



**MAXWELL POINTE**  
LOGISTICS CENTER

Maxwell Court, Hixon Blvd,  
Lebanon, TN

**YOUR VISION.  
OUR INFRASTRUCTURE.  
LIMITLESS LOGISTICS POTENTIAL.**

**BUILT-TO-SUIT & SPEC DEVELOPMENT  
OPPORTUNITIES**

**±720,000 SF**  
Q3 2027 DELIVERY

# SITE PLAN A

## Property Highlights

### Building 1: 268,800 SF

Clear Height	40'
Dimensions	840' x 320'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	78
Dock Positions	47
Total Car Parking Spaces	170

### Building 2: 160,160 SF

Clear Height	40'
Dimensions	616' x 260'
Bays	56' x 50'
Speed Bays	56' x 60'
Dock Positions	35
Total Car Parking Spaces	112

### Building 3: 394,800 SF

Clear Height	40'
Dimensions	840' x 470'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	144
Dock Positions	94
Total Car Parking Spaces	258



# SITE PLAN B

Flexible footprints, maximum efficiency

## Property Highlights

### Building 1: 268,800 SF

Clear Height	40'
Dimensions	840' x 320'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	78
Dock Positions	94
Total Car Parking Spaces	170

### Building 2: 160,160 SF

Clear Height	40'
Dimensions	616' x 260'
Bays	56' x 50'
Speed Bays	56' x 60'
Dock Positions	35
Total Car Parking Spaces	112

### Building 3: 310,800 SF

Clear Height	40'
Dimensions	840' x 470'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	78
Dock Positions	94
Total Car Parking Spaces	285



# SITE PLAN C

Flexible footprints, maximum efficiency

## Property Highlights

### Building 1: 268,800 SF

Clear Height	40'
Dimensions	840' x 320'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	78
Dock Positions	94
Total Car Parking Spaces	170

### Building 3: 399,840 SF

Clear Height	40'
Dimensions	952' x 420'
Bays	56' x 50'
Speed Bays	56' x 60'
Trailer Parking Spaces	233
Dock Positions	122
Optional Trailer Parking	141

### Building 2: 160,160 SF

Clear Height	40'
Dimensions	616' x 260'
Bays	56' x 50'
Speed Bays	56' x 60'
Dock Positions	35
Total Car Parking Spaces	112



# HIGHLIGHTS

Maxwell Pointe Logistics Center delivers unparalleled logistics flexibility in one of Nashville's most established and proven industrial markets. Strategically positioned with direct I-840 access, this OTN Group development offers modern logistics buildings totaling +/- 720,000 square feet, designed to accommodate diverse operational requirements through both build-to-suit and speculative construction options. The site features single and double-loaded configurations with 40-foot clear heights, abundant trailer parking, and extensive dock positions—all within an industrial pocket anchored by industry leaders including Amazon, FedEx, Walmart, and GEODIS.

Whether you require 145,500 or 719,960 square feet, Maxwell Pointe Logistics Center provides the infrastructure, location, and design adaptability to support your supply chain objectives in Middle Tennessee's thriving logistics ecosystem.



Near 3 major interstates:  
I-40, I-840, I-24 + Highway 109



Ample trailer and vehicle parking



Delivering Q3 2027



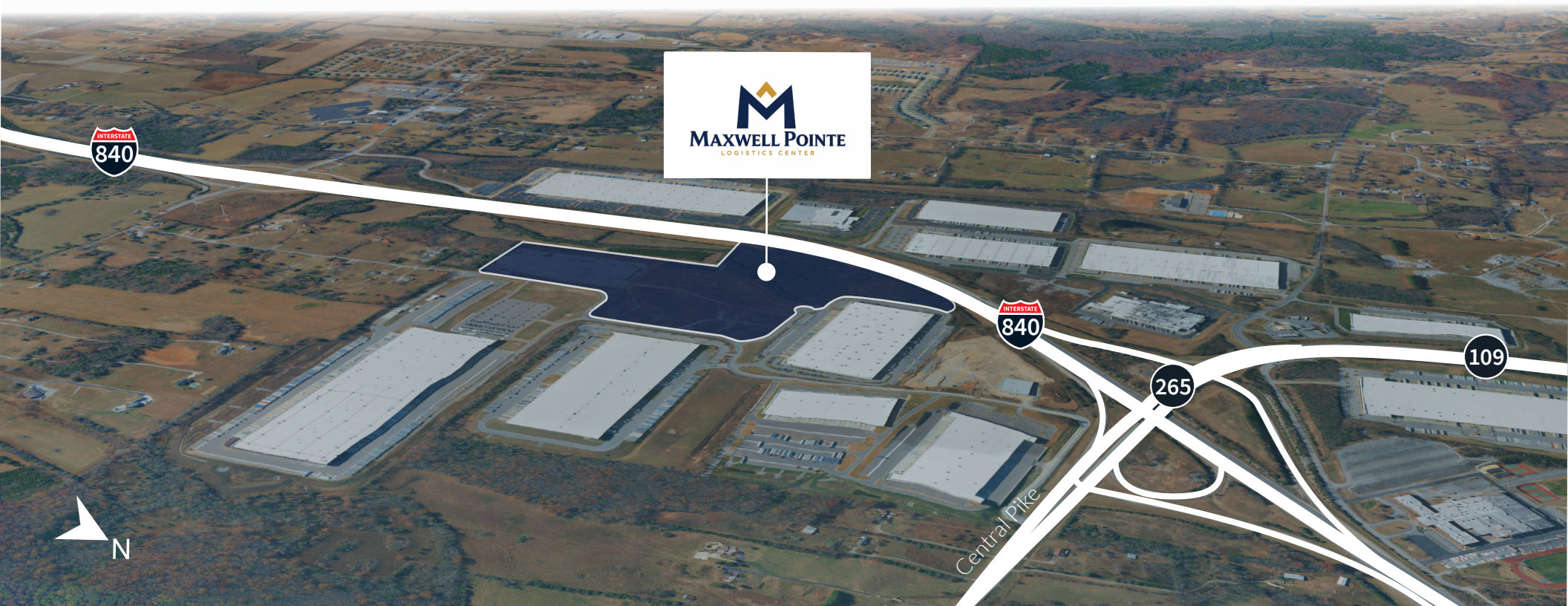
Class A, multi-building campus style  
industrial development



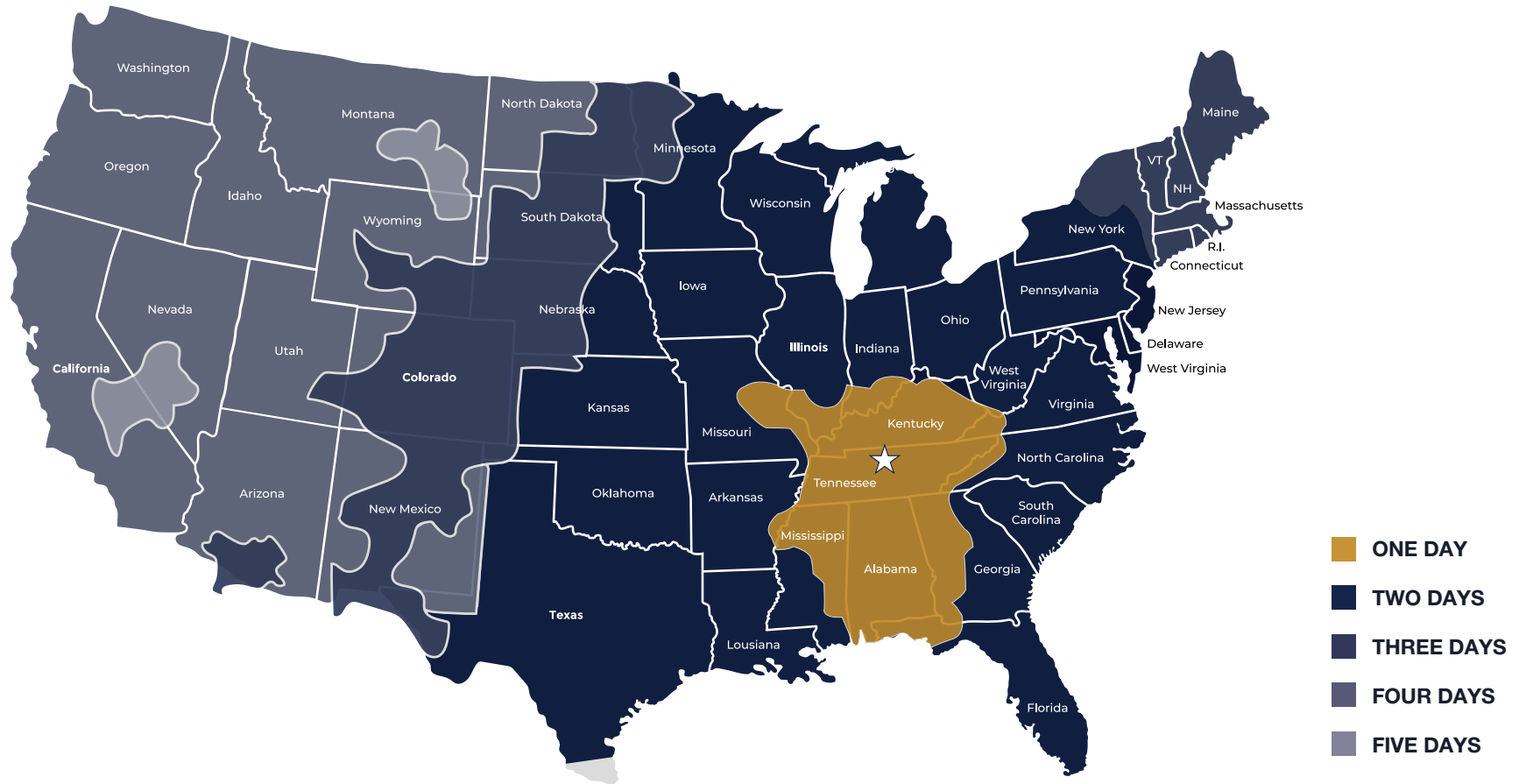
Proven logistics and distribution  
location



30 miles from Downtown Nashville  
20 miles from Nashville International  
Airport



# FEDEX DRIVE TIME



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



41M people within a 300-mile radius



75% of the U.S. 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



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