BECKWITH 107

# MAKE IT YOUR OWN

## FOR SALE OR LEASE

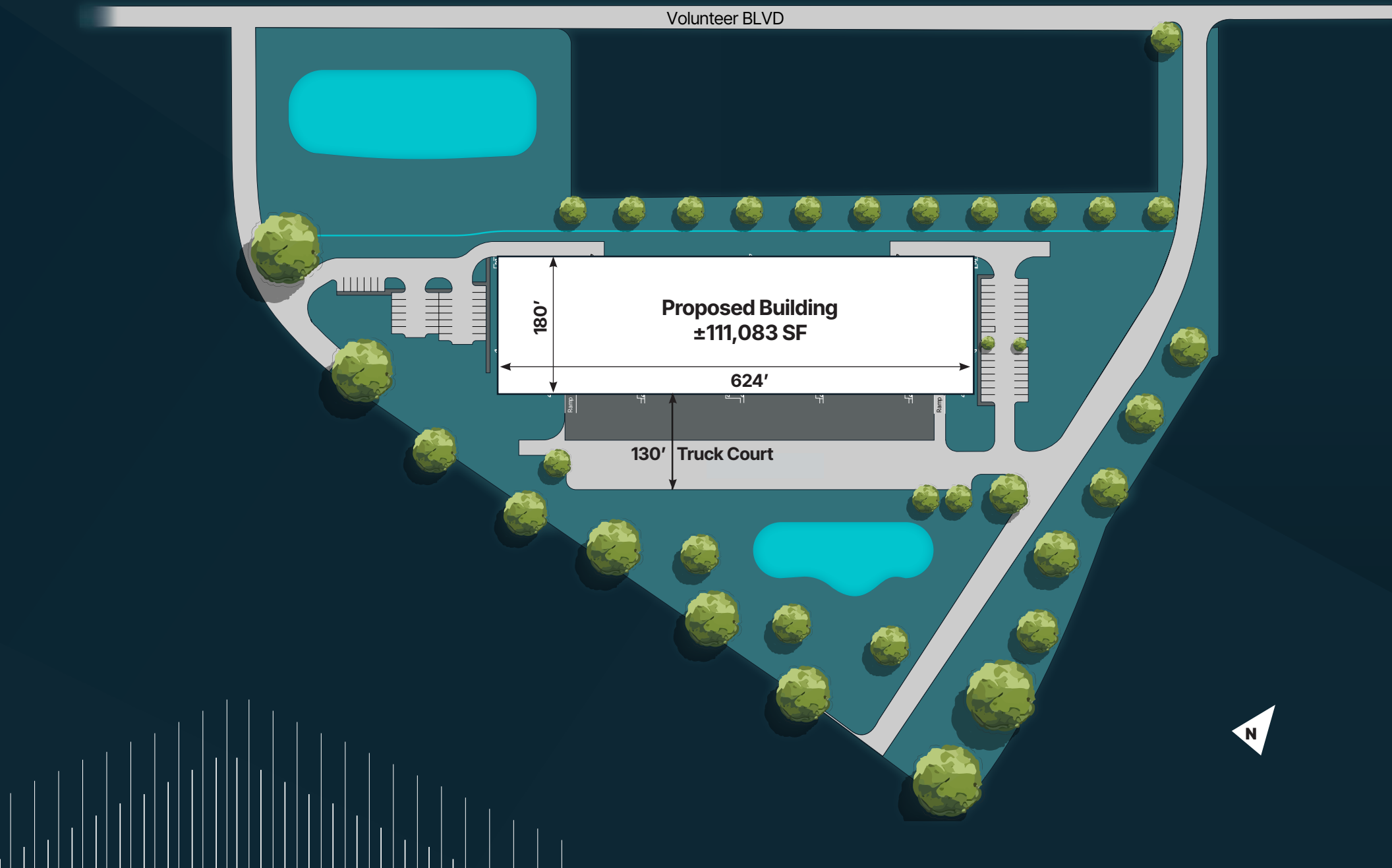
A Build-to-Suit Opportunity
Directly off I-40



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# SITE PLAN

Purpose-built for performance.



# UNBEATABLE ACCESS

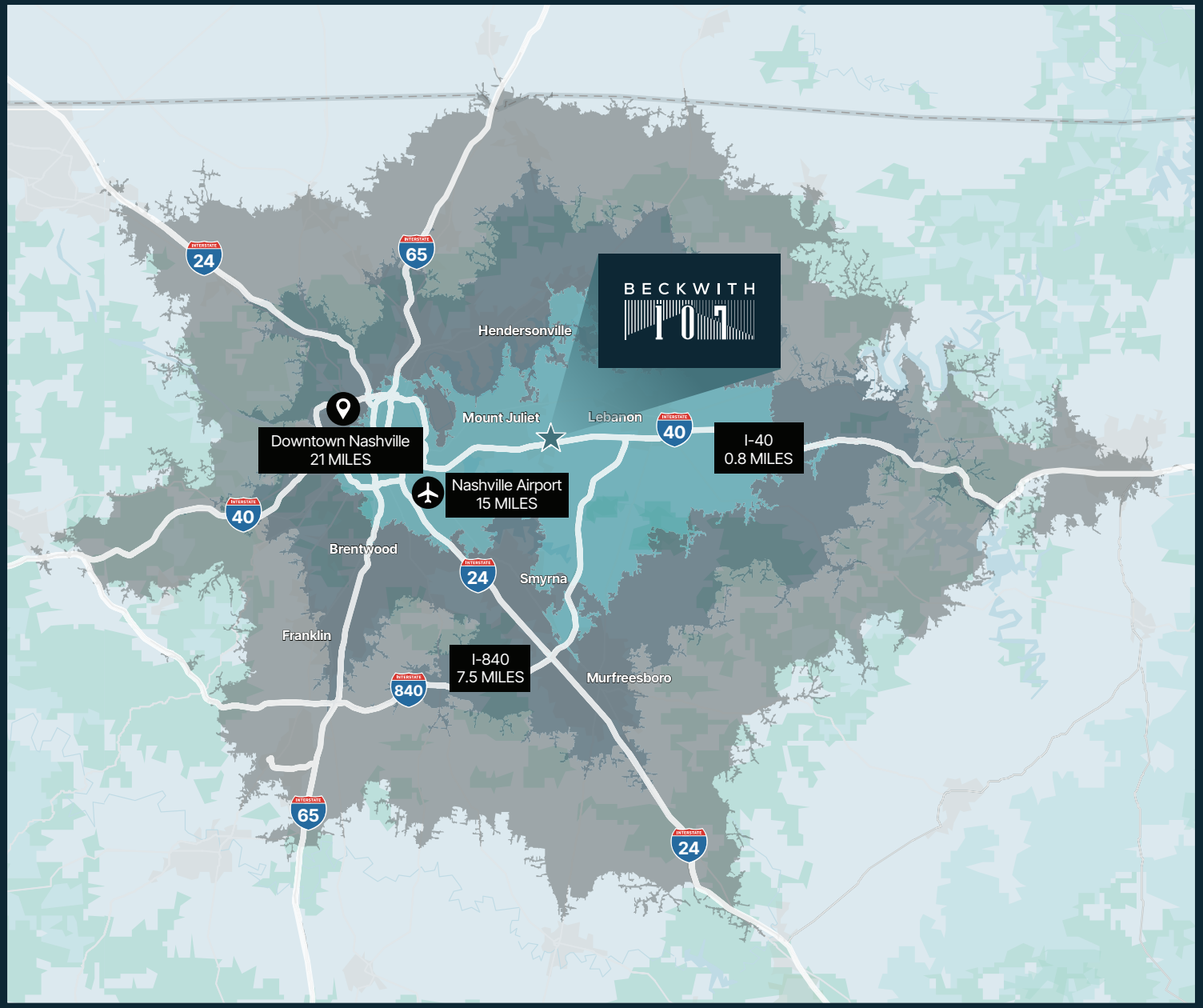
I-40 access. Infinite reach.



# IN GREAT COMPANY



# 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**

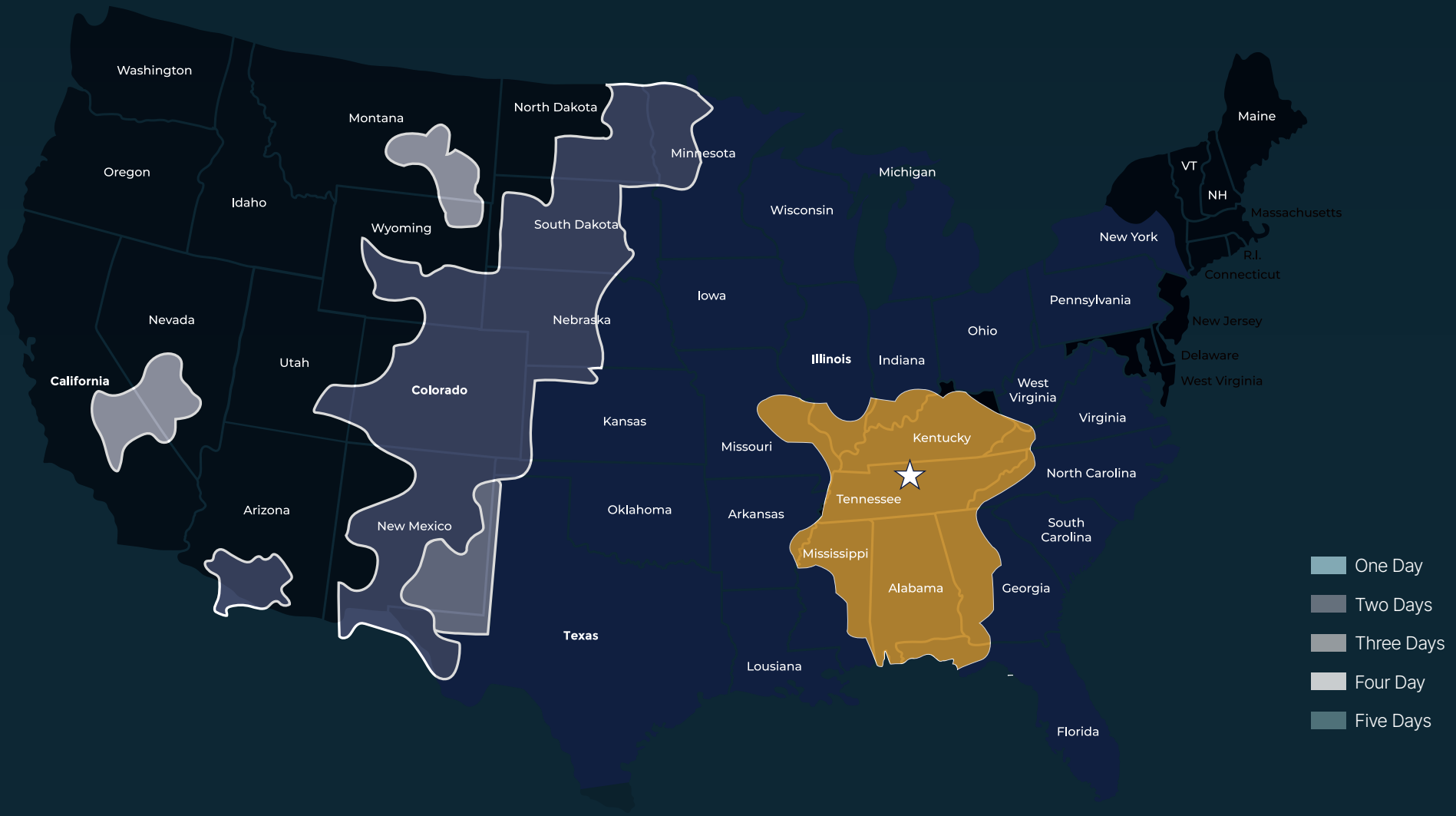
**41M people** within a **300-mile** radius

**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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