FOR LEASE OR SALE 3150 BARRY DRIVE

Portland, Tennessee

414,043 SF



3150 BARRY DRIVE | PORTLAND, TN

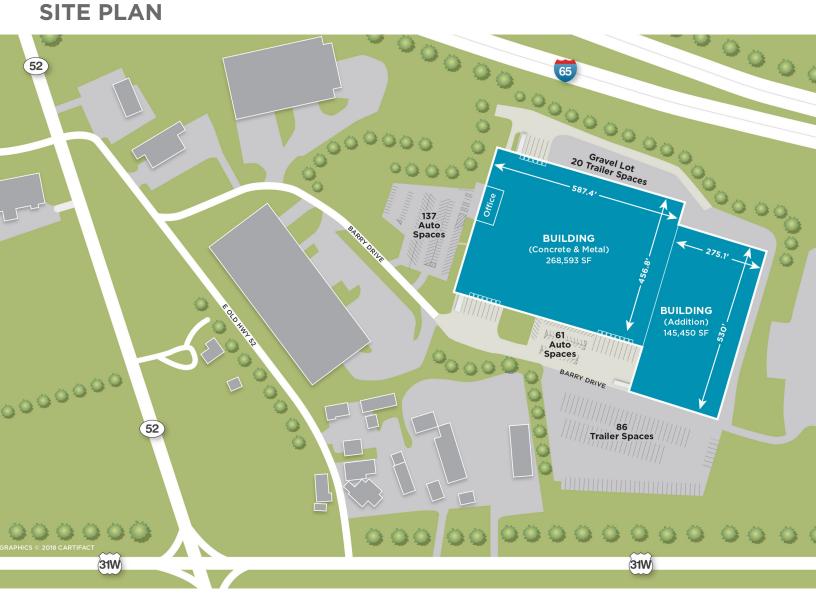
PROPERTY HIGHLIGHTS



| Address | 3150 Barry Drive | Fire Protection | ESFR |
|----------------|--|-----------------|--|
| Year Built | Portland, TN 37148 1993; expanded in 2008 | Electrical | 1,200 Amps, 480 volt/3-phase Expansion: 600 Amps, 480 volt/3-phase |
| Total Bldg. SF | 414,043 | Dock doors | 21 (8' x 10') |
| Available SF | 414,043 | Drive-ins | 3 (12'x14') |
| Dimensions | 456.8' x 587.4' Expansion: 530' x 275.1' | Parking | 198 Auto parks 106 Trailer parks |
| Acreage | 26.32 | Truck Court | 120'-125' Truck court |
| Construction | Block and metal | Floor | 6" Non-reinforced slab-on-grade |
| Configuration | Cross-dock | | Expansion: 8" reinforced slab-on-grade |
| Office Area | 4,600 SF | Lighting | T-8 High bay fluorescent lighting Expansion: T-5 High bay fluorescent lighting |
| Clear Height | 24'-30' | | |
| | Expansion: 36'-40' | HVAC | King heater floor air rotation units |
| Col. Spacing | 65' x 30' Expansion: 60' x 45' | Roof | Standing seam metal roof |

3150 BARRY DRIVE | PORTLAND, TN

SITE PLAN





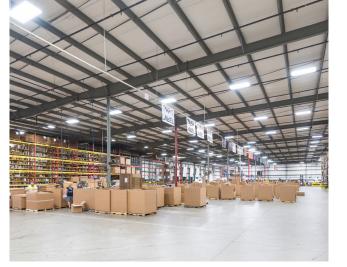
SECURED Truck Court Entrance



EXCELLENT INGRESS/EGRESS Access to I-65 (Exit 117)



45 MINUTES to Nashville International Airport

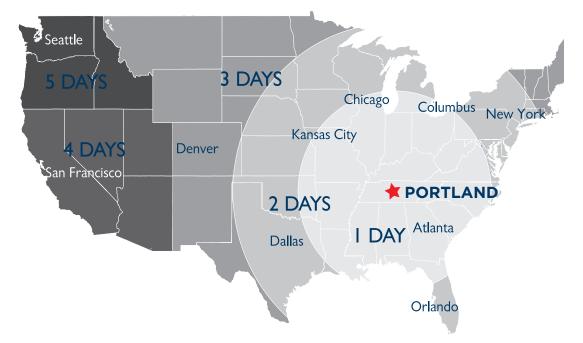






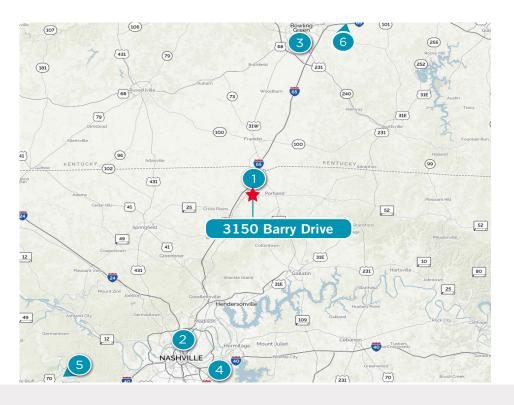
3150 BARRY DRIVE | PORTLAND, TN

Truck Transit from Portland to anywhere in the U.S.



Drive Times / Access by Minutes

- 1 minute from Interstate 65
- 2) **40 minutes** from Nashville
- 40 minutes from Bowling Green
- 45 minutes from Nashville International Airport
- **3 Hours 50 minutes** (245 mi) from FedEx in Memphis
- **2 Hours 46 minutes** (146 mi) from UPS in Louisville



David McGahren, SIOR 615.301.2810 david.mcgahren@cushwake.com Doug Howard, SIOR 615.301.2818 doug.howard@cushwake.com



1033 Demonbreun, Suite 600 Nashville, TN 37203 615.301.2800

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.