



For sale

*2265 Oakland Parkway
Columbia, TN 37212*



DISCLAIMER



This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the Property).

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this Offering Memorandum or any materials, statements or information contained herein or otherwise provided.

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THE OFFERING

Introducing an exceptional opportunity in the heart of Columbia, Tennessee—a sprawling +/- 130-acre rail-served site, with over 730,000 SF of manufacturing space, perfectly suited for a wide range of commercial and industrial ventures. Boasting an impressive 3MW of power already in place, this remarkable property promises not only ample space for growth and expansion but also the vital infrastructure necessary to fuel your enterprise. With its strategic location and unrivaled access to transportation networks, this site offers unparalleled potential for businesses seeking a thriving hub in the heart of Tennessee. Join us in harnessing the boundless possibilities at this prime property, where innovation meets practicality, and success finds its ultimate platform.

+ 130
total acres

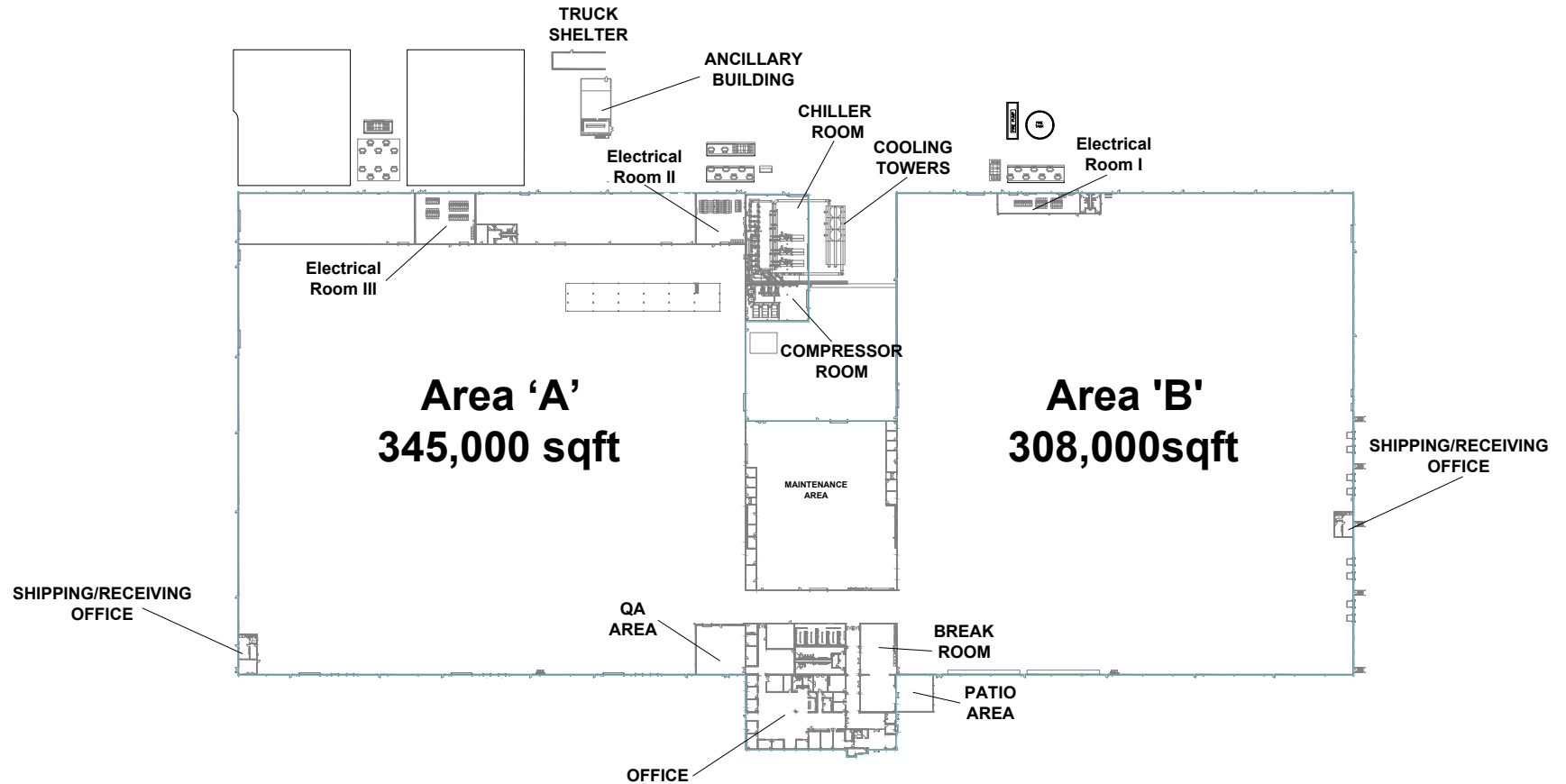
3 MW
power
current state

I-1
Light industrial
current zoning

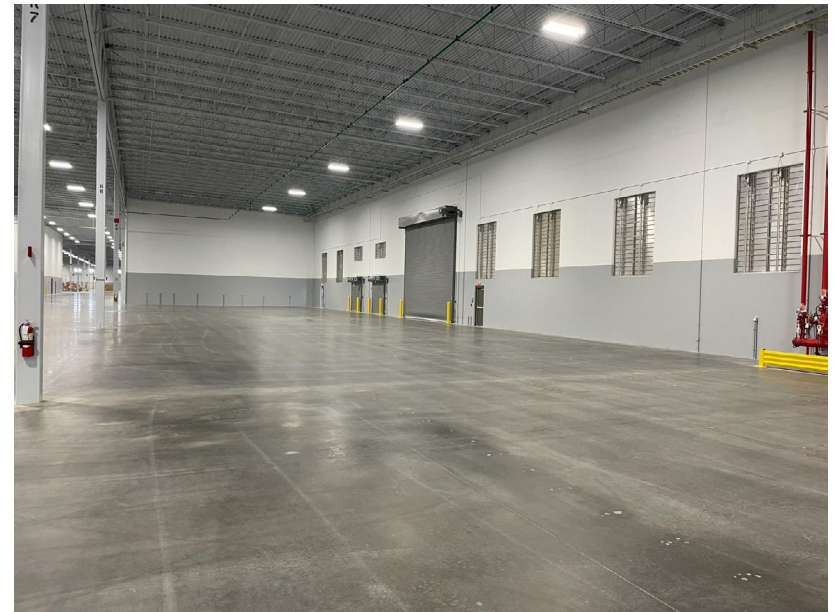
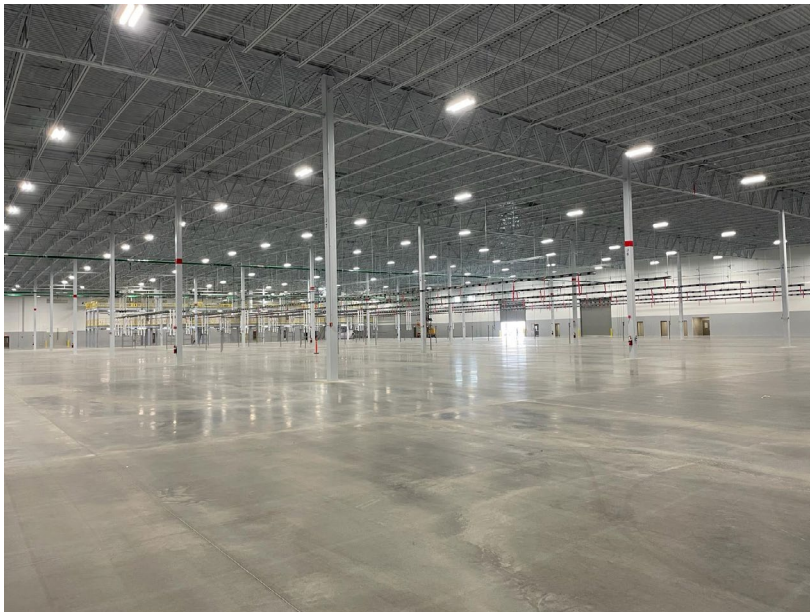
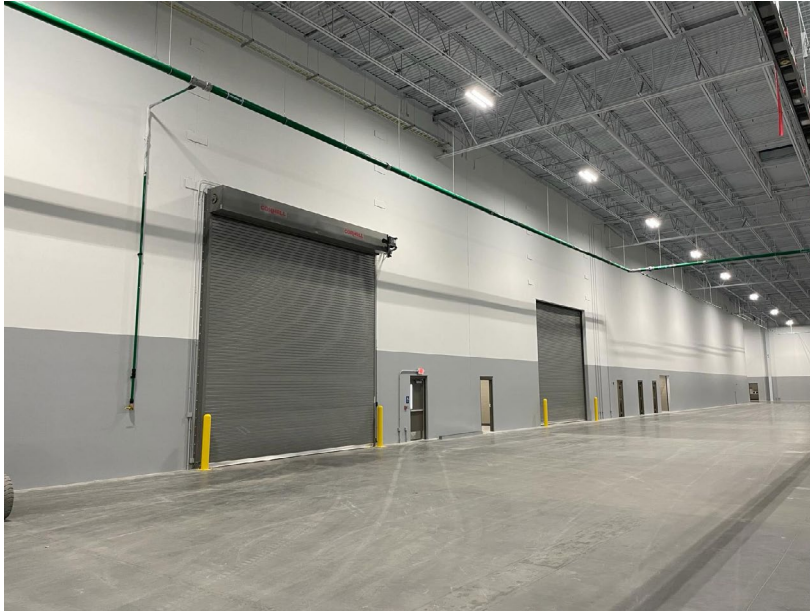
SITE OVERVIEW



OVERALL FLOOR PLAN



INTERIOR PHOTOS - PLANT



INTERIOR PHOTOS - OFFICE



UTILITIES & INFRASTRUCTURE



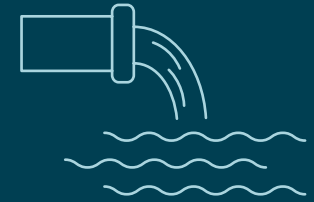
Electric

Provider: CPWS
3 MW Service available today
51 MW Transformer capacity onsite



Water

Provider: CPWS
8" incoming line
6" at meter



Wastewater

Provider: City of Columbia
8" line



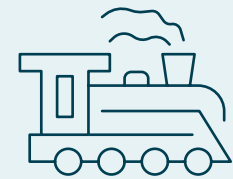
Natural Gas

Provider: Atmos Energy Corp.
6" incoming line



Fiber / Telecom

AT&T
Spectrum
CPWS



Rail

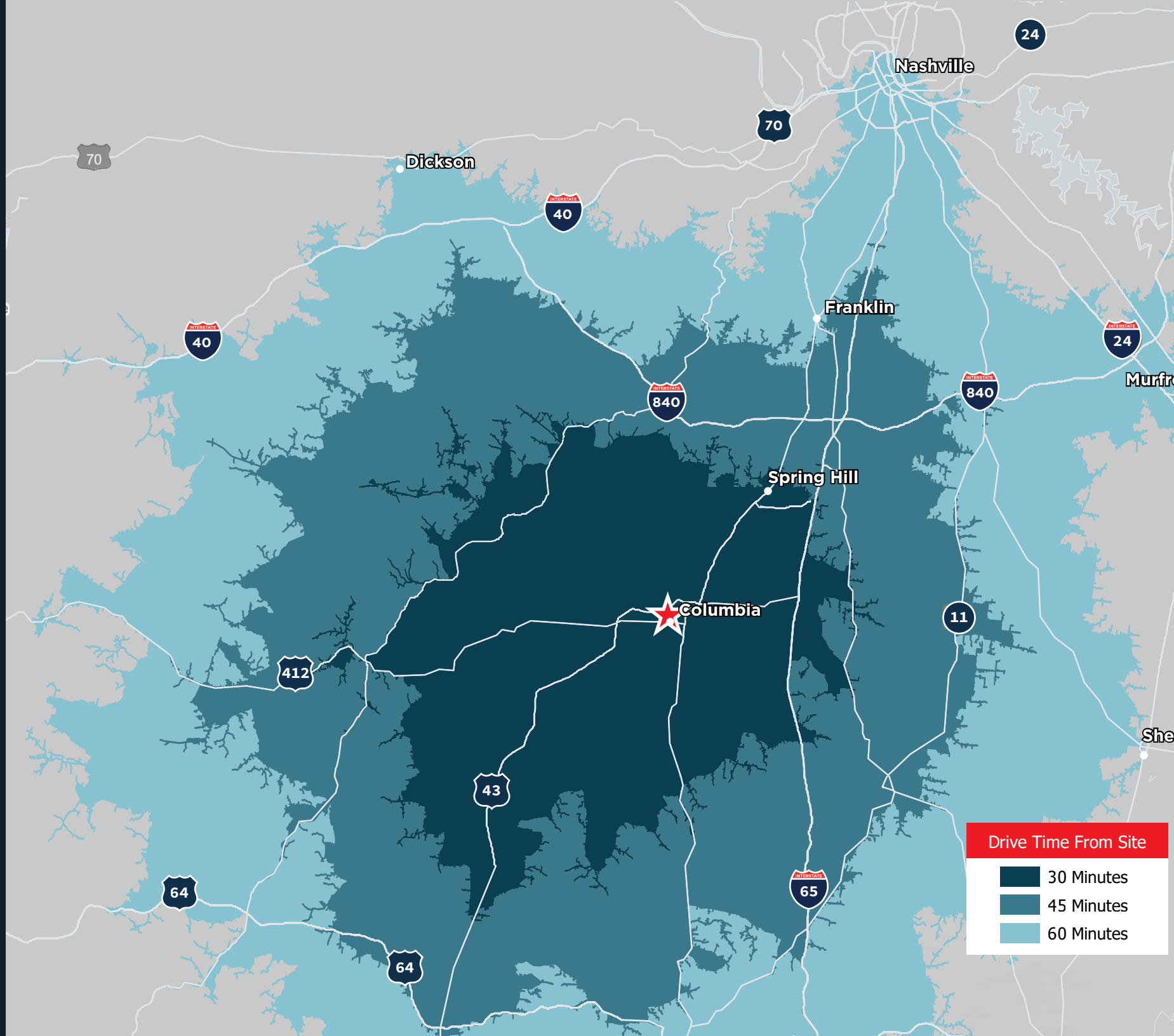
CSX / TN Southern Service

Existing power lines

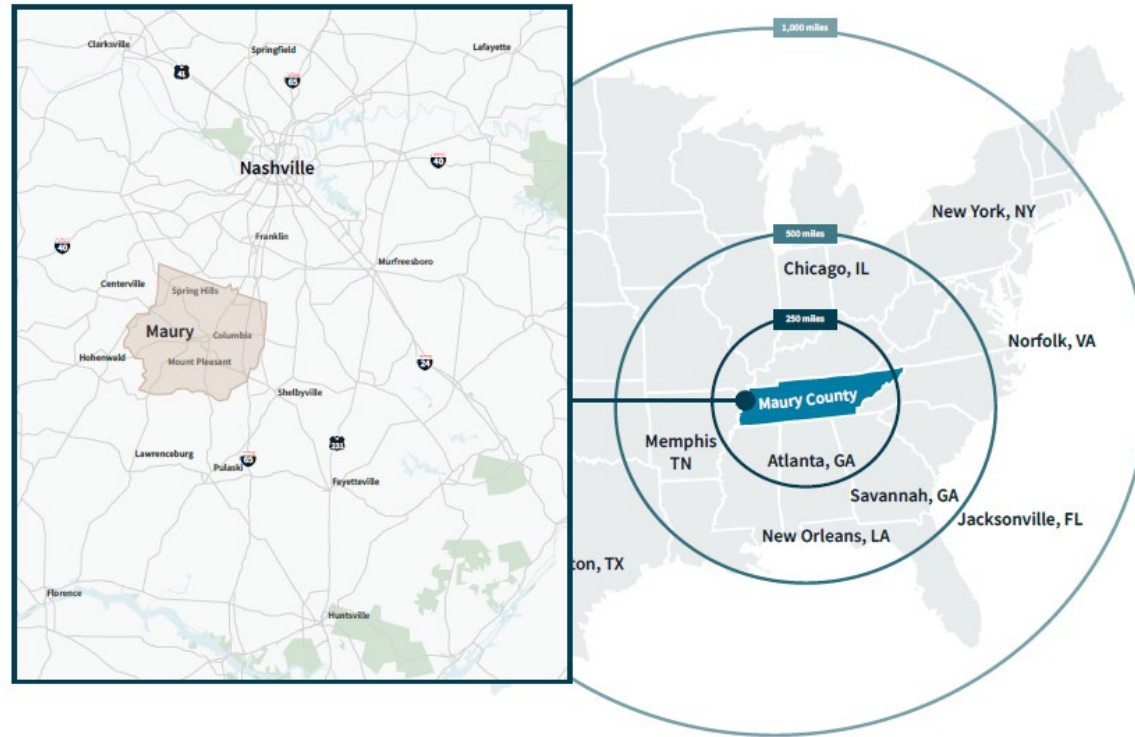
POWER PROFILE



LABOR POOL DRIVE TIME



LOCATION



Welcome to Maury County, a strategically located region nestled between two of the most vibrant markets in the United States, Nashville, TN, and Huntsville, AL. With a regional airport within the county and convenient access to Nashville International Airport, which offers daily flights to Europe, Maury County ensures seamless connectivity for your business ventures. Additionally, our prime location means that an impressive 70% of U.S. markets can be reached within a day's drive, while 75% are easily accessible within a two-hour flight. Furthermore, Maury County's advantageous position places ten automotive OEMs within a four-hour drive, and it is home to one of the top U.S. headquarters markets, all conveniently accessible within a mere 30-minute commute. Adding to our transportation infrastructure, both CSX and TN Southern Railroad provide efficient rail connections through the county. When it comes to choosing the ideal location for your business, Maury County stands out as the strategic choice.

SITE ACCESS



0.82 miles from
US HWY 43

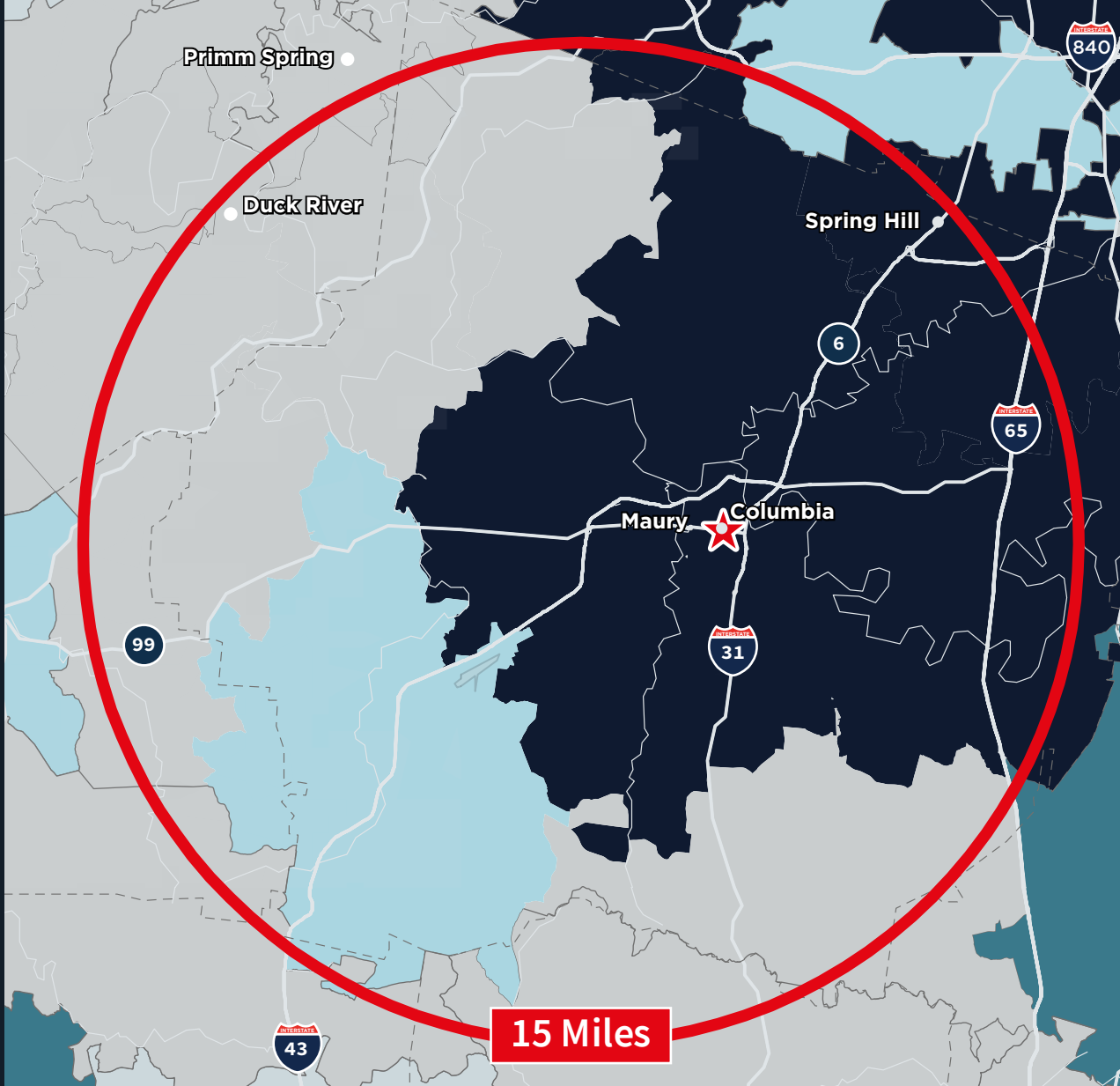
Hampshire Pike

0.75 miles from
US HWY 43

Oakland Parkway

US Highway 43

DEMOGRAPHICS



TRANSPORATION/WAREHOUSE EMPLOYMENT

32 - 287

288 - 683

684 - 1,550

1,551 - 2,874

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent immigration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2026 Nashville Regional Economic Development Guide

37.2

Median Age

1,06,255

Total Population

2.53

2020-2026 Growth Rate: Population

1.8 Million

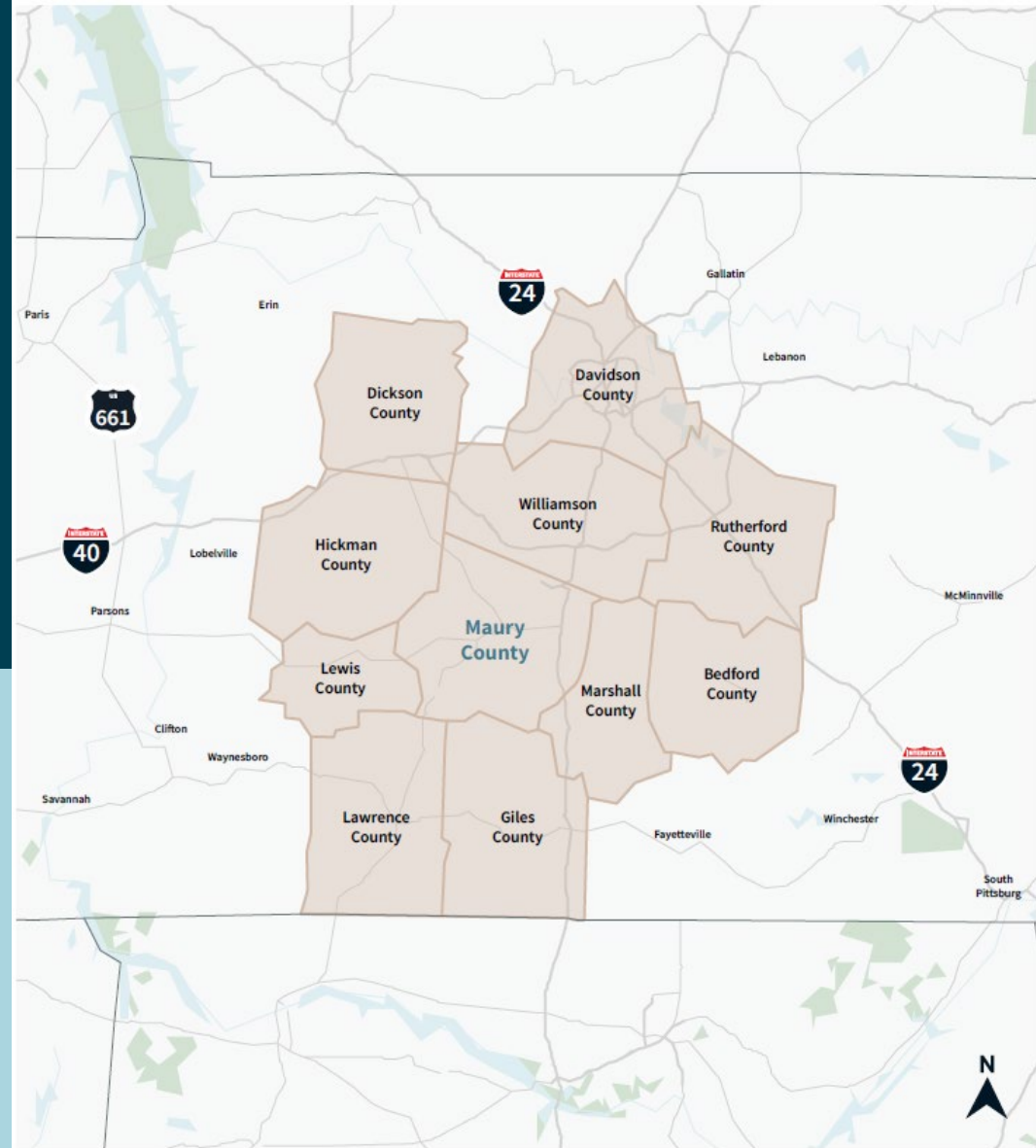
2026-2030 Growth Rate: Population

Maury County overview

<p>4th fastest growth rate in TN <i>US Census</i></p>	<p>11.3% 5-year job growth <i>EMSI</i></p>
<p>Top 5% US County growth rate <i>US Census</i></p>	<p>#1 in TN, incoming investment <i>SmartAsset</i></p>
<p>13.8% 5-year population growth <i>EMSI</i></p>	<p>#34 in US, incoming investment <i>SmartAsset</i></p>

Maury County labor market area

<p>Large labor force</p> <p>830,000+ people</p>
<p>High education attainment</p> <p>44% Associate degree or higher</p>
<p>Active talent pool</p> <p>80.96% prime age labor participation rate</p>



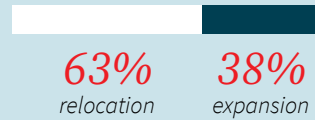
Active projects

16

464
potential
new jobs

\$257M
potential
capital investment

Project breakdown

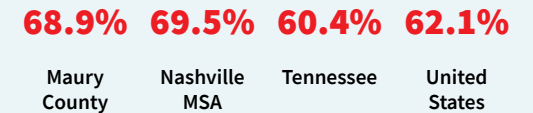


Manufacturing	7	Energy	1
Automotive	2	Medical devices	1
Business services	7	Metals	1
Distribution + logistics	1	Production technology	1
Ceramics	1		

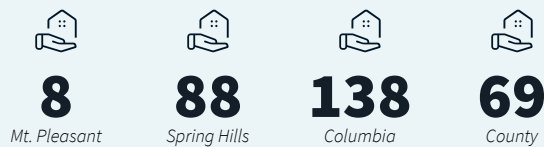
Maury County employment



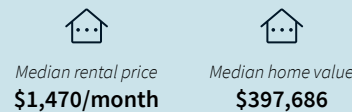
Labor force participation



YTD housing permits



Housing price



Current vacancy and rates



Cost of living

93.2 Maury County, TN	96.3 Charleston, SC
98.5 Nashville, TN	132.6 Oakland, CA
117.6 Chicago, IL	110.0 Denver, CO
94.7 Atlanta, GA	164.0 New York (Brooklyn), NY

Unemployment rate

Dec 24	Dec 25	Nov 24	Nov 25	Oct 24	Oct 25
3.1%	5.7%	3.1%	3.3%	3.1%	n/a

Building Specs

Main Manufacturing footprint	660,000 sqft
Main core and offices	36,000 sqft
Office building	26,640 sqft
Chiller and compressor	10,800 sqft
Blower building	4,320 sqft
Guard House	240 sqft
Waste Area	1,035 sqft
Truck unloading	1,270 sqft
Clear Height	41'7" peak, 36' outerwall
Dock Doors	2 dock doors with levelers & restraints on west side, 8 dock doors with levelers & restraints on north side
Automobile parking spots	256 includes (12 motorcycle, 20 EV, 9 visitor & 8 30 defined (large yard which can be additional trailer parking
Trailer/truck spots	Manufacturing is 8" - 10" 3500 psi per slab plan, main office is 4" 3500 psi

Power

3MW currently in place	Substation proposed to expand power by 30/40/50 MW
In-place KVA lines can supply 9 additional MW (Equipment in place)	
HVSL from 3 dsubstation feeds	3
2500 KVA -- Pad - mounted transformers	10 of 17 in place for full build out of electric rooms
Medium voltage switch gear size 3200 AF / 3200AT	10 of 17 in place for full build out of electric rooms
1000A buss duct	6
250 KW deisel power genorator	1

Water

Water line	6"
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SPEC OVERVIEW

Natural Gas

6" gas line on property fed from 4" off site 30,000 MCF/year @ 15 Can upgrade to get 90,000 MCF/ year @ 15-70 PSIGHVAC5

HVAC

5 air changes/ hr in place Designed for 15 air changes/hr, louvers & exhaust fans installed but need to add exhaust fans (38)

Offices heating and cooled 2 RTU's

Manufacturing has some spot cooling RTU's 17 installed, 11 future

Gas fired MAU's (9) -

Fire Protection

Fire water feed 6"

Gallon storage tank 180,000

GPM @ 150 PSI electric & 2000 GPM @150 PSI deisel back up 2 dock doors with levelers & restraints on west side,

ESFR sprinklers per zone dwg 256 includes (12 motorcycle, 20 EV, 9 visitor & 8

Lighting levels -- LED fixtures

Manufacturing 30 FC

office area 50 FC

IT Infrastructure

The MDF data cabinet NEMA 1 Hoffman data cabinet providing 45RU. A grounding buss bar is included as well as a rack-mounted APC Symetra 4000VA (scaleable to 6kVA) uninterruptable power supply with network 1

IDF data cabinet NEMA 12 Hoffman data cabinet providing 19RU. A grounding buss bar is included as well as a rack-mounted APC 15000VA uninterruptable power supply with network management card 21

250 KW deisel generator 1

fiber optic cable 72F 0S2 running to all IDF's and MDF-01 -

All offices cabled with CATEGORY 6 UTP cables -



Compressed air system

RE300IE-125 Ingersoll fixed speed air compressor (400 HP)	2
rs315NE variable speed (422 HP)	1
Receiver tank (5,000 gal)	2
X81 system controller	1

Contact water system

FLYGT FP3202 water circulation pumps W/VFD	2
68FS-2SB-6F water filters	2
Alfa Laval heat exchangers	2
11050 gallon buffer tank BTH1050F	1

Chilled water system

ykmck7k2-fah York chillers (1300 TON York)	2
Marley cooling tower system (NC8414YAS)	1
Taco pumps	
- 3-2800 GPM	
- 3-2600 GPM	
- 3-3600 GPM	
- 3-1200 GPM	12
Vacuum Skid	1

Note: Seller reserves right to identify any exclusions from the building sale.