



**Speedway Industrial Park - formerly the site of the Nashville Superspeedway in Wilson County, Tennessee - is a 1,400-acre logistics and bulk distribution park developed by Panattoni Development Company.**

Speedway Industrial Park presents an unmatched opportunity for users seeking a scalable, flexible and accessible site for bulk distribution, warehouse and light manufacturing facilities. The existing infrastructure, utilities and zoning supports accelerated construction schedules and speed-to-market potential.



*Building 1 - completed and leased. Photo: June 2019*

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## HIGHLIGHTS

- **Building 1 is complete with Buildings 3-5 under construction**
- Direct access to I-840 (13 miles to I-40 and I-24)
- Located in the rapidly growing communities of both Wilson and Rutherford counties
- Proven area for E-Commerce
- Dedicated and controlled interchange at I-840 and Bill France Boulevard
- Blank canvas for large corporate users with attractive incentive opportunities
- 14 million SF development potential; buildings ranging from 200,000 SF to 2,000,000 SF
- Excellent opportunity to draw labor from multiple surrounding counties



EXIT 65

TN452/BILL FRANCE BLVD

PROPOSED  
BUILDING 6  
± 1,514,032 SF

PROPOSED  
BUILDING 8  
± 123,552 SF

PROPOSED  
BUILDING 7  
± 108,108 SF

LEASED  
BUILDING 1  
± 1,015,040 SF

PROPOSED  
BUILDING 2  
± 311,360 SF

FUTURE  
EXPANSION  
± 805,735 SF  
to total  
1,514,032 SF

UNDER  
CONSTRUCTION  
BUILDING 3  
± 600,184 SF

UNDER  
CONSTRUCTION  
BUILDING 5  
± 250,208 SF

UNDER  
CONSTRUCTION  
BUILDING 4  
± 443,968 SF



PROVENTURE

**SPEEDWAY**  
INDUSTRIAL PARK  
DEVELOPMENT BY:  
PANATTONI®

PARK AERIAL

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# SPEEDWAY

## INDUSTRIAL PARK

DEVELOPMENT BY:  
PANATTONI®

INTERSTATE  
840

EXIT 65

### SPEEDWAY INDUSTRIAL PARK

1,400 acres / 14M SF potential

<b>BUILDING 1</b>	± 1,015,040 SF	<b>BUILDING 5</b>	± 250,208 SF
<b>BUILDING 2</b>	± 311,360 SF	<b>BUILDING 6</b>	± 1,514,032 SF
<b>BUILDING 3</b>	± 1,405,920 SF	<b>BUILDING 7</b>	± 108,108 SF
<b>BUILDING 4</b>	± 443,568 SF	<b>BUILDING 8</b>	± 123,552 SF

# SPEEDWAY

## INDUSTRIAL PARK

DEVELOPMENT BY:  
PANATTONI®

## OVERALL PLAN

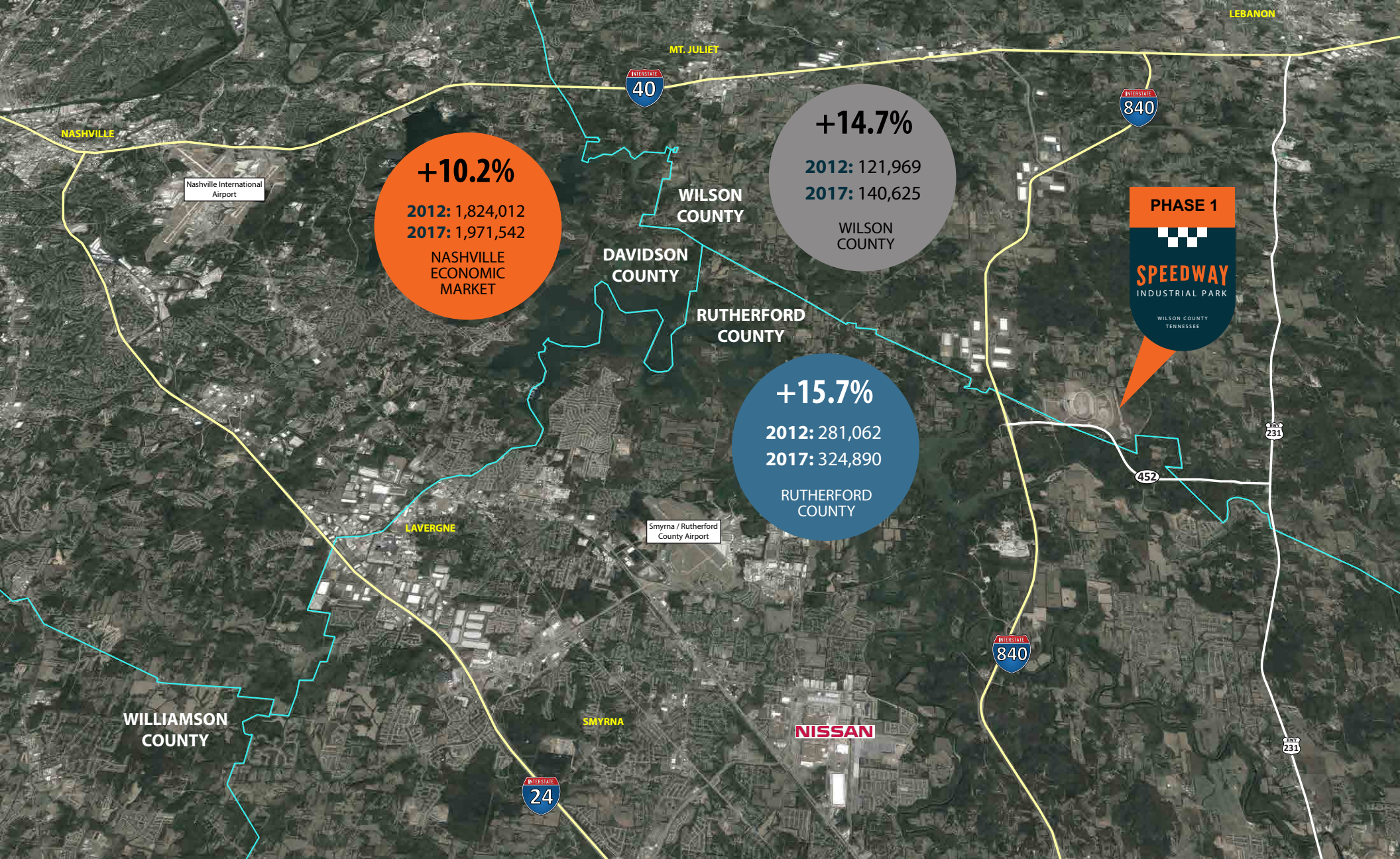
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## LOCATION AERIAL WITH POPULATION GROWTH

The information contained herein is believed to be reliable but is not warranted as to the accuracy and may change or be updated without notice. ProVenture, LLC makes no representation as to said information and recommends you complete independent research.

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