BUILDING D

CEDAR TREE FARMS
INDUSTRIAL PARK



PROJECT HIGHLIGHTS

Cedar Tree Farms Industrial Park - Build to Suit Opportunity on 298 acres, up to seven buildings, industrial zoning

- Building D: 529,220 SF
- Potential Tenant Early Access for Fixturing - August 2027
- Northeast corner of Hwy 109 and Hwy 70 in Lebanon, TN
- Less than ten miles to Lebanon, Mt. Juliet, and Gallatin
- Four miles to I-40, Eight miles to I-840, 19 miles to Nashville International Airport
- Excellent opportunity to draw labor from multiple surrounding counties
- Proven area for e-commerce, manufacturing and final mile delivery
- Dedicated/controlled interchange at Hwy 109 & Cedar Tree Farms Lane
- Ideal campus for large corporate users with attractive incentive opportunities
- Two million + SF development potential; buildings ranging from 150,000 SF to 530,000 SF

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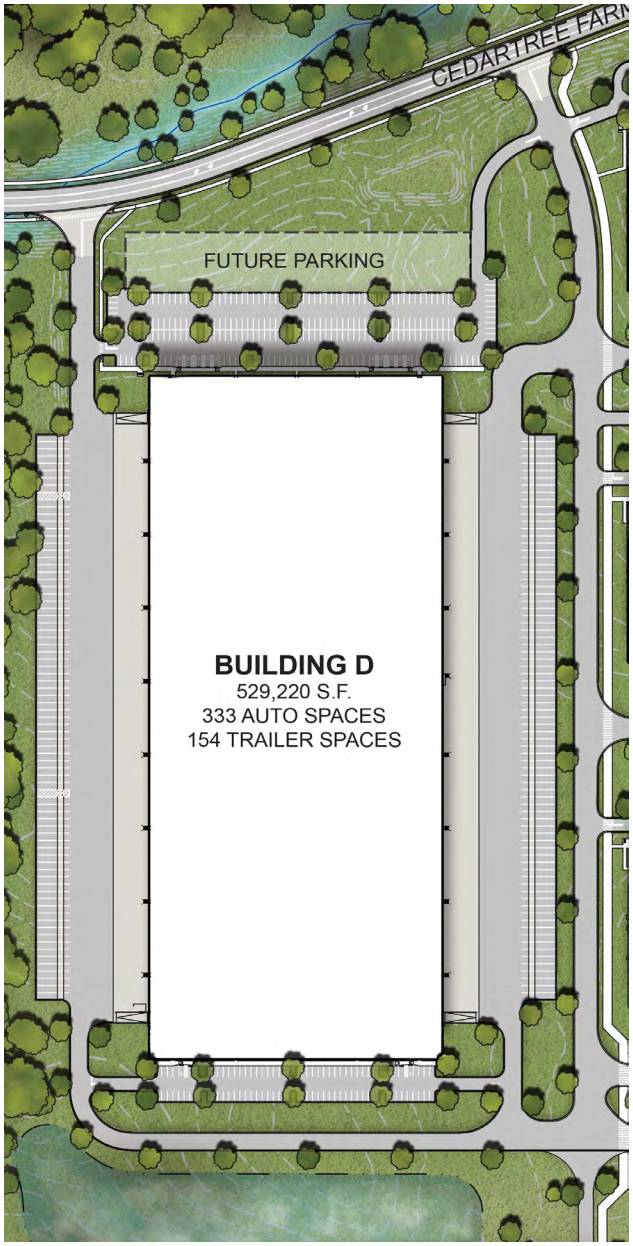
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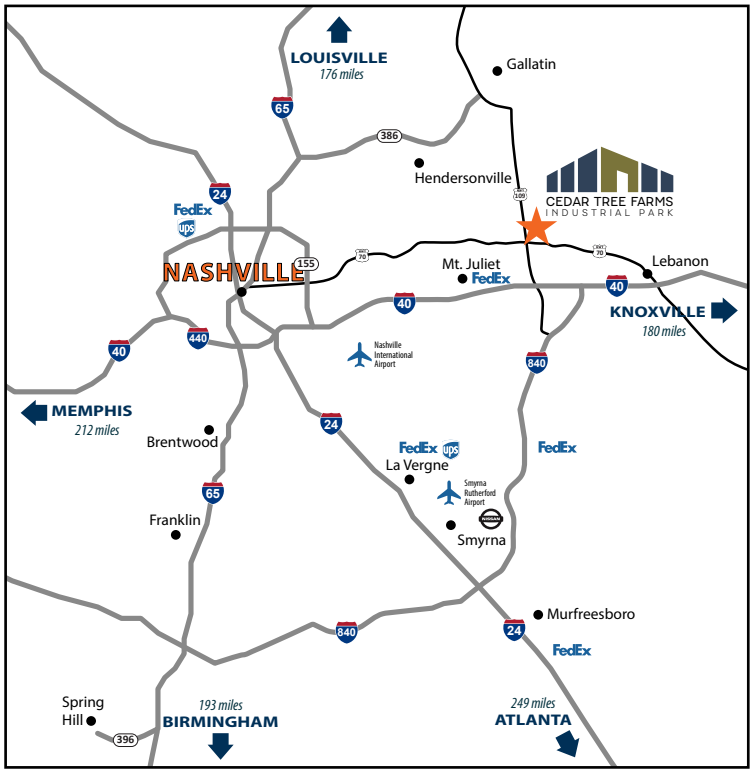
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GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Ceiling Height	40' clear height
Floor	8" unreinforced
Office Space	2,930 SF spec office
Bldg. Dimensions	1,126' x 470'
Column Spacing	54' x 50 ' typical; 50' x 50' end bay; 54' x 60' speed bays
Sprinkler	ESFR sprinkler system
Loading	130 dock-high doors with 65 fully-equipped 4 drive in doors (14'x16')
Interior Lighting	High bay LED with motion sensors, 30 fc
Truck Court	185' with 60' concrete apron
Roof	60 mil TPO w/R20 insulation
Electrical	4,000 amps, three-phase, 480/277 volt
Ventilation	Make-up air units, 55° at 0° outside. Roof mounted exhaust fans / wall louvers for two air changes per hour
Dock Packages	65 - 40,000 lb. mechanical dock levelers with bumpers, seals, and light/fan combo
Car Parking	± 333 spaces (future parking available)
Trailer Parking	± 154 spaces



For information, please contact:

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PARK MASTER PLAN

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