

BECKWITH FARMS 10 & 11

THE FINAL CHAPTER IN NASHVILLE'S
PREMIER INDUSTRIAL PARK

Building 10: 237,450 SF | Building 11: 219,270 SF



808 RUTLAND DR, MOUNT JULIET, TN 37122



BECKWITH FARMS

Two Buildings. Final Opportunity. Buildings 10 & 11.

The final two Class A buildings at Beckwith Farms represent the last opportunity to secure premium industrial space in this strategically located development with direct highway access and amenitized infrastructure. With buildings divisible to 60,000 SF and excellent trailer parking availability, these facilities offer the flexibility to accommodate diverse tenant needs. The development's prime location provides immediate access to three major highways and sits just 15 miles from BNA, delivering unparalleled transportation advantages.



OVERVIEW



TWO BUILDING CLASS A DEVELOPMENT



IMMEDIATE ACCESS TO I-40, HIGHWAY 109, I-840



ADJACENT TO NEW RETAIL DEVELOPMENT ON GOLDEN BEAR GATEWAY



TRAILER PARKING AVAILABLE



15 MILES TO BNA



21 MILES TO DOWNTOWN NASHVILLE



BUILDINGS DIVISIBLE TO 60,000 SF

CORPORATE NEIGHBORS

The development hosts an exceptional mix of corporate tenants including major logistics providers like FedEx and Amazon, leading brands such as Under Armour, and established companies like CEVA Logistics, Hollister, Medline, and KHS America. Unlike other nearby industrial developments, Beckwith Farms offers on-site

retail convenience with 7-11, Costco, and Whataburger, providing employees and visitors with immediate access to dining and shopping options. These final buildings offer the opportunity to join this established network of successful businesses in a location that prioritizes both operational efficiency and employee amenities.



PLAN & SPECS



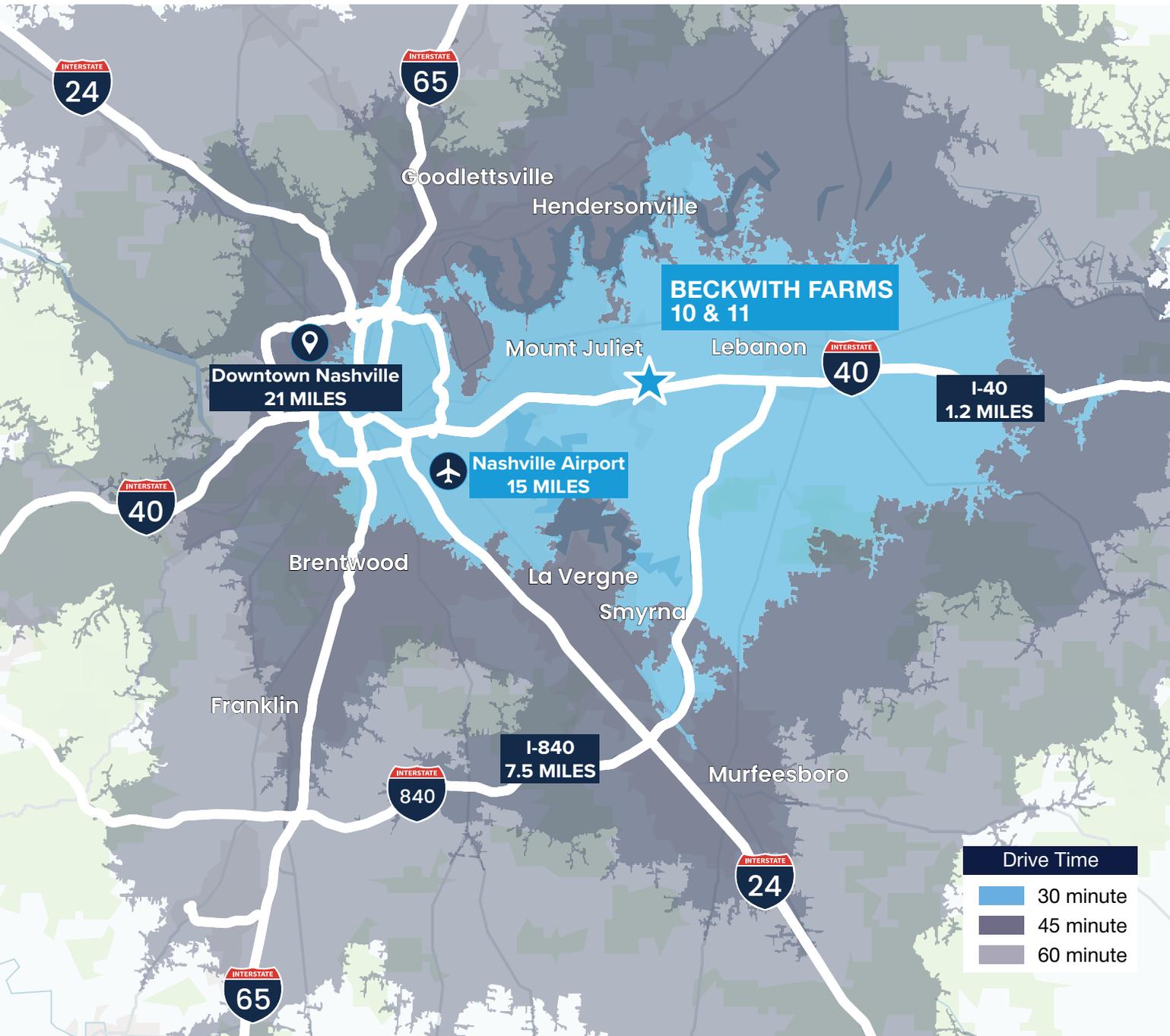
BUILDING 10

Year Built:	Under Construction (Delivering Q2 2026)
Building Square Footage:	237,450 SF (Divisible to ±60,000 SF)
Office:	(2) ±3,302 SF Spec Office
Building Dimensions:	864' L x 270' D
Column Spacing:	54' x 55' (60' deep speed bays)
Clear Height:	36'
Sprinklers:	ESFR
Warehouse Lighting:	Full-Warehouse LED
Dock Doors:	45
Drive-In Doors:	2
Building Floor Slab:	7" Thick Concrete
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Truck Court Depth:	130' plus 55' trailer stalls
Car Parking Spaces:	167
Trailer Parking Spaces:	63

BUILDING 11

Year Built:	Under Construction (Delivering Q2 2026)
Building Square Footage:	219,270 SF (Divisible to ±60,000 SF)
Office:	±3,302 SF Spec Office
Building Dimensions:	764' L x 280' D
Column Spacing:	54' x 55' (60' deep speed bays)
Clear Height:	36'
Sprinklers:	ESFR
Warehouse Lighting:	Full-Warehouse LED
Dock Doors:	35
Drive-In Doors:	2
Building Floor Slab:	7" Thick Concrete
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Truck Court Depth:	130'
Car Parking Spaces:	153
Trailer Parking Spaces:	43

DOWNTOWN NASHVILLE



CONNECTED TO NASHVILLE'S CORE



1.2 Miles
3 Minutes

109

4.1 Miles
6 Minutes



7.5 Miles
9 Minutes

Other desirable destinations

Nashville International Airport

15 Miles
15 Minutes

Downtown Nashville

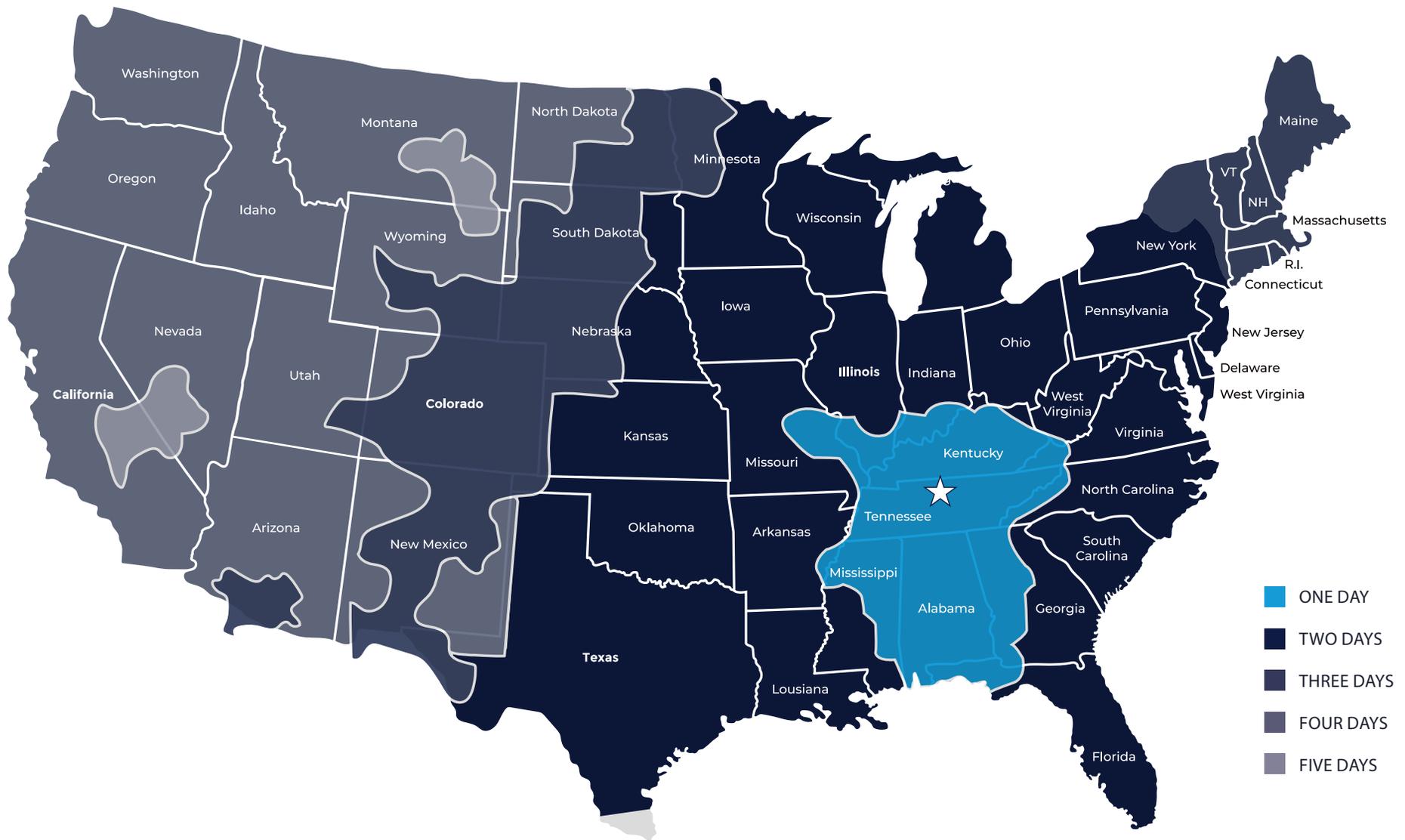
21 Miles
28 Minutes

CSX Intermodal

23.1 Miles
25 Minutes

Nearby Retail Amenities

- | | |
|---------------|----------------|
| Beckwith Exit | Hwy 109 Exit |
| - Costco | - Publix |
| - Whataburger | - McDonalds |
| - Chipotle | - Sonic |
| - 7-Eleven | - Jersey Mikes |
| | - Wendy's |
| | - Zaxby's |
| | - Subway |
| | - Taco Bell |



FEDEX DRIVE TIME



Nashville is located **within 650 miles of 50% of the US population**



41M people within a **300-mile radius**



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



12 million people live within a **2.5 hour drive**



From Nashville, **72% of the US population** is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville



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