BECKWITH FARMS 10 & 11

THE FINAL CHAPTER IN NASHVILLE'S PREMIER INDUSTRIAL PARK

Building 10: Fully leased
Building 11: 219,270 SF Available



35-37 ATHLETES WAY, MOUNT JULIET, TN 37122

CLARION PARTNERS

PANATTONI

HAMILTON DEVELOPMENT

JLL

BECKWITH FARMS



Final Opportunity. Building 11.

The final Class A building at Beckwith Farms represents the last opportunity to secure premium industrial space in this strategically located development with direct highway access and amenitized infrastructure. With the building divisible to 60,000 SF and excellent trailer parking availability, this facility offers the flexibility to accommodate diverse tenant needs. The development's prime location provides immediate access to three major highways and sits just 15 miles from BNA, delivering unparalleled transportation advantages.



- CLASS A BUILDING DEVELOPMENT
- IMMEDIATE ACCESS TO I-40, HIGHWAY 109, I-840
- ADJACENT TO NEW RETAIL DEVELOPMENT ON GOLDEN BEAR GATEWAY
- TRAILER PARKING AVAILABLE
- 15 MILES TO BNA
- 21 MILES TO DOWNTOWN NASHVILLE
- BUILDINGS DIVISIBLE TO 60,000 SF

CORPORATE NEIGHBORS

The development hosts an exceptional mix of corporate tenants including major logistics providers like FedEx and Amazon, leading brands such as Under Armour, and established companies like CEVA Logistics, Hollister, Medline, and KHS America. Unlike other nearby industrial developments, Beckwith Farms offers on-site retail convenience with 7-11, Costco, and Whataburger, providing employees and visitors with immediate access to dining and shopping options. These final buildings offer the opportunity to join this established network of successful businesses in a location that prioritizes both operational efficiency and employee amenities.



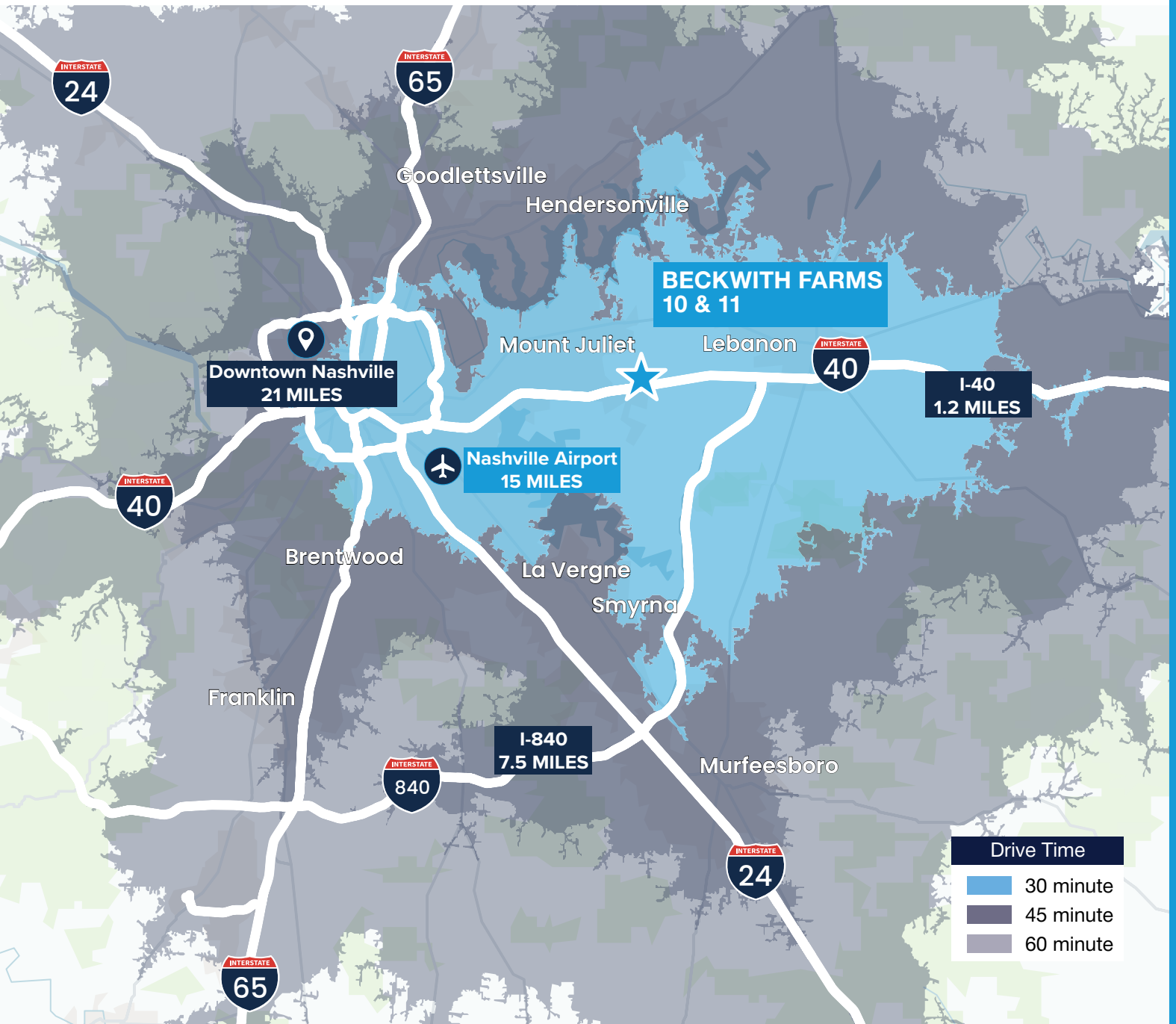
PLAN & SPECS



BUILDING 11 - 37 ATHLETES WAY

Year Built:	New Construction - 2026
Building Square Footage:	219,270 SF (Divisible to ±60,000 SF)
Office:	±3,302 SF Spec Office
Building Dimensions:	764′ L x 280′ D
Column Spacing:	54′ x 55′ (60′ deep speed bays)
Clear Height:	36′
Sprinklers:	ESFR
Warehouse Lighting:	Full-Warehouse LED
Dock Doors:	35
Drive-In Doors:	3
Building Floor Slab:	7″ Thick Concrete
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Truck Court Depth:	130′
Car Parking Spaces:	153

DOWNTOWN NASHVILLE



CONNECTED TO NASHVILLE'S CORE

INTERSTATE 40
1.2 Miles
3 Minutes

109
4.1 Miles
6 Minutes

INTERSTATE 840
7.5 Miles
9 Minutes

Other desirable destinations

Nashville International Airport
15 Miles
15 Minutes

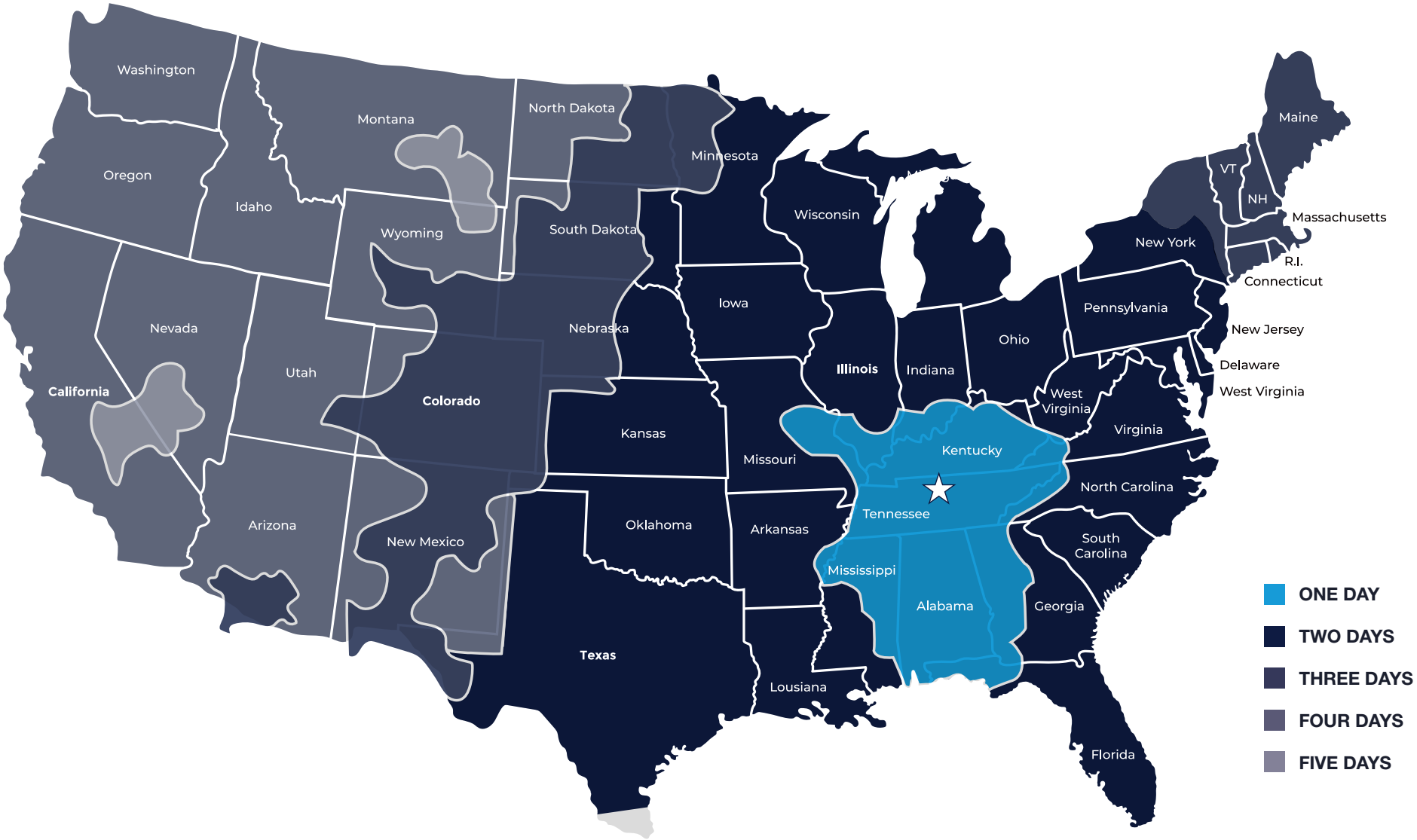
Downtown Nashville
21 Miles
28 Minutes

CSX Intermodal
23.1 Miles
25 Minutes

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 DRIVE TIME

Nashville is located within 650 miles of 50% of the US 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 US population is reached with Two-Day Ground Delivery

Three major interstates converge in Nashville



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