



GATEWAY 65

1850 VAUGHN PKY.
PORTLAND, TN 37148



±84 AC
±716,000 SF for
Expandable to ±1,300,000

PORTLAND COMMERCE
CENTER, LLC

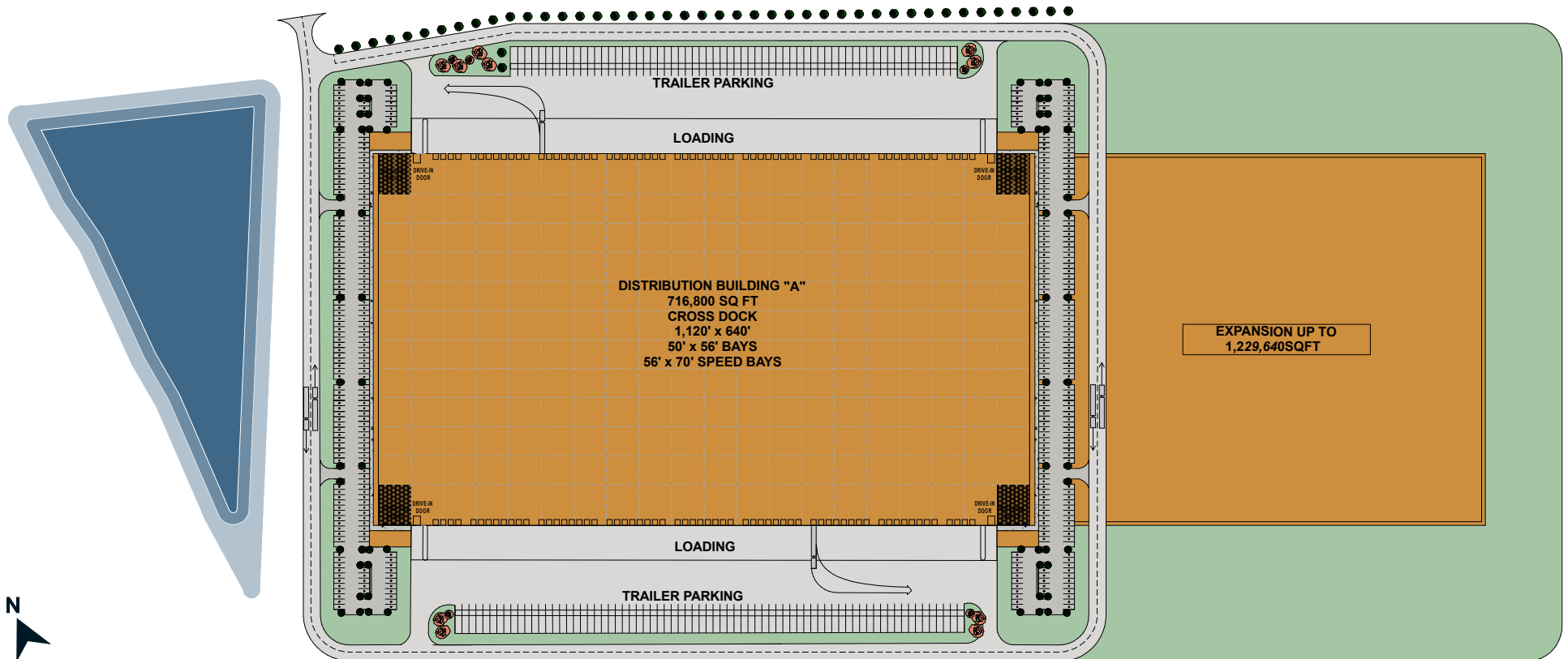


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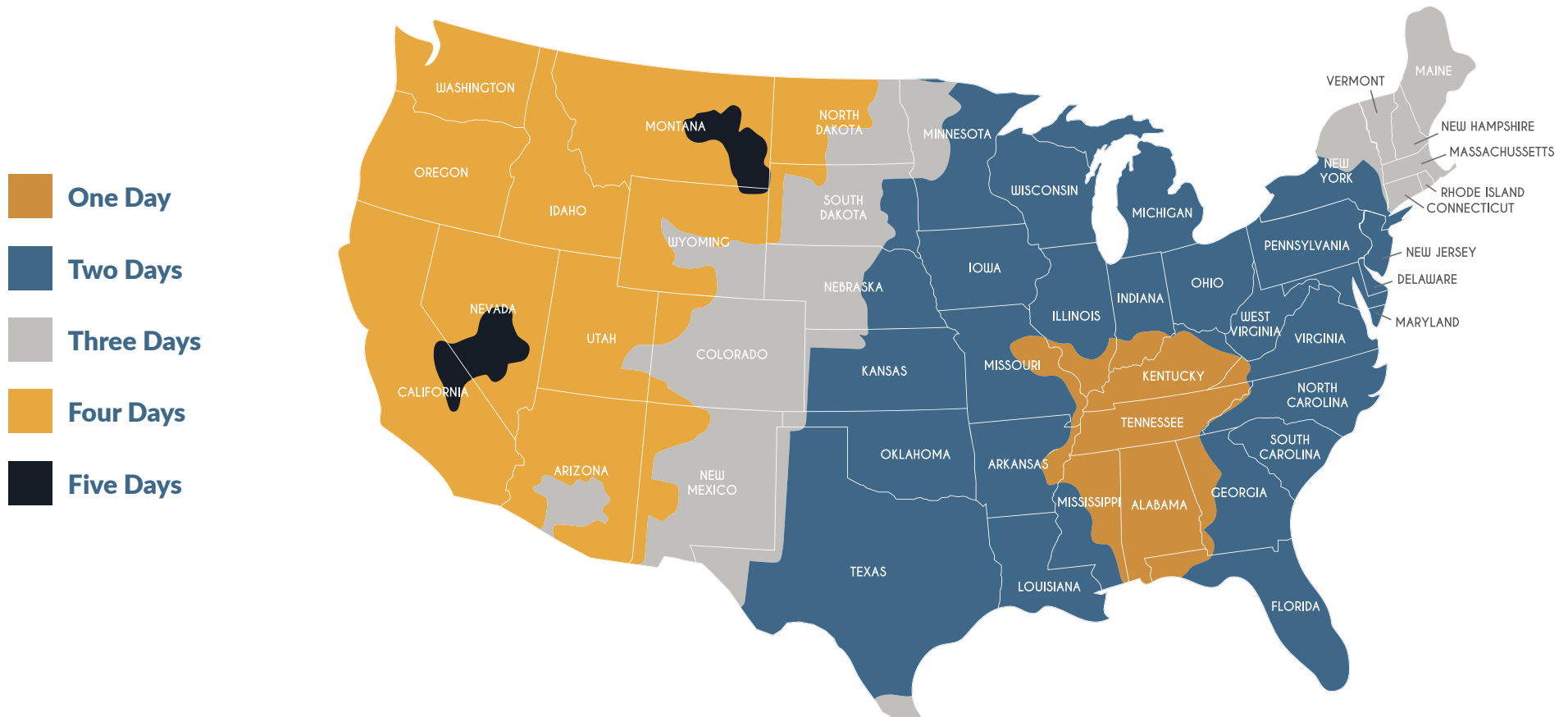
Site Plan

Property Highlights

- 84+ ACRES
- 716,800 TO 1,229,640 SF DISTRIBUTION BUILDING AREA
- 2% OFFICE
- 1 DOCK POSITION PER 5,600 GSF
- 4 DRIVE-IN DOORS
- 137+ TRAILER PARKING: 1/DOCK DOOR
- 352+/- PARKING SPACES: 1 SPACE/2,000 GSF



Fedex Ground Parcel Delivery Map



Robertson County is located within 650 miles of 50% of the US population



From Nashville, 72% of the US population is reached within Two Day Ground Delivery



75% of the US market is within a 2 hour flight



12 million people live within a 2.5 hour drive



41M People within 300 miles radius



Three major interstates converge in Nashville

Highlights



130 Miles from UPS Hub in Louisville & 246 Miles for FedEx Hub in Memphis



Class A 40' clear height at first column in with 70' speed bays



Park users include: Kroger, Macy's, Dorman Products, XPO Logistics



716,800 SF for Lease
Expandable to 1,229,640 SF



0.9 Miles from Exit 121, I-65 North



Ample Trailer & Vehicle Parking



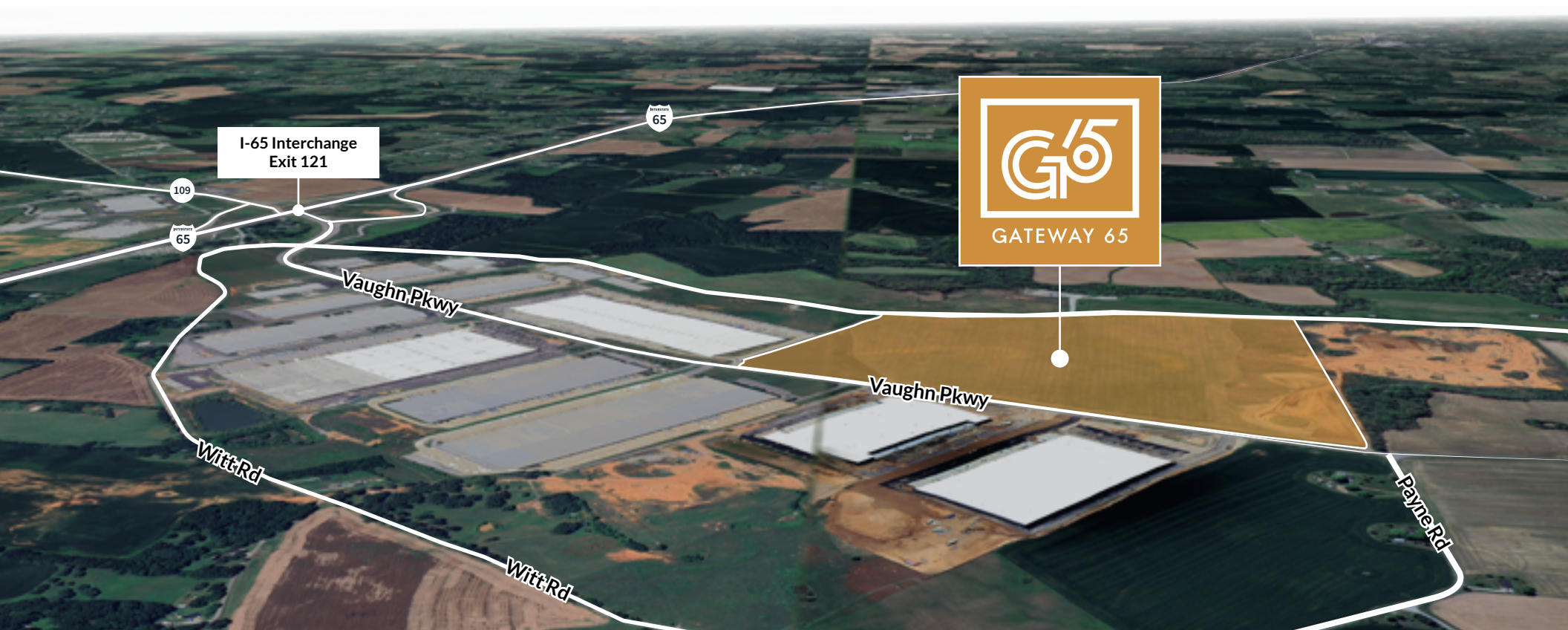
Additional Tenant Tax Incentives Available

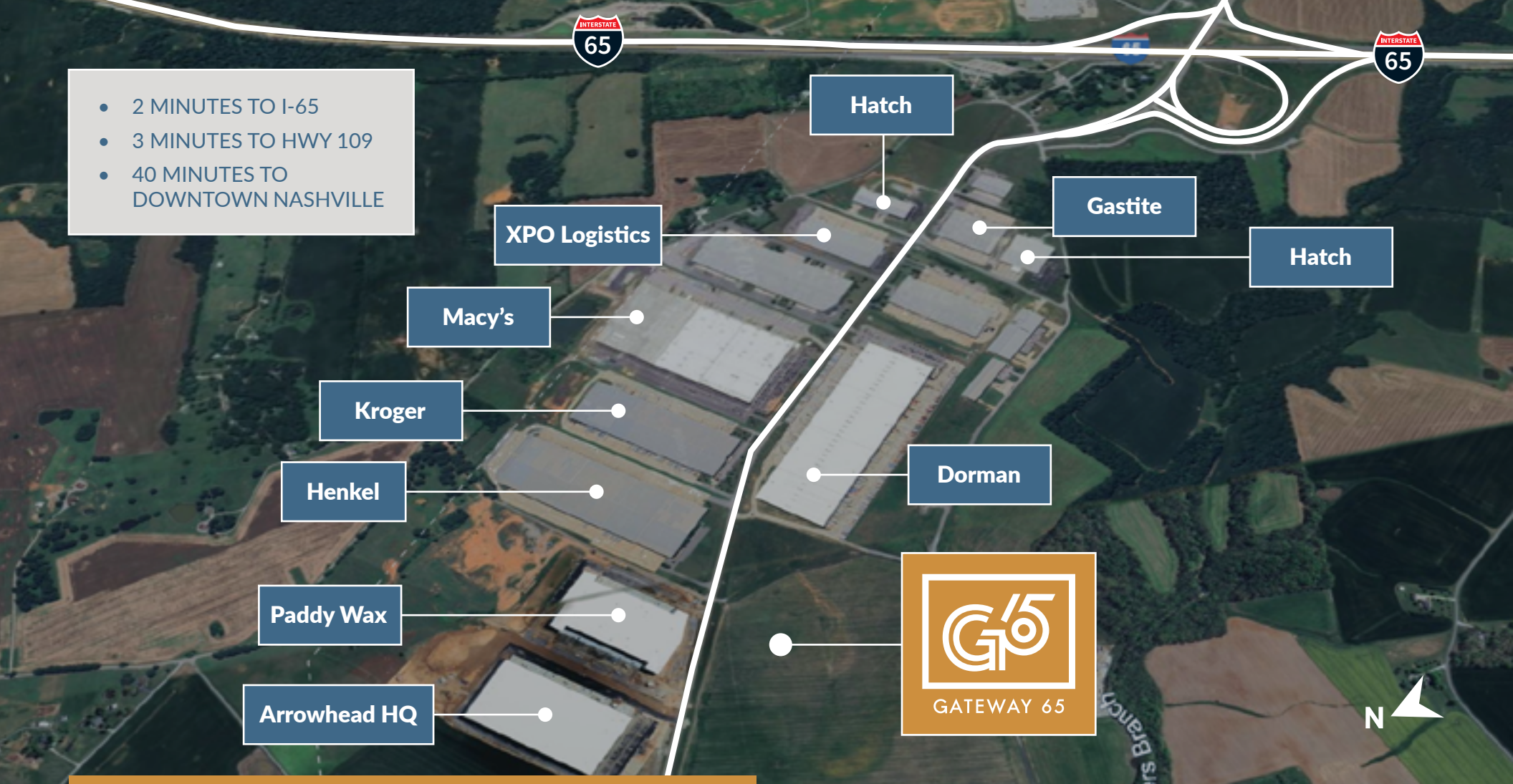


Campus Style Development Potential



Cost Effective and available labor source





- 2 MINUTES TO I-65
- 3 MINUTES TO HWY 109
- 40 MINUTES TO DOWNTOWN NASHVILLE

For more information, please contact:

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