

BECKWITH
101

MAKE IT
YOUR OWN

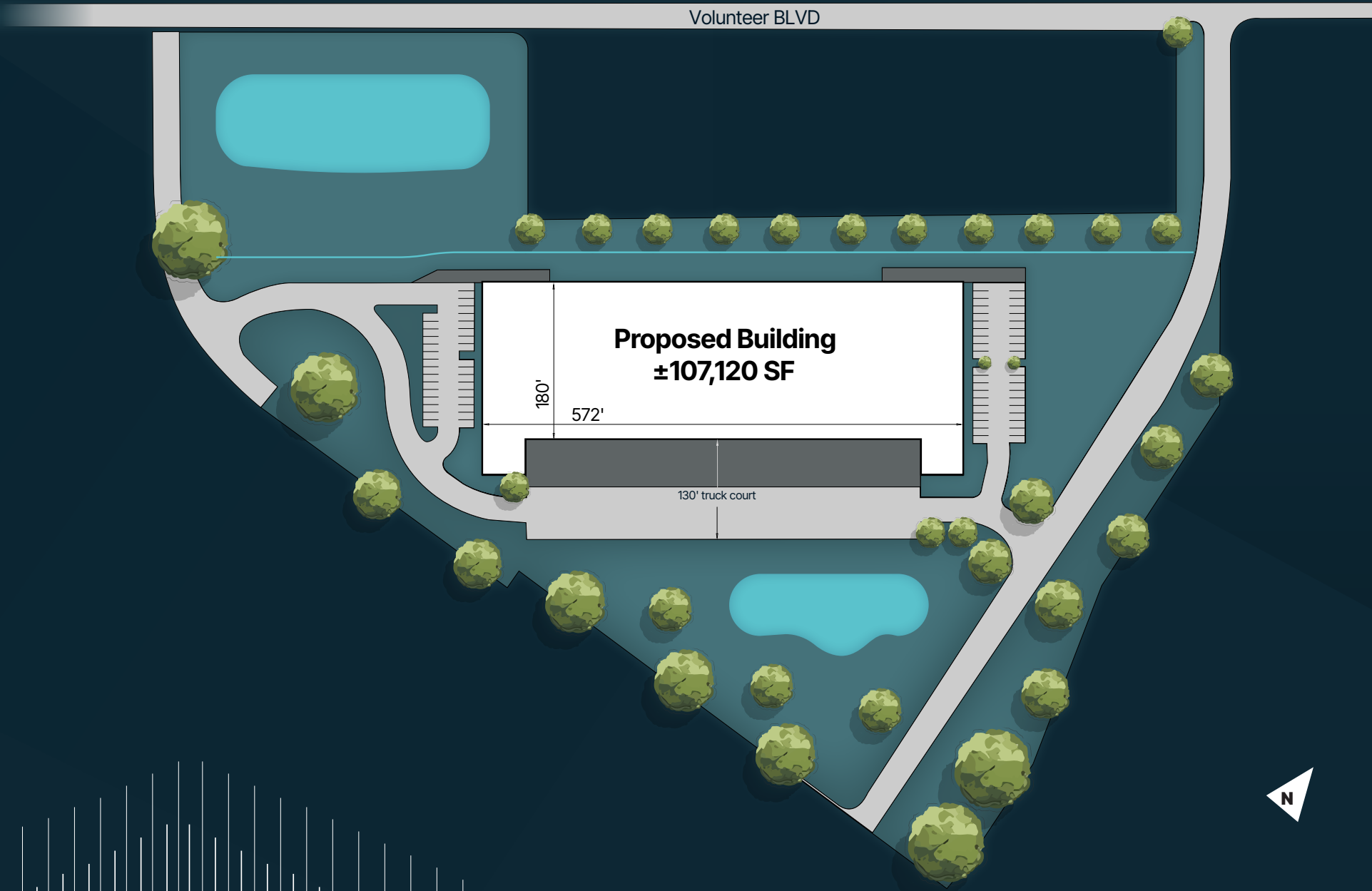
A Build-to-Suit Opportunity
Directly off I-40



INLIGHT
REAL ESTATE PARTNERS

SITE PLAN

Purpose-built for performance.



UNBEATABLE ACCESS

I-40 access. Infinite reach.

LEGEND

- ▶ Egress
- ◀ Ingress



IN GREAT COMPANY

LEGEND

▶ Egress

◀ Ingress



amazon

MEDLINE

modular powersolutions

ceva LOGISTICS

amazon

UNDER ARMOUR

KHS America

ceva LOGISTICS

ceva LOGISTICS

SUNRISE MEDICAL

7 ELEVEN

Airtron HEATING & AIR CONDITIONING

COSTCO WHOLESALE

WHATABURGER

Hollister

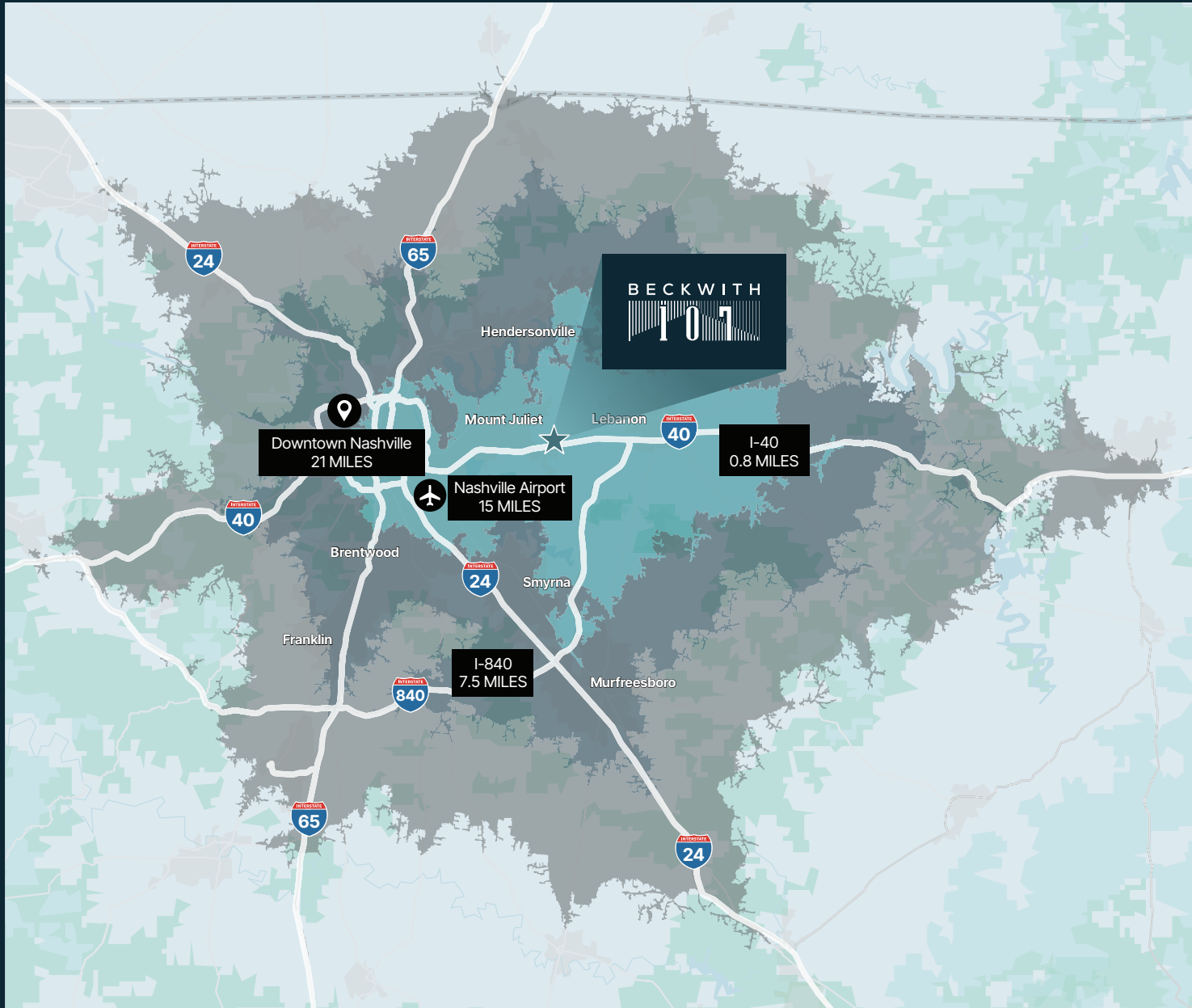
BECKWITH 101

FedEx

INTERSTATE 40

N

DOWNTOWN NASHVILLE



NEARBY RETAIL AMENITIES

Beckwith Exit

- Costco
- Whataburger
- Chipotle
- 7-Eleven

Hwy 109 Exit

- Publix
- McDonalds
- Sonic
- Jersey Mikes
- Wendy's
- Zaxby's
- Subway
- Taco Bell

DRIVE TIME

- 30 minutes
- 45 minutes
- 60 minutes

FEDEX DRIVETIME



Nashville is located **within 650 miles of 50% of the U.S. population**



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



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



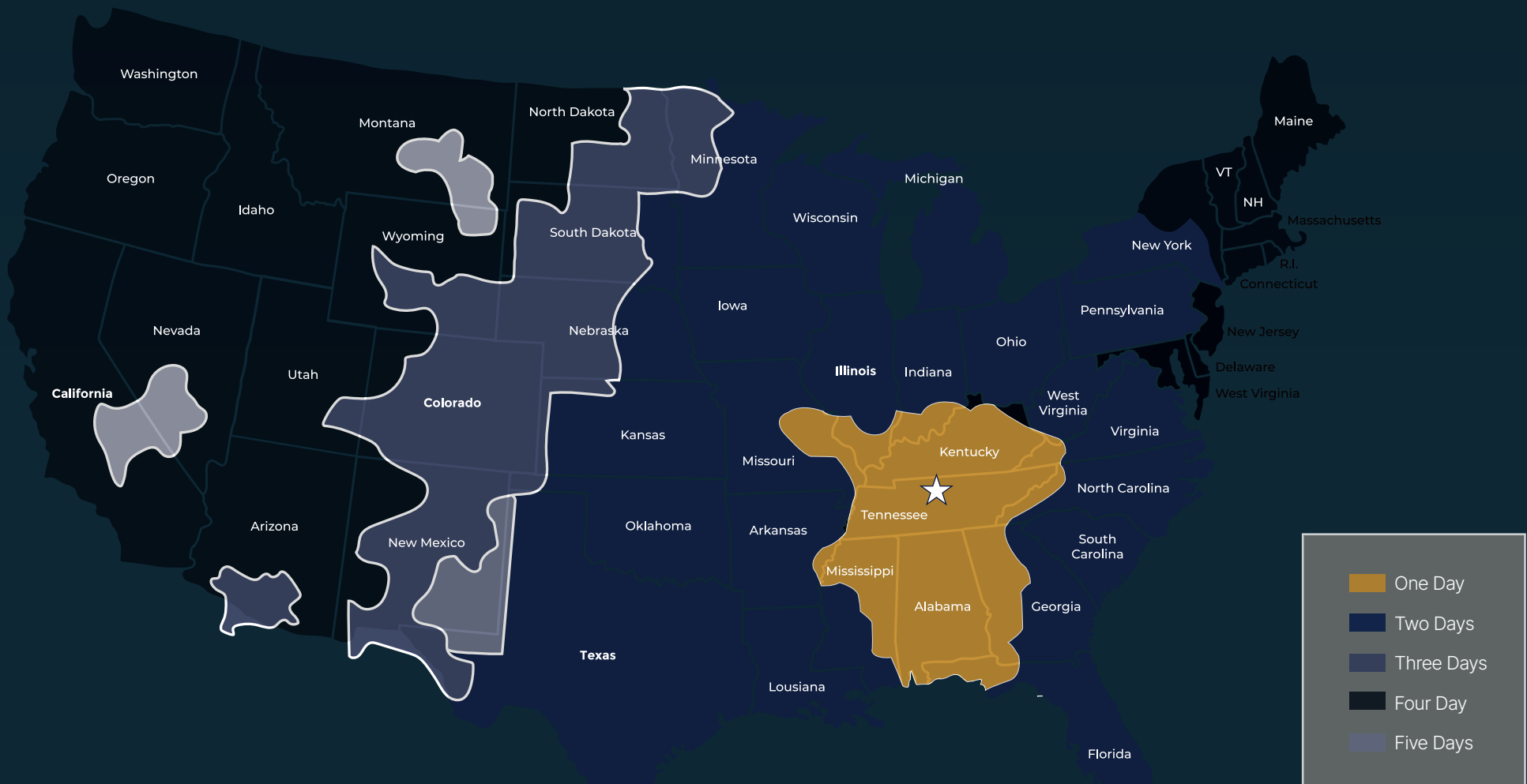
12 million people live within a **2.5 hour drive**



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



Three major interstates converge in Nashville **I-65, I-40 & I-24**





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