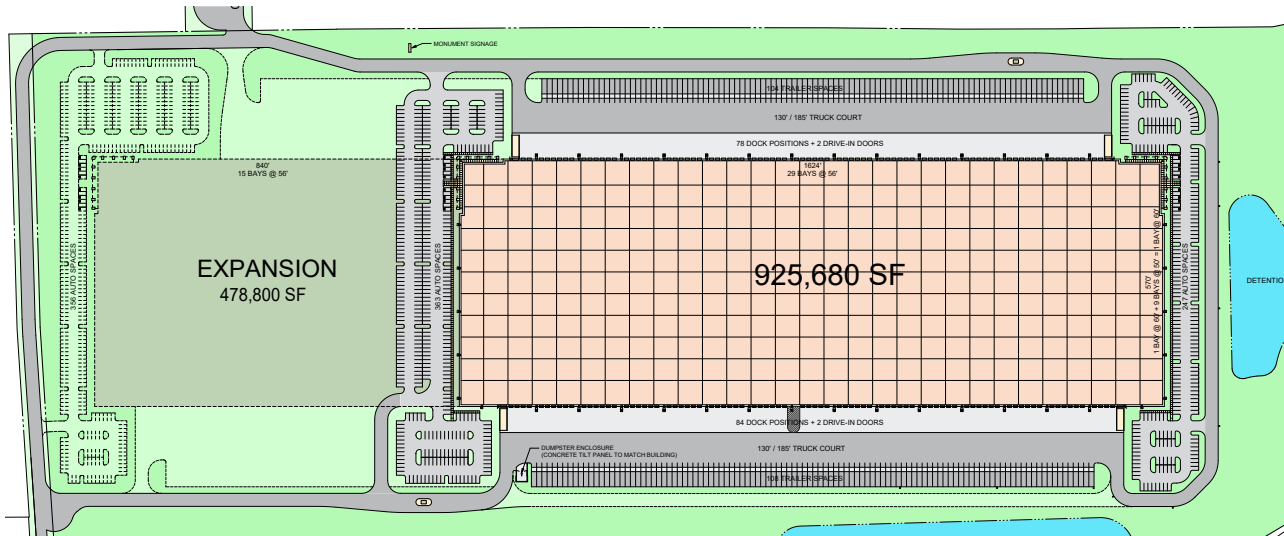
## LOGISTICS CENTER

1015 Hixon Boulevard, Lebanon, Tennessee 37090

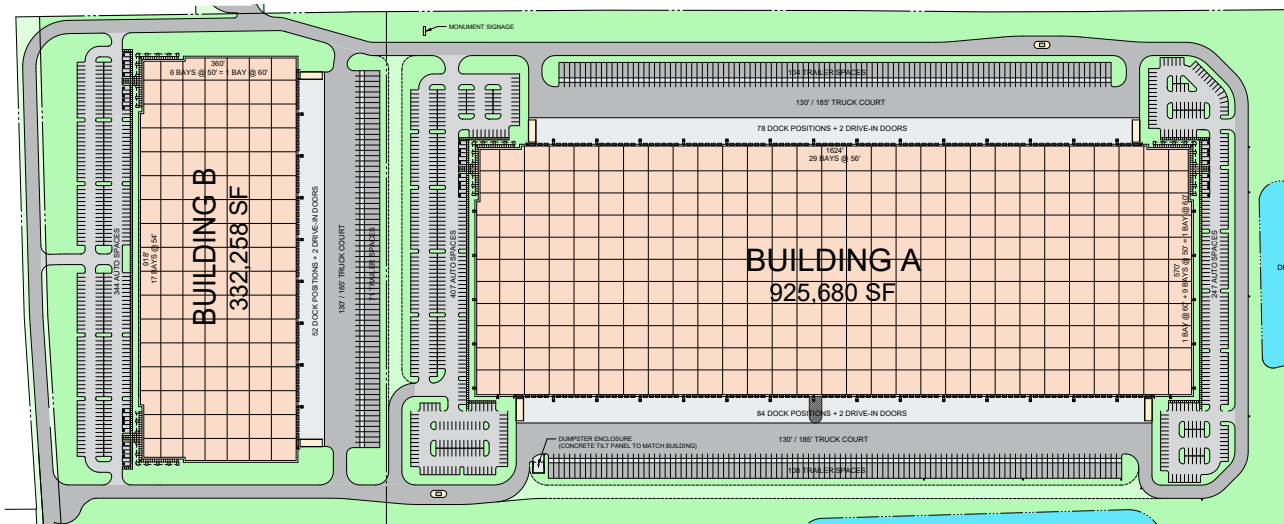
Central 840 Logistics Center is located along I-840 in Lebanon, just minutes from I-40. This logistics center is conveniently located off Highway 109 making this the ideal location for travel on all major interstates through Nashville with access for local, regional and national distribution.

This site provides opportunity for a development with focus on parking or warehouse facilities, expandable to 1,404,480 SF.

### Expansion Option

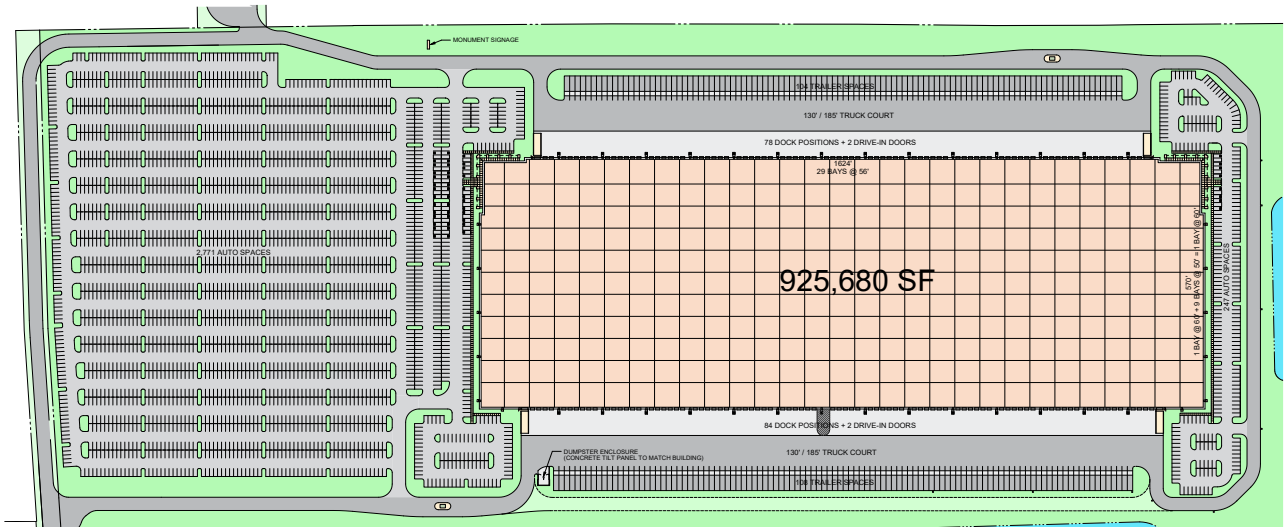


### Two Building Option

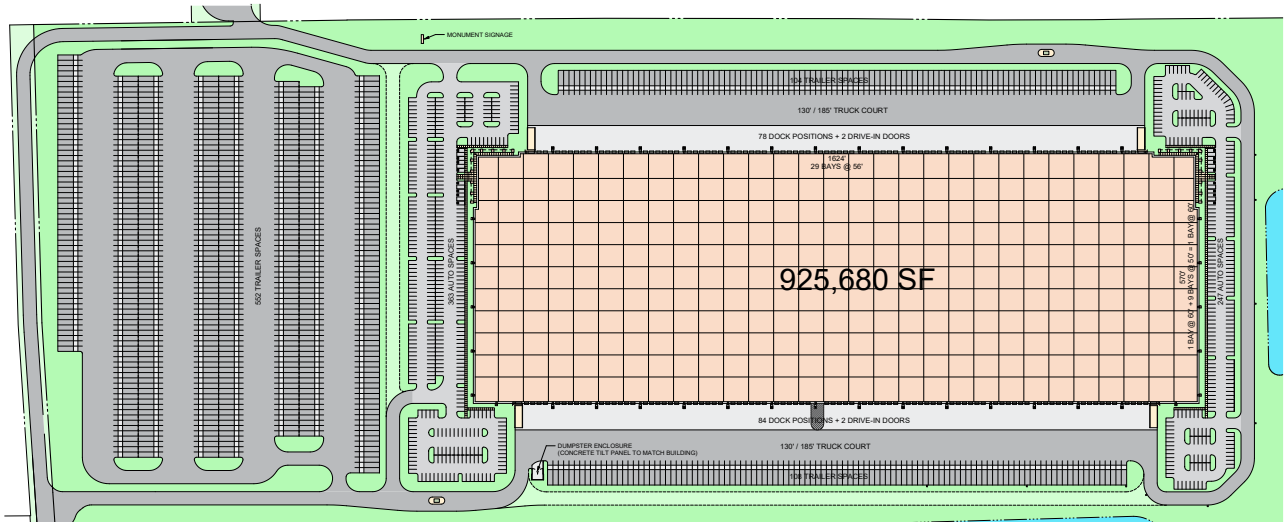


The Wilson County Commission passed in 2006 the first standardized payment in lieu of tax program for industries and businesses that are considering expanding or relocating in the community. The Wilson County Payment In Lieu of Tax Program can apply to either personal and/or real property. The amount of payment and term of agreement are determined by the JECDB staff and approved by both the Executive Committee of the JECDB and the Finance Committee of the Wilson County Commission. The JECDB staff will perform an economic analysis based upon the project description. Five factors will be considered in the computation of the PILOT which will include: benefit/cost & payback of project, job creation, wages, capital investment and targeted industry. Upon completion of the analysis the JECDB staff will recommend a PILOT proposal which can total up to a seven year proposal. *Any new or existing industry in Wilson County is eligible for the program.*

### Expanded Auto Parking Option



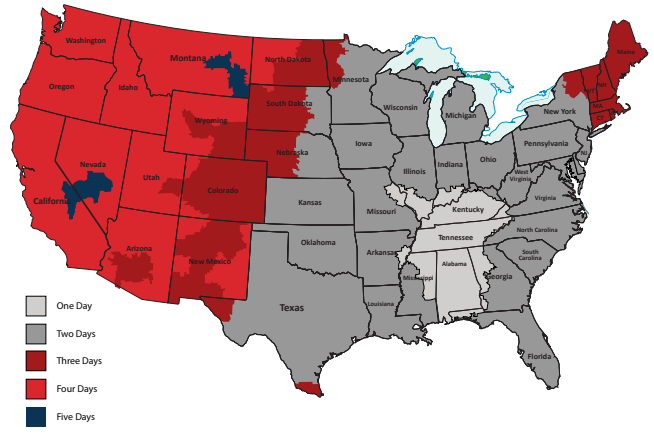
### Expanded Trailer Storage Option



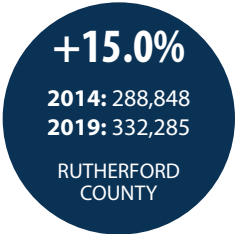
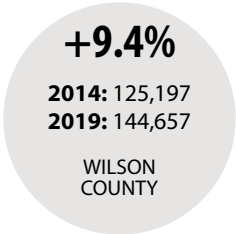
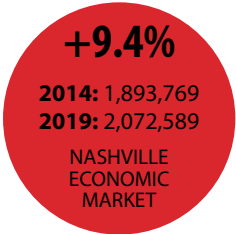
Fifty percent of the U.S. population lives within 650 miles of Nashville, and 24 states are located within that 650-mile radius. Tennessee borders eight states. These location advantages translate to one- and two-day truck delivery times to more than 75 percent of all U.S. markets.

**NASHVILLE IS ONE OF ONLY SIX U.S. CITIES WITH THREE MAJOR INTERSECTING INTERSTATE HIGHWAYS.**

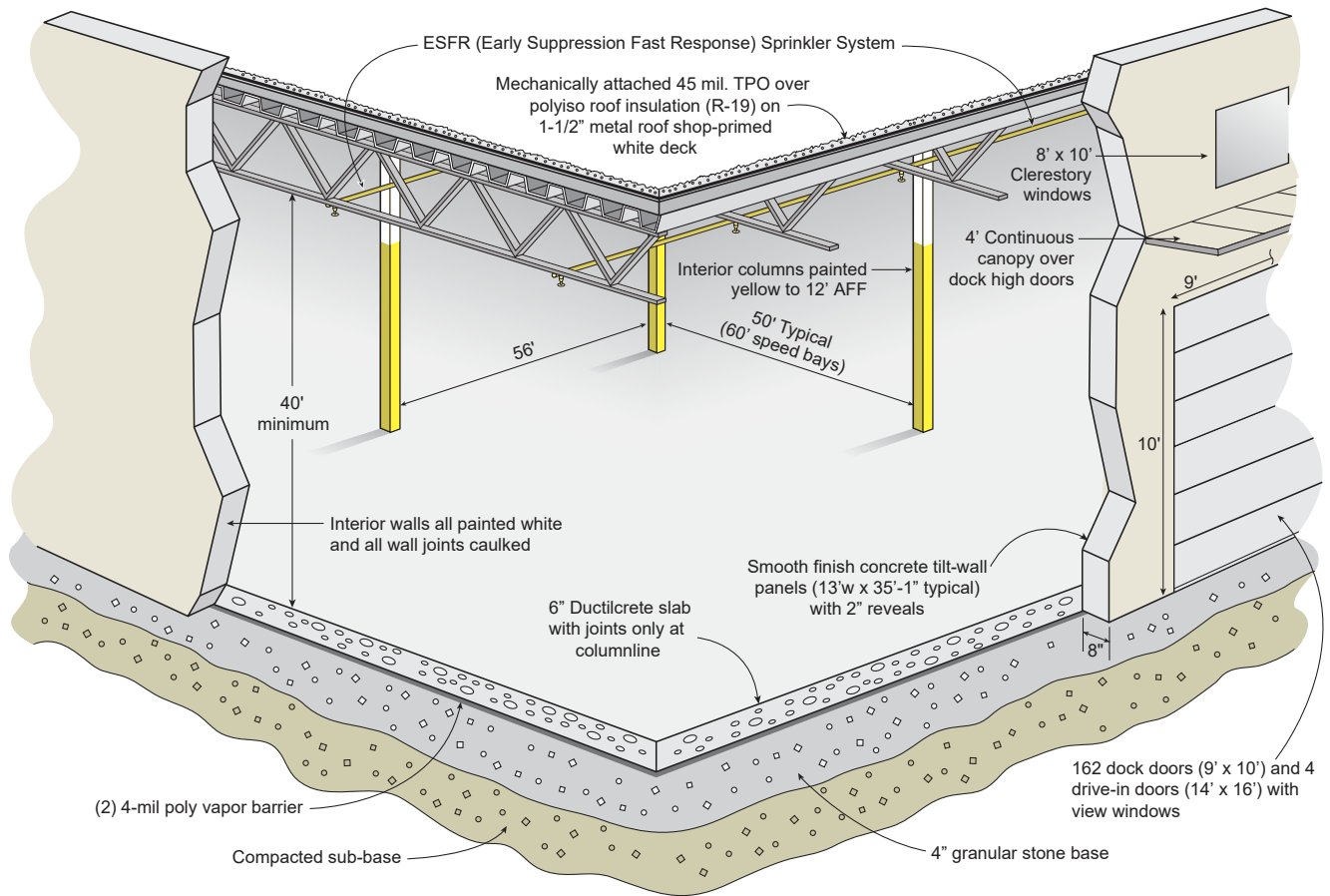
**PARCEL GROUND DELIVERY**



**POPULATION GROWTH**

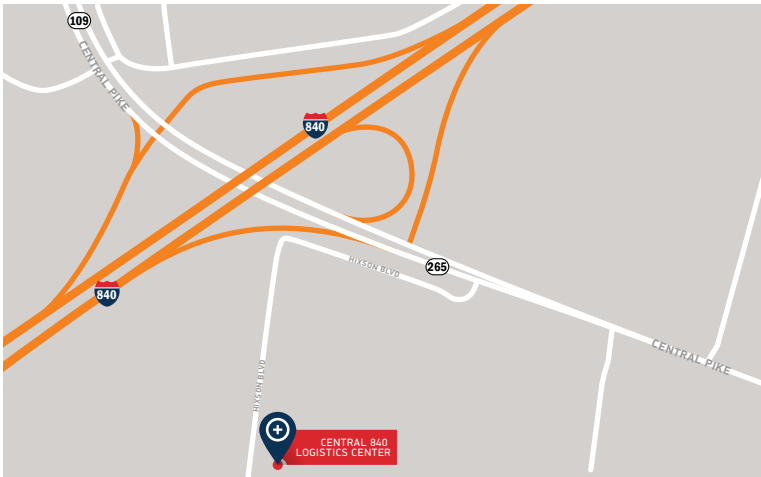
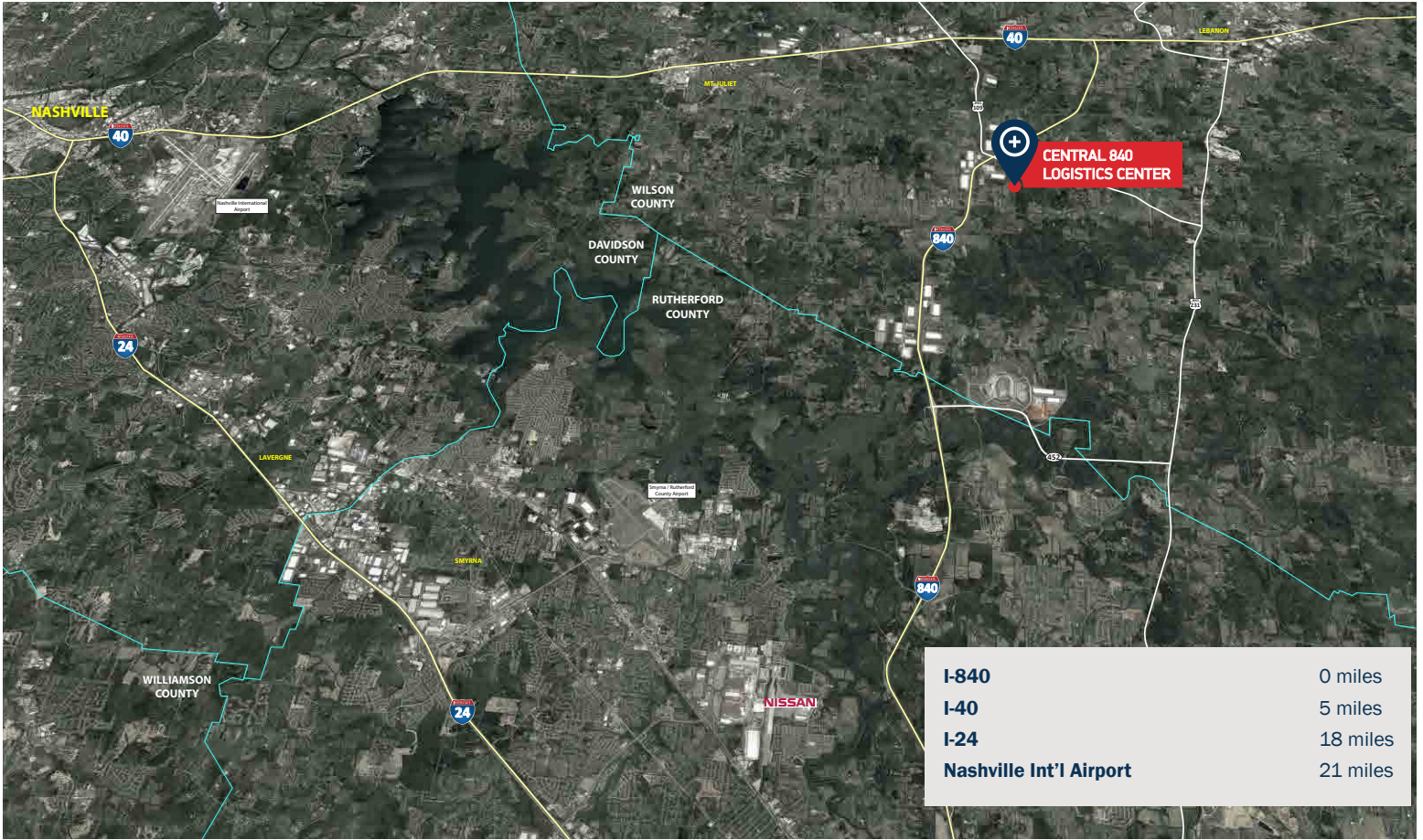


- MAJOR CITIES**
- Downtown Nashville  
27 miles
  - Murfreesboro  
23 miles
  - Memphis  
239 miles
  - Atlanta  
241 miles
  - Indianapolis  
290 miles
  - Louisville  
176 miles

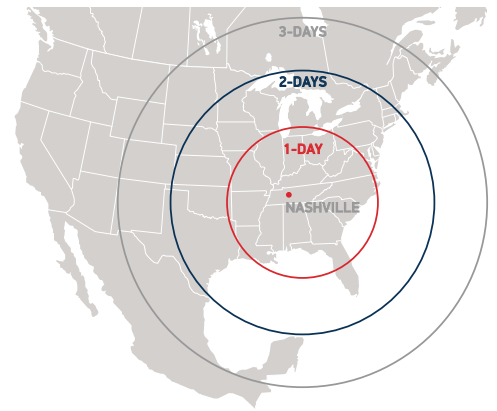


## BUILDING SPECIFICATIONS

<b>Square Footage</b>	925,680 SF expandable to 1,404,480SF
<b>Site Area</b>	88.72 acres
<b>Configuration</b>	Crossdock
<b>Slab Thickness</b>	6" Ductilcrete® slab
<b>Column Spacing</b>	56' wide x 50' deep, with 60' loading bays (+/- 31,920 SF bays)
<b>Clear Height</b>	40' clear minimum
<b>Dock High Doors</b>	162 – 9' x 10' insulated dock high doors
<b>Drive-In Doors</b>	4 – 14' x 16' ramped, drive-in doors
<b>Truck Court Depth</b>	185' deep truck court
<b>Auto Parking</b>	Up to 3,018 auto spaces
<b>Trailer Storage</b>	212 trailer storage locations
<b>Electrical</b>	277/480 volt, 3 phase
<b>Sprinkler</b>	ESFR sprinkler system



### DAYS TRUCK DRIVE TO/FROM NASHVILLE



FOR MORE INFORMATION, CONTACT:

**Jeb Atkinson**  
Senior Vice President  
 O 615.221.6627  
 C 615.351.4277  
[jatkinson@proventure.com](mailto:jatkinson@proventure.com)

**Rodney Davidson**  
Vice President Investments  
 O 404.262.5432  
 C 678.524.8812  
[rdavidson@c5ip.com](mailto:rdavidson@c5ip.com)

**Doug McDowell**  
President  
 O 615.221.6637  
 C 615.480.9889  
[dmcowell@proventure.com](mailto:dmcowell@proventure.com)

**Jess Andrews**  
Vice President  
 O 615.221.6610  
 C 615.504.7504  
[jandrews@proventure.com](mailto:jandrews@proventure.com)



**PROVENTURE**  
Experience Matters™

© Copyright 2021 Core5 Industrial Partners, LLC. All rights reserved.  
 CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC.