

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

N

IN GREAT COMPANY

LEGEND

► Egress

◄ Ingress



amazon

MEDLINE

modular
powersolutions

ceva
LOGISTICS

amazon

UNDER ARMOUR

KHS America

SUNRISE
MEDICAL

7
ELEVEN

Airtron
HEATING & AIR CONDITIONING
A Carrier Company

WHATABURGER

COSTCO
WHOLESALE

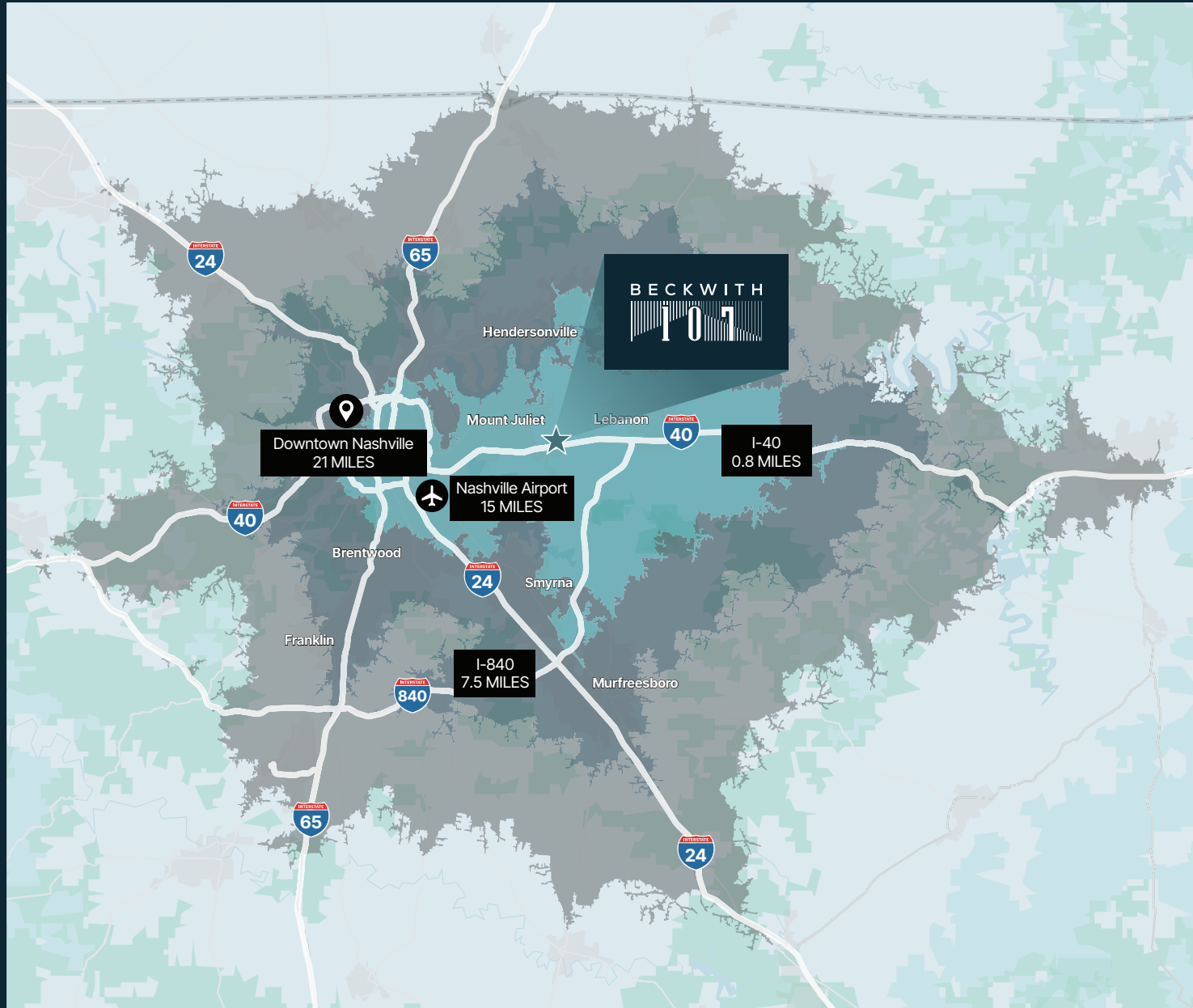
BECKWITH
101

HOLLISTER

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

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**.



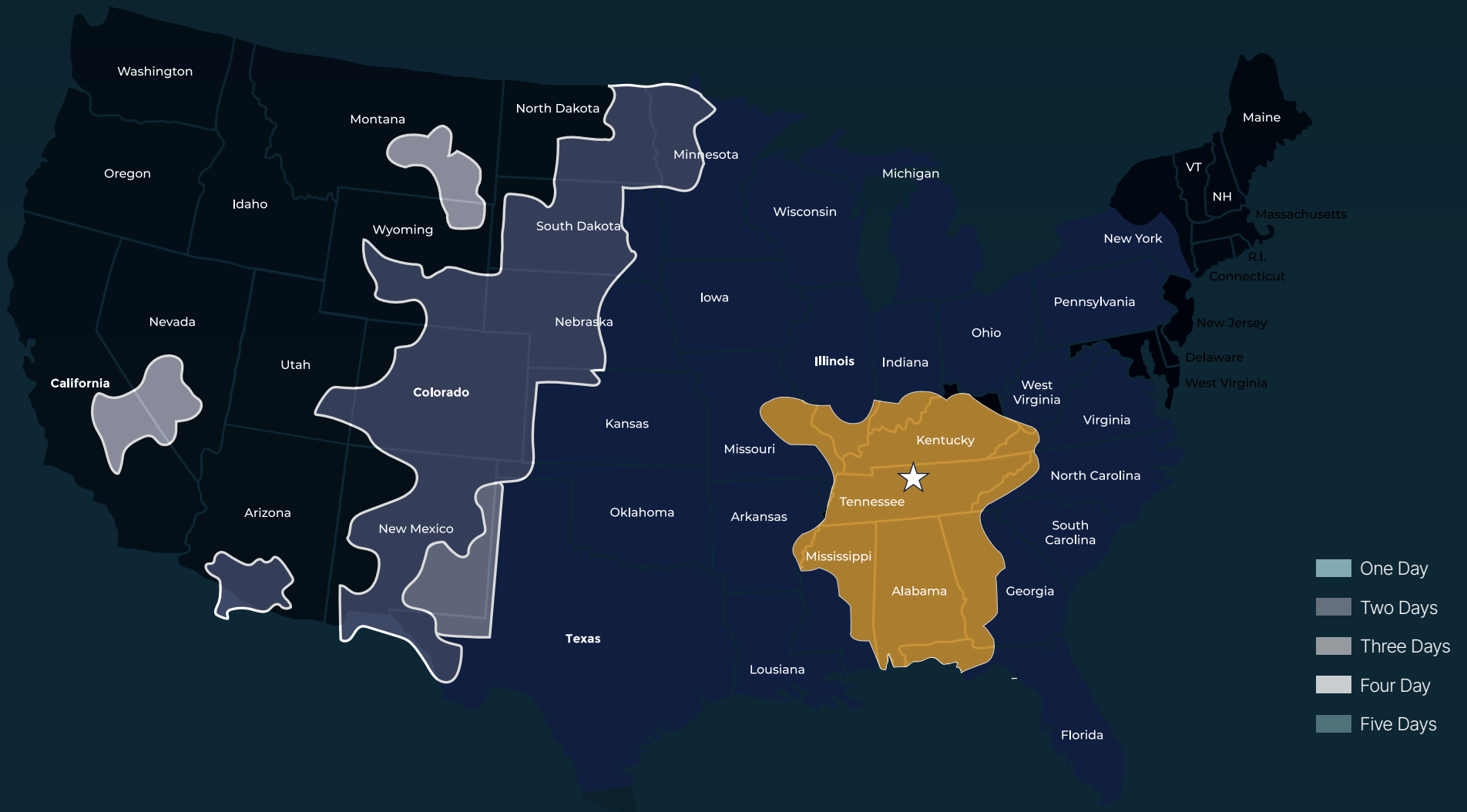
12 million people live within a **2.5 hour drive**



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**





CONTACT INFORMATION:

Ben Mosley, MRICS

+1 615 364 7015

ben.mosley@jll.com

Carly Seaman

+1 352 812 1416

carly.seaman@jll.com

Jones Lang LaSalle Brokerage, Inc
1801 West End Ave #1200 Nashville, TN 37203
+1 615 928 5300



Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.