

VAUGHN PARKWAY LOGISTICS CENTER

1171 VAUGHN PARKWAY
PORTLAND, TN 37148



PROJECT HIGHLIGHTS

- 750,000 SF For Lease
- 4,000 SF office; (2) 600 SF office
- 7" concrete tilt wall with clerestory windows
- 6" ± 4,000 psi concrete floors
- 31' clear height
- ESFR Sprinkler System
- Excellent visibility within park, branding opportunity
- 85 dock positions w/levelers and seals exist, addt'l 59 via knockout panels
- 3 drive-in doors: (2) 12'x14', (1) 20'x16'
- 62'6" x 60' column spacing
- 125' and 130' truck courts, fully fenced
- (35) 48" ventilation fans
- (3) 1,200 AMP, 480-277 Volts, 3-phase services
- Warehouse heated by gas units

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LEASING FIRM

PROVENTURE

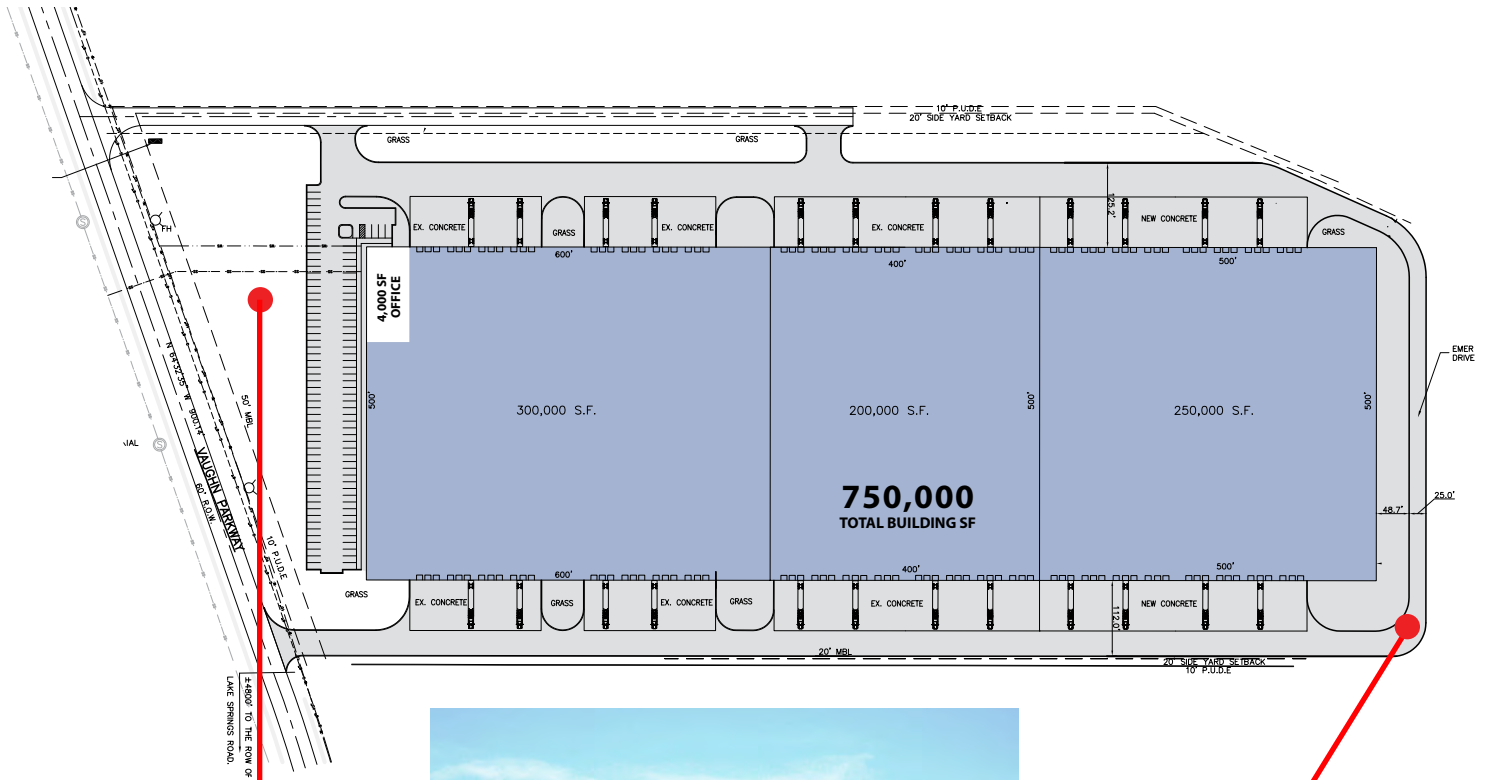
OWNERSHIP

 **AEW**

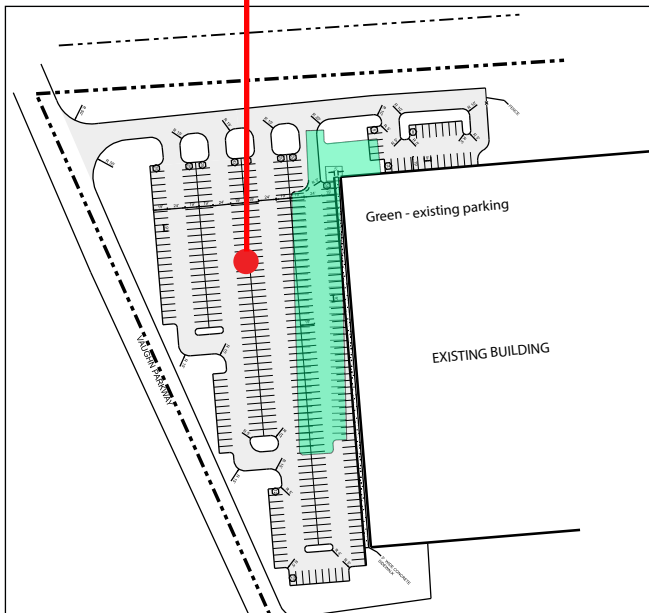
GCP | G R O W T H
C A P I T A L
P A R T N E R S

SITE PLAN / OPTIONS

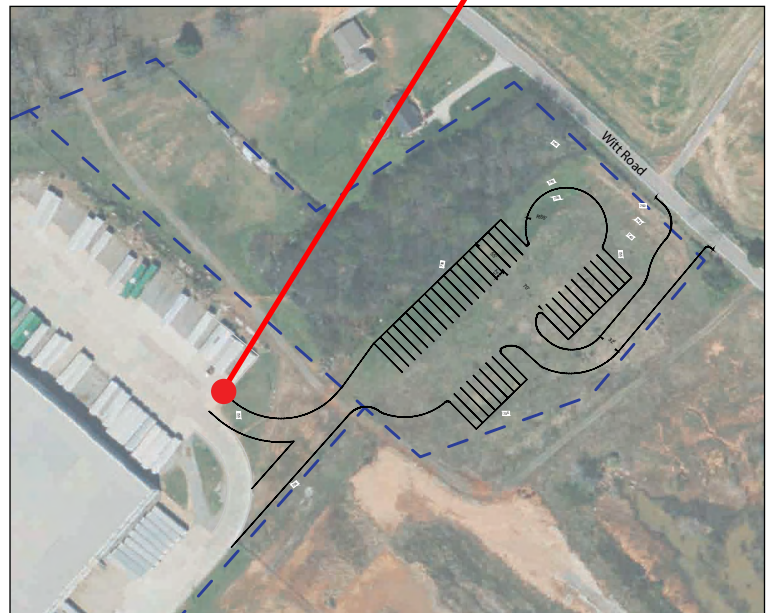
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Southeast view



Potential to expand car parking to 386 spaces

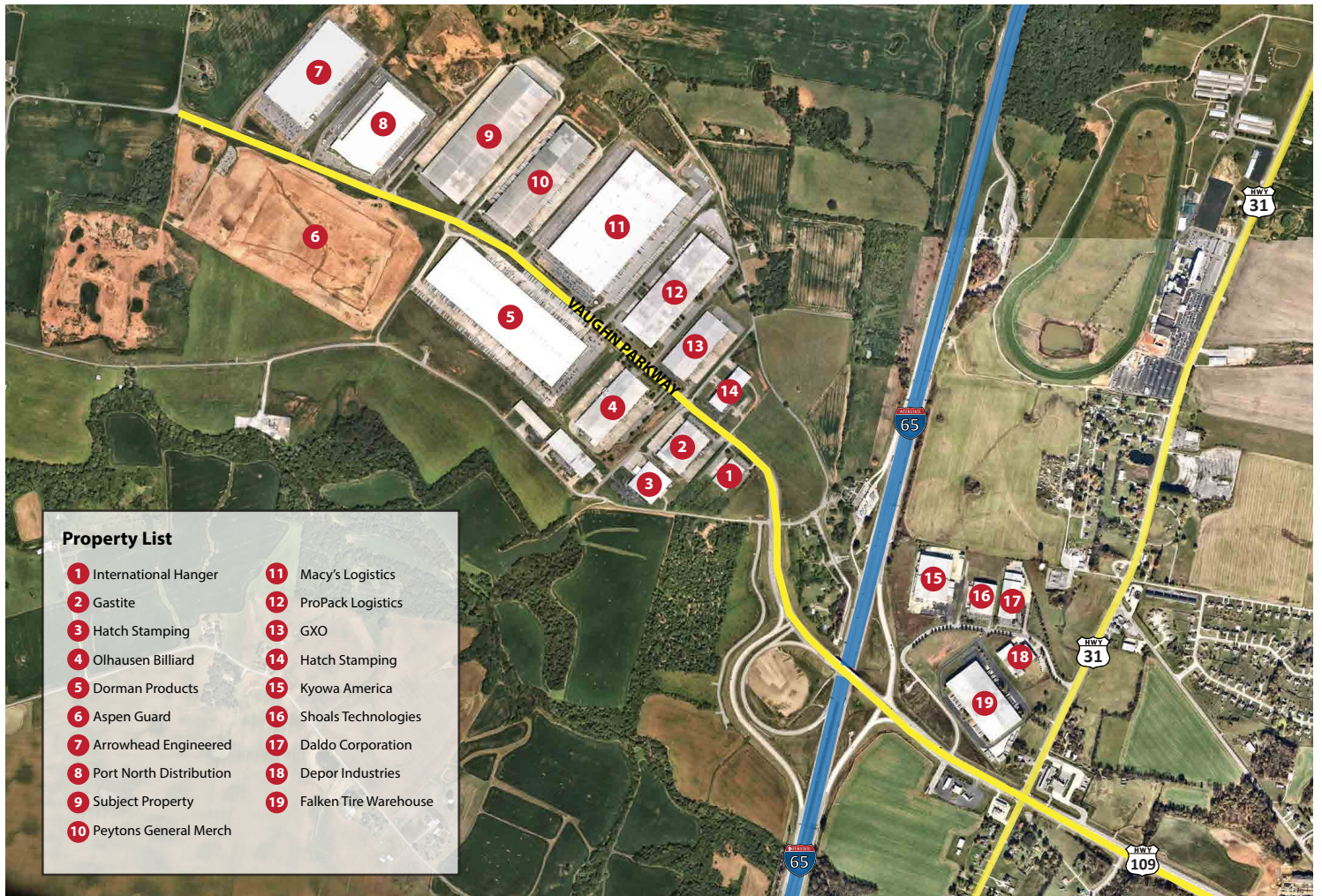


Second entrance option

- Additional entrance at Witt Road
- 38 additional trailer parks

AERIALS

1171 VAUGHN PARKWAY



Property List

- | | |
|---------------------------|--------------------------|
| 1 International Hanger | 11 Macy's Logistics |
| 2 Gastite | 12 ProPack Logistics |
| 3 Hatch Stamping | 13 GXO |
| 4 Olhausen Billiard | 14 Hatch Stamping |
| 5 Dorman Products | 15 Kyowa America |
| 6 Aspen Guard | 16 Shoals Technologies |
| 7 Arrowhead Engineered | 17 Daldo Corporation |
| 8 Port North Distribution | 18 Depor Industries |
| 9 Subject Property | 19 Falken Tire Warehouse |
| 10 Peytons General Merch | |

LOCATION OVERVIEW

1171 VAUGHN PARKWAY



MAJOR CITIES

Downtown Nashville	40 miles
Murfreesboro	63 miles
Louisville	139 miles
Cincinnati	237 miles
Memphis	248 miles
Indianapolis	252 miles
Atlanta	286 miles
St. Louis	303 miles
Charlotte	431 miles



Intermodal Greenville Yard	362 miles
Chicago Intermodal	435 miles
Port of Savannah	534 miles
Port of Charleston	564 miles
Port of Virginia	719 miles



POPULATION

12 Million people live within a 3-hour drive



TRANSPORTATION

Three major interstates converge in Nashville I-40, I-65, and I-24.

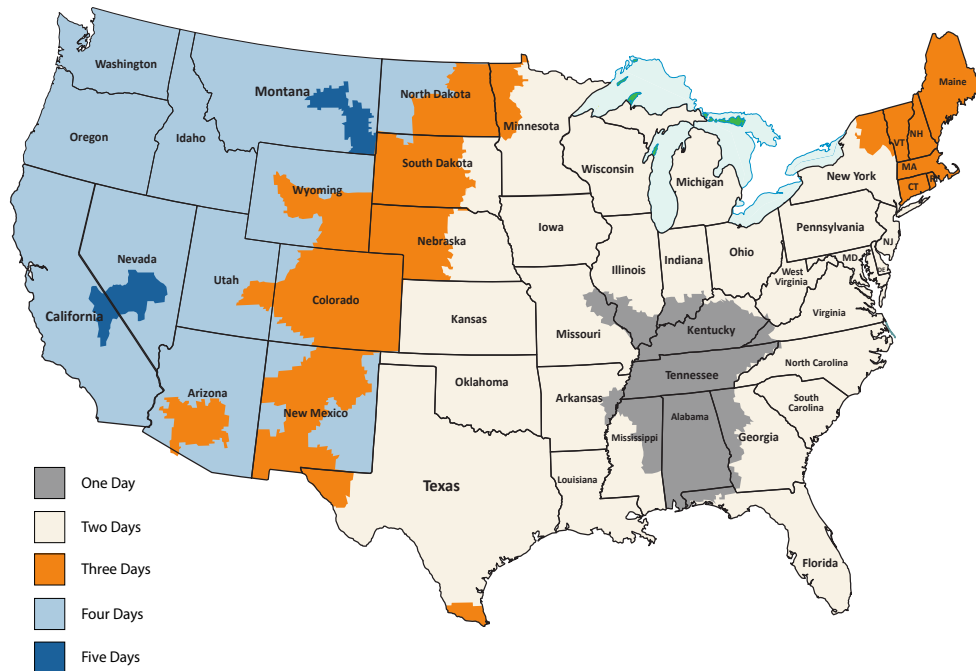


AIRPORT

Nashville International Airport is located 44 miles southwest of the site.

72.6% OF THE U.S. POPULATION CAN BE REACHED BY PARCEL GROUND DELIVERY WITHIN TWO DAYS.

PARCEL GROUND DELIVERY



PROVENTURE

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