



GATEWAY 65

1850 VAUGHN PKY.
PORTLAND, TN 37148



PORTLAND COMMERCE CENTER, LLC

Building A: ± 306 k SF *Leased*

**Building B: ± 414 k SF - ± 719 k SF
for Lease**

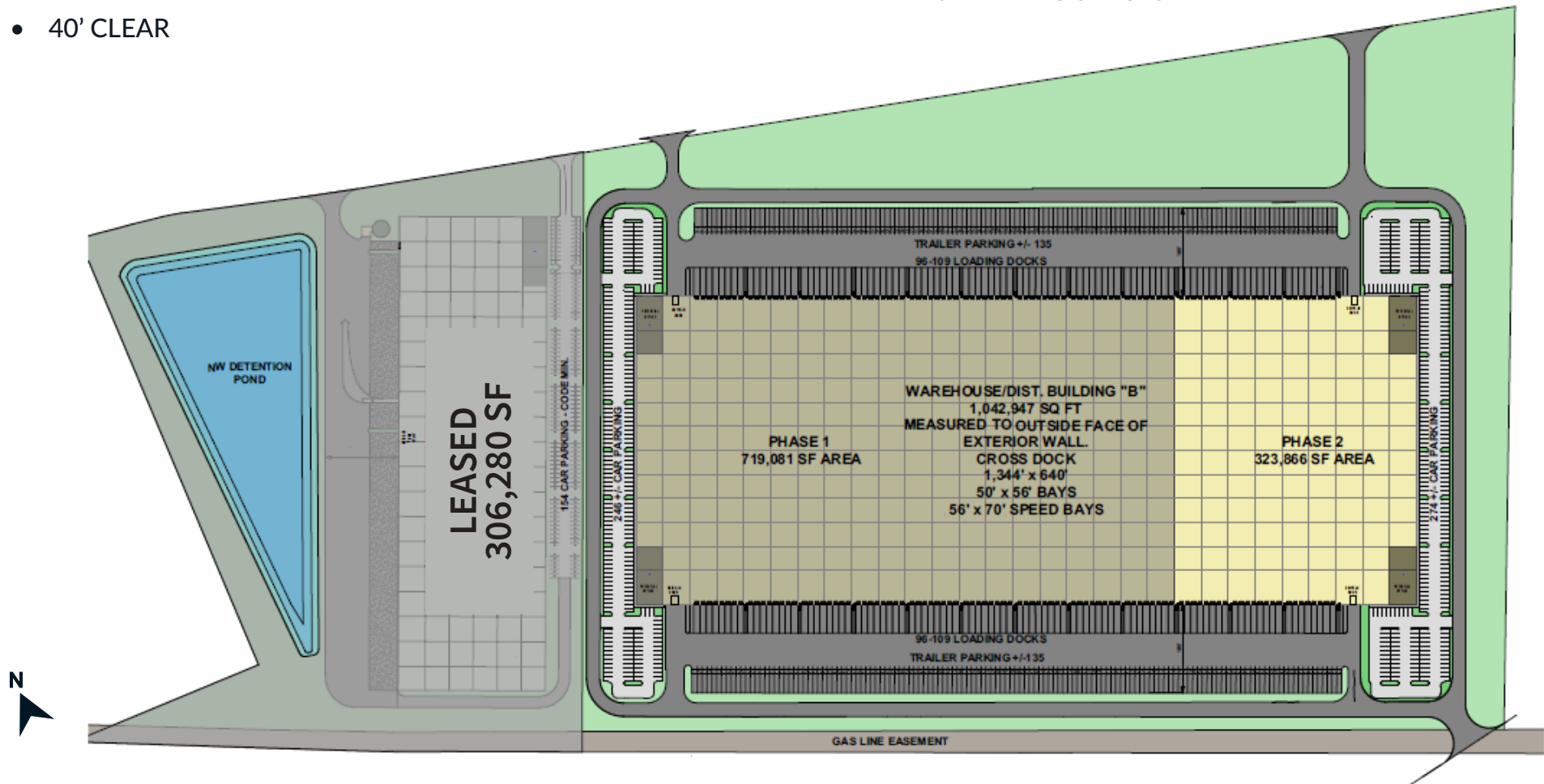
Expandable to $\pm 1,042,947$ SF



Site Plan Option 1

Property Highlights

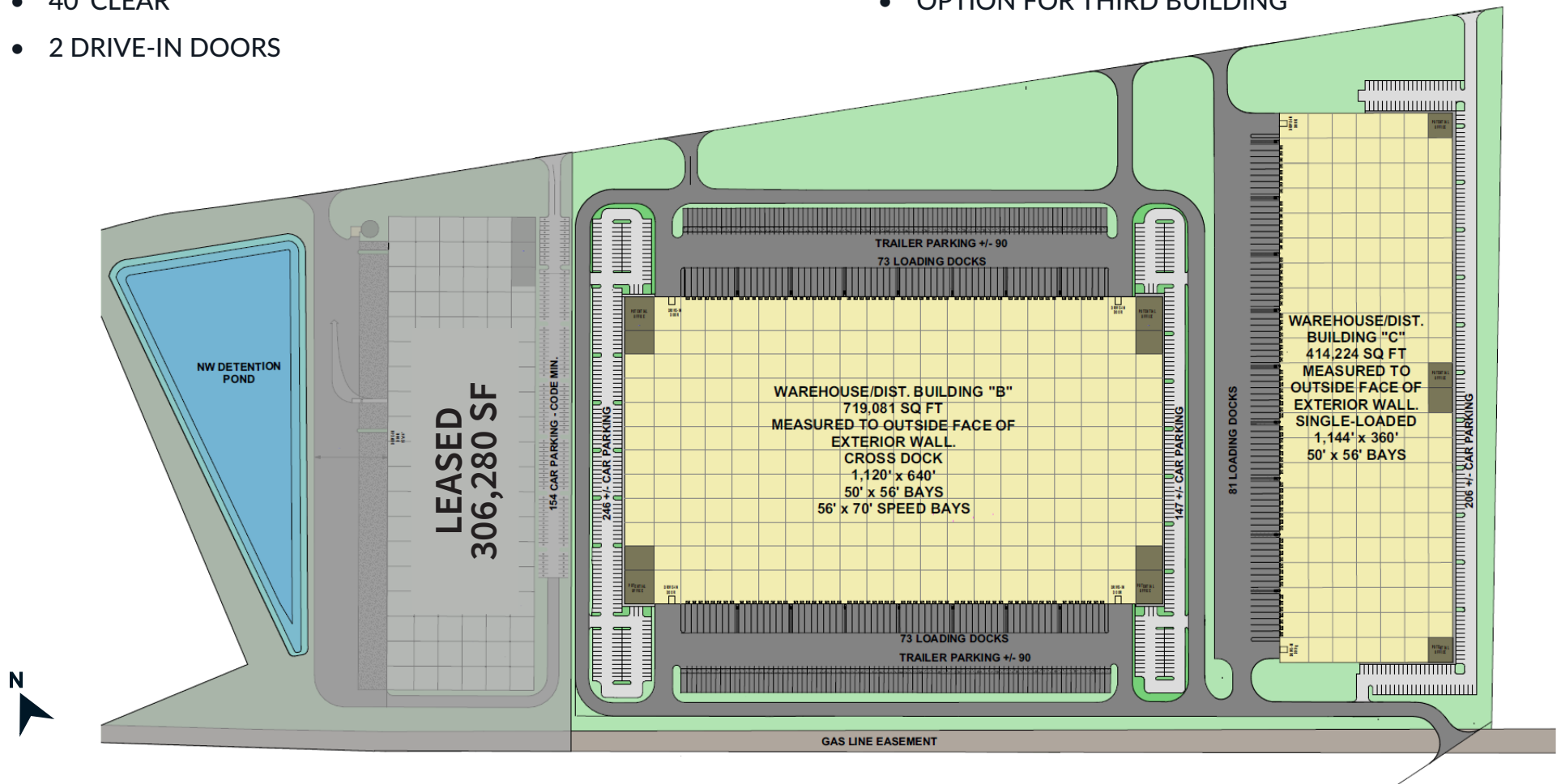
- 719,081 EXPANDABLE TO 1,042,947 SF DISTRIBUTION BUILDING AREA
- 2% OFFICE
- 1 DOCK POSITION PER 5,600 GSF
- 40' CLEAR
- 4 DRIVE-IN DOORS
- INDUSTRIAL PARK LIKE SETTING
- ±493 TRAILER PARKING
- ±270 PARKING SPACES



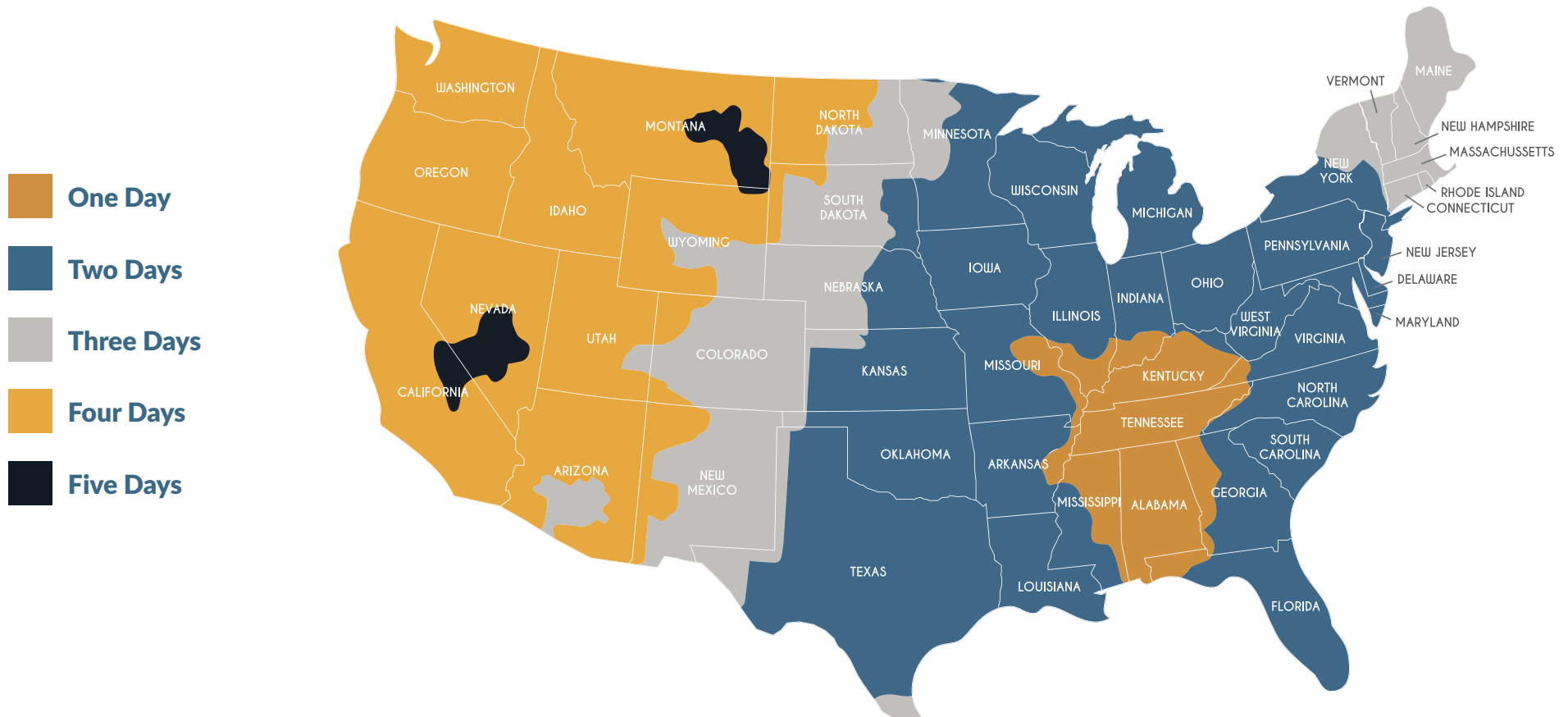
Site Plan Option 2

Property Highlights

- 414,224 SF & 719,081 SF DISTRIBUTION BUILDING AREA
- 2% OFFICE
- 1 DOCK POSITION PER 5,600 GSF
- 40' CLEAR
- 2 DRIVE-IN DOORS
- INDUSTRIAL PARK LIKE SETTING
- BLDG B: ± 393 CAR PARKS, ± 180 TRAILER PARKS
- BLDG C: ± 206 PARKING SPACES
- OPTION FOR THIRD BUILDING



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: Folding Guard, Kroger, Macy's, Dorman Products, XPO Logistics



415K SF to 1,003,520 SF Buildable



0.9 Miles from Exit 121, I-65 North



Ample Trailer & Vehicle Parking



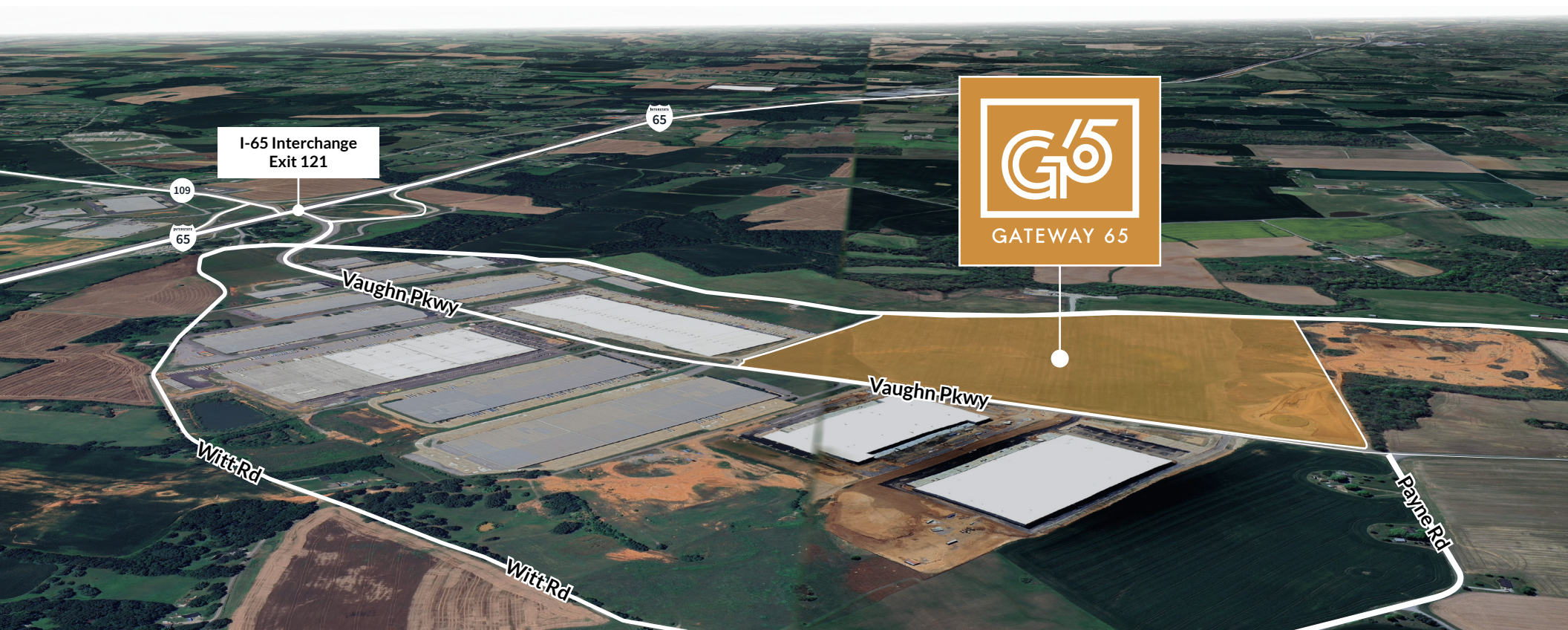
Additional Tenant Tax Incentives Available



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

XPO Logistics

Macy's

Kroger

Henkel

Paddy Wax

Arrowhead HQ

Hatch

Gastite

Hatch

Dorman



GATEWAY 65

Folding Guard

N

Ben Mosley, MRICS

Managing Director

+1 615 364 7015

ben.mosley@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage Inc.

