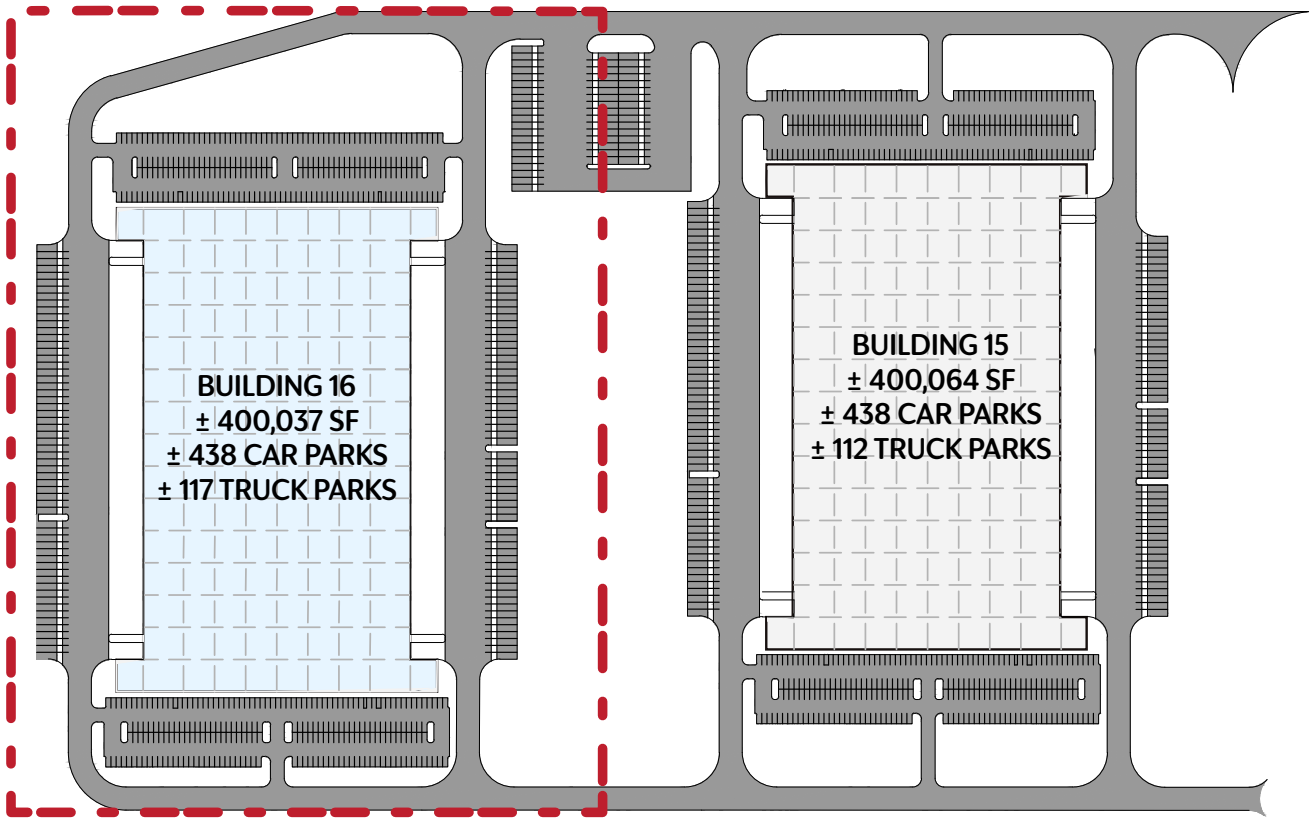
BUILDING 16

2659 MARTY ROBBINS DRIVE

SPEEDWAY
INDUSTRIAL PARK

SPEEDWAY INDUSTRIAL PARK IS SERVICED BY A NEW POWER SUBSTATION WITH 80-MEGAWATT CAPACITY



HIGHLIGHTS

- **Speedway Industrial Park is serviced by a new power substation with 80 MW capacity**
- Building 16 - 400,037 SF (divisible to 200,000 SF) with an additional 400,064 SF available in Building 15
- Build-to-suit office
- Building 16 available for occupancy 1Q27
- Direct access to I-840 (12 miles to I-40 / 13 miles to I-24)
- Excellent opportunity to draw labor from multiple surrounding counties
- Proven area for e-commerce, manufacturing and final mile delivery
- Dedicated and controlled interchange at I-840 and Bill France Boulevard
- Ideal campus for large corporate users with attractive incentive opportunities and tax rates
- 14 million SF development potential; buildings ranging from 100,000 SF to 2,000,000 SF

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PROVENTURE
LEASING FIRM

HAMILTON DEVELOPMENT PANATTONI®
DEVELOPERS

BUILDING 16 HIGHLIGHTS

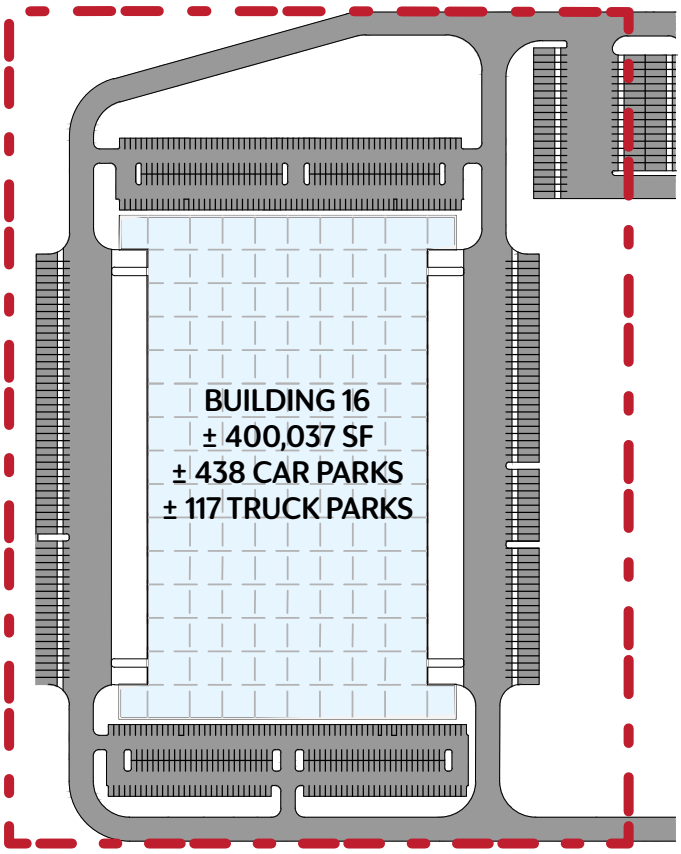
SPEEDWAY INDUSTRIAL PARK

2659 MARTY ROBBINS DRIVE



GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Ceiling Height	40' clear height
Floor	7" unreinforced 4,000 psi sealed concrete slab
Column Spacing	54' x 56 ' typical; 70' staging bay
Sprinkler	ESFR sprinkler system
Loading	79 dock-high doors (9'x10') 4 ramp access doors (12'x14')
Interior Lighting	LED w/motion sensors (25 FC @ 36" AFF)
Truck Court	185' with 60' concrete apron
Roof	Single-ply, white, TPO roof with R-20 insulation
Heating	High efficiency Cambridge space heaters
Ventilation	Roof-mounted fans; 3 air-changes per hour
Dock Packages	Build-to-Suit
Car Parking	± 438 spaces
Trailer Parking	± 117 spaces



LEASING FIRM
PROVENTURE

DEVELOPERS
HAMILTON DEVELOPMENT
PANATTONI®

PARK MASTER PLAN

SPEEDWAY
INDUSTRIAL PARK

LOCATION MAP



SPEEDWAY INDUSTRIAL PARK
1,400 acres / 14M SF potential

BUILDING 1	± 1,015,040 SF	**BUILDING 7**	± 614,880 SF	**BUILDING 13**	± 301,320 SF
BUILDING 2	± 301,320 SF	**BUILDING 8**	± 614,880 SF	**BUILDING 14**	± 946,716 SF
BUILDING 3	± 600,184 SF	**BUILDING 9**	± 400,960 SF	**BUILDING 15**	**± 400,064 SF**
BUILDING 4	± 443,568 SF	**BUILDING 10**	± 400,064 SF	**BUILDING 16**	**± 400,037 SF**
BUILDING 5	± 250,208 SF	**BUILDING 11**	± 443,968 SF	**BUILDING 17**	± 157,748 SF
BUILDING 6	± 257,040 SF	**BUILDING 12**	± 981,568 SF		

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CONTACT US

SPEEDWAY
INDUSTRIAL PARK

NASHVILLE: #5 Best Places to Live in the US

Nashville stands out for quality of life, driven by its strong healthcare system.

- 2025 US News & World Report



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