



For Sale

5716 HWY 31 West, Portland, TN

±108 Acres

5716 HWY 31 West, Portland, TN 37148

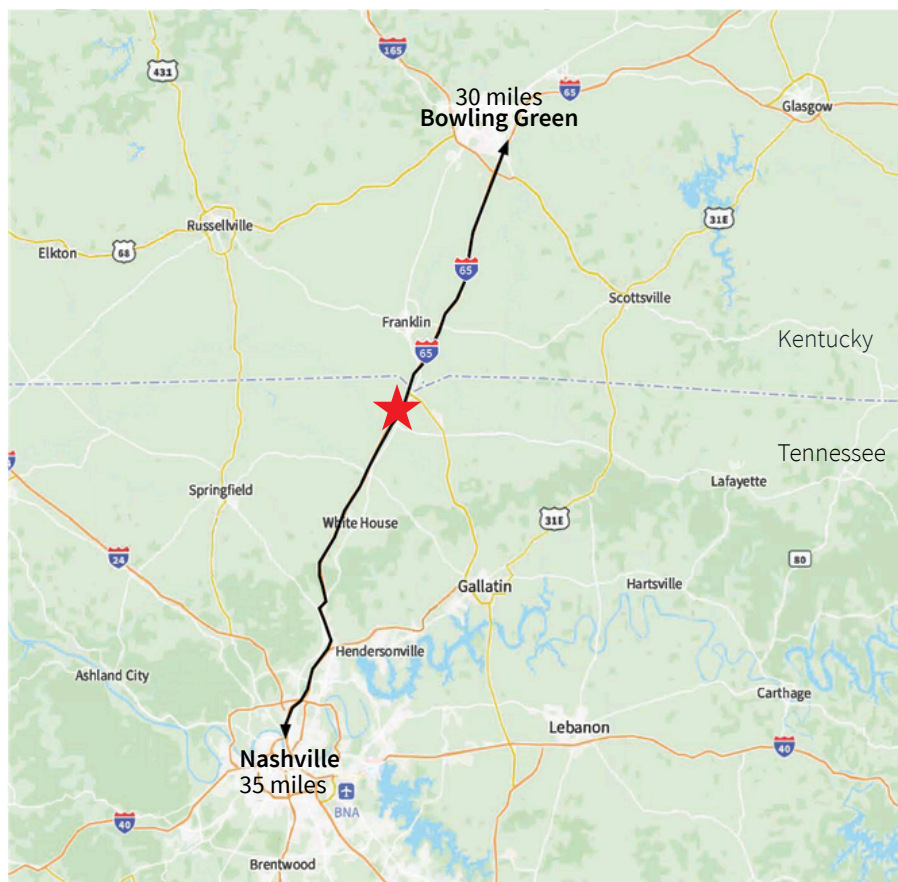
Corporate Occupiers in Portland, TN

High-Density Manufacturing & Logistics Zone anchored by major industrial parks

- Headquarters & advanced distribution campuses
- Online E-commerce fulfillment centers
- Established manufacturing and logistics facilities



5716 HWY 31 West, Portland, TN 37148



Strategic Location & Regional Connectivity

- ±108 Acres of prime industrial development land
- Located 1.3 miles from highway 31 in a recognized industrial corridor
- Direct I-65 access: 1.3 miles to Exit 117 | 2.2 miles to Exit 121
- Centrally positioned between Nashville and Bowling Green
- Single day truck reach to 65% of U.S. population

Infrastructure & Logistics Highlights

- Active CSX rail service for bulk freight and distribution
- SR-109 heavy-haul freight corridor connects to I-65, I-40, and I-24
- 45 minutes to Nashville International Airport (BNA)
- Heavy power ready: 3-phase electric, industrial gas, municipal water/sewer
- Within Nashville MSA's fastest-growing corridor in northern Sumner County

Ben Mosley, MCRIS
Managing Director
ben.mosley@jll.com
+1 615 364 7015

Will Toffey
Associate
will.toffey@jll.com
+1 774 487 2784

JLL
1801 West End Ave, Ste 1200
Nashville, TN 37203
+1 615 928 5300