

# *TN/KY Business Park*

Convenient to I-65 via New Interchange at  
Vaughn Parkway

Established 1962

**Chas.  
Hawkins  
Company  
Inc.**

COMMERCIAL REAL ESTATE

**CORFAC**  
International



***50,000 SF up to 1,500,000 SF Industrial  
Zoned Sites – For Sale or Build-to-Suit***





# TN/KY Business Park

- Class A master-planned industrial distribution park.
- Excellent access to I-65, one turn off the interstate via new interchange.
- 30 minutes to Nashville; 30 minutes to Bowling Green
- I-R (Industrial Restrictive) zoning.
- Favorable PILOT program available for qualifying businesses.



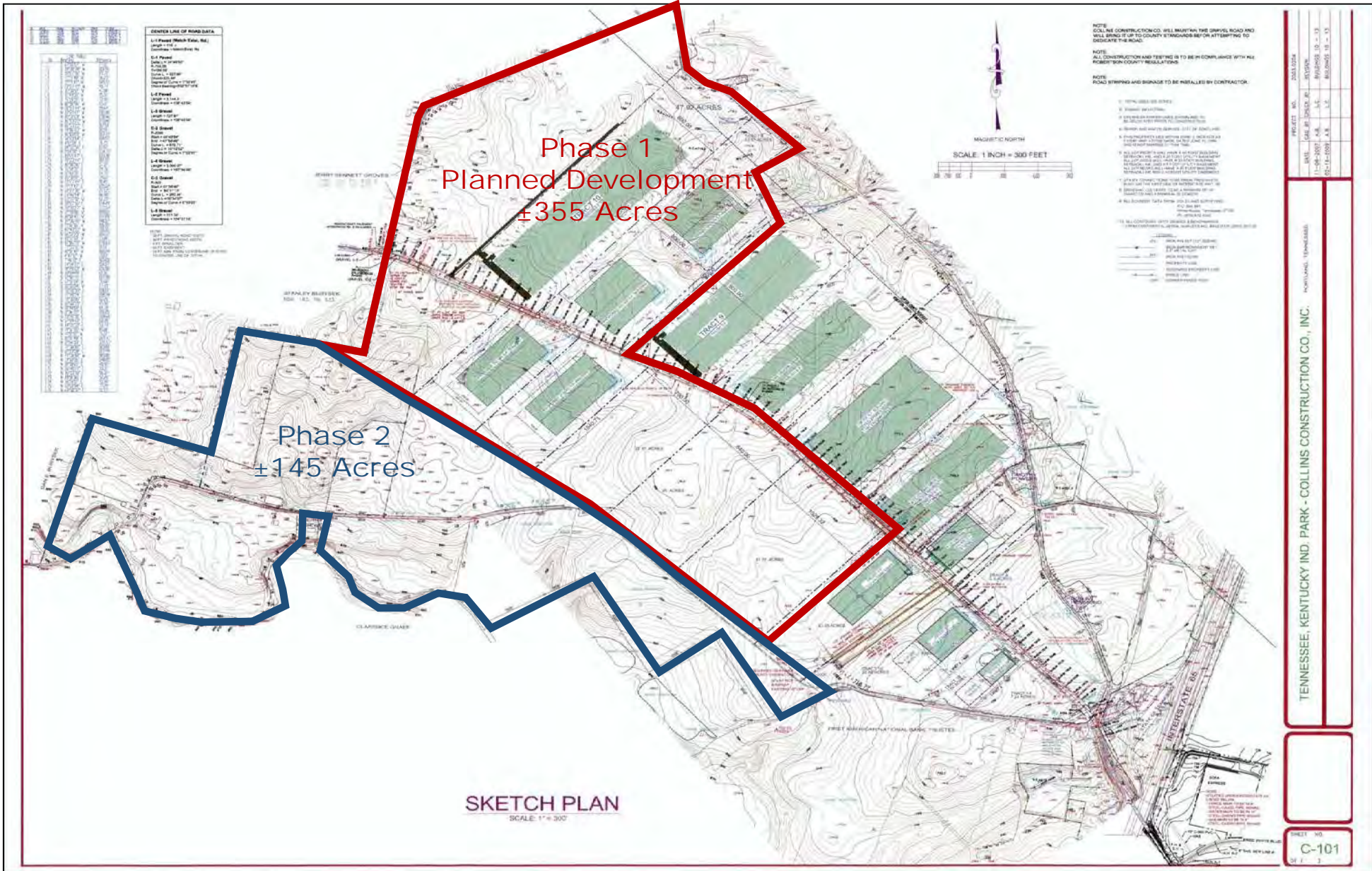
Company	Sq. Ft.
Federated Department Stores (Macy's)	950,000
Sun Products	750,000
Kroger - Vaughn Parkway	504,533
Olhausen Billiards	254,000
New Breed Logistics	213,729
The Flex/Gastite	153,600
Hatch Stamping	106,488
Metal Quest	60,000
International Hanger	52,300

<b>Building Options:</b>	50,000 to 1,500,000 SF	<b>Clear Height:</b>	30' – 39'
<b>Office:</b>	Built-to-Suit	<b>Column Spacing:</b>	60' x 50' and 62'6" x 60'
<b>Configuration:</b>	Cross-Dock Facilities	<b>Roof:</b>	Galvalume, standing seam with 20-year warranty
<b>Dock Doors:</b>	1 per 10,000 SF with Knock-Out Panels	<b>Electric:</b>	1,200 AMP; 480 Volt; 3-Phase (Expandable)
<b>Construction Type:</b>	Concrete Tilt-Wall	<b>Sprinkler System:</b>	ESFR Sprinkler System
<b>Floors:</b>	7" Non-Reinforced; 4,000 PSI, Sealed	<b>Lighting:</b>	T-5 High-Bay Fluorescent (50 F.C. AFF)
<b>Heating:</b>	Gas Units	<b>Ventilation:</b>	Side Mounted 48" Fans
<b>Truck Court:</b>	130' – 180' Truck Court; 60' Concrete Apron	<b>Parking:</b>	Ample Car and Trailer Parking



# TN/KY Business Park

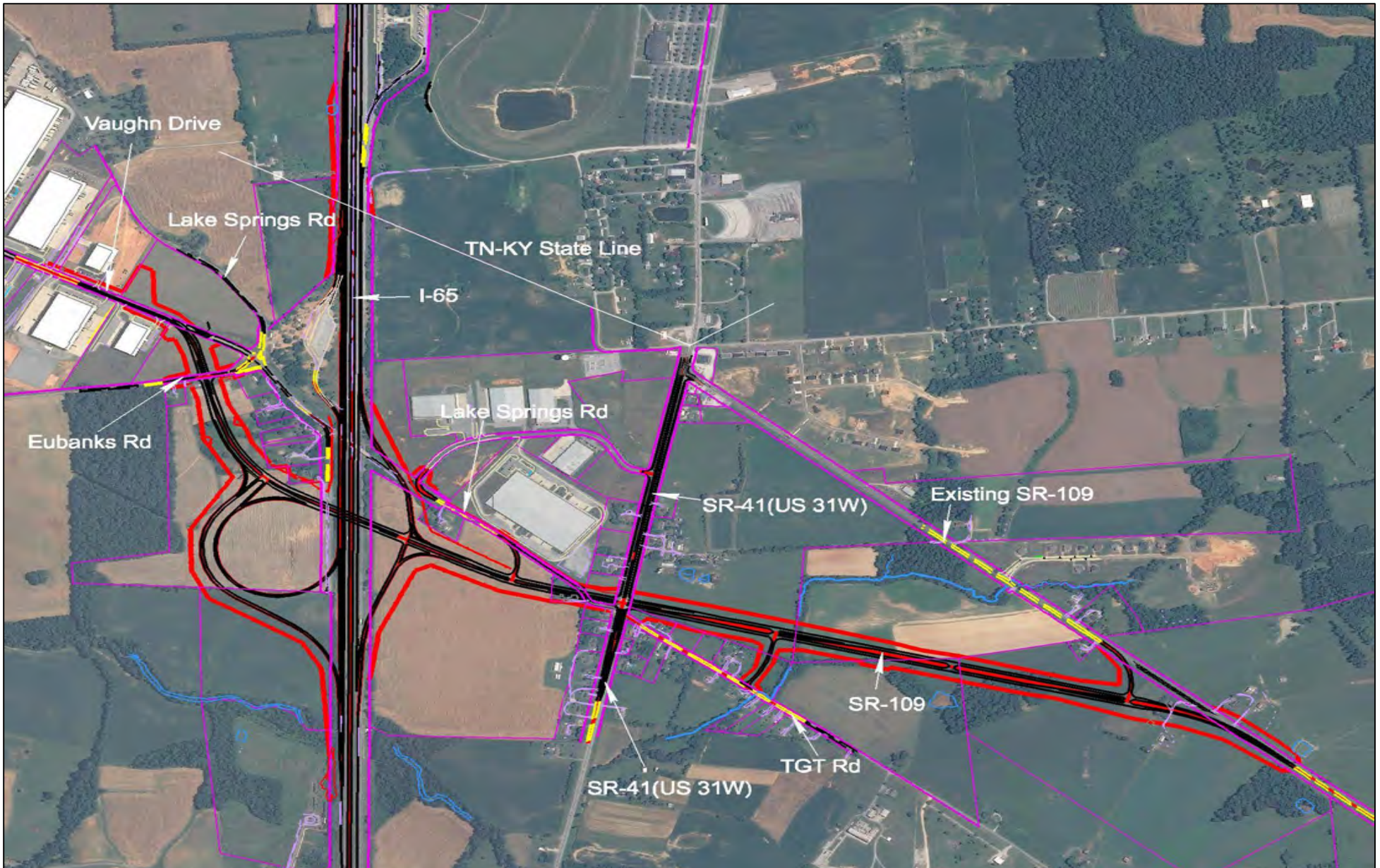
## Master Plan





# TN/KY Business Park

I-65 / SR- 109 Interchange Design





# TN/KY Business Park

## Utilities Map

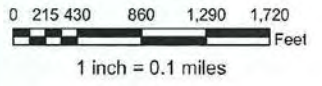


**Portland, TN**  
(KY/TN Park Greenfield - Utilities)

### Legend

-  Phase 1
-  Phase 2
-  City Limits
-  Structures
-  8" Sewer Gravity
-  6" Gas Main
-  10" Water Main
-  City Hydrants
-  Water Tank

10/12  
Date





# TN/KY Business Park



## Chas. Hawkins Co., Inc./CORFAC International

**J. P. Lowe, CCIM**

Senior Vice President

615.345.7212

[jplowe@chco.com](mailto:jplowe@chco.com)

**Hi Lewis**

Senior Vice President

615.345.7230

[hilewis@chco.com](mailto:hilewis@chco.com)

**Michael Augustine, CCIM, CFA**

Senior Vice President

615.345.7251

[maugustine@chco.com](mailto:maugustine@chco.com)

776 Melrose Avenue, Nashville, Tennessee 37211

Phone: 615.256.3189 / Facsimile: 615.254.4026

[www.chashawkins.com](http://www.chashawkins.com) / [www.corfac.com](http://www.corfac.com)



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal