

Vaughn Pkwy Logistics Center

TN/KY Business Park

Property Tour Video

1171 Vaughn Pkwy
Portland, TN 37148

Distribution Building





Building Specifications

- + Sublease expires March 31, 2027.

+ ±750,000 SF Industrial Building
 - Demised to 300,000 SF, 210,000 SF, and 240,000 SF

+ 4,000 SF Office; (2) 600 SF Offices

+ 7” Concrete Tilt Wall with Side-Panel Windows

+ 6” ±4,000 PSI Concrete Floors

+ 62’6” x 60’ Column Spacing

+ Building Dimensions: 500’ x 1,500’

+ T-5 Lighting, 50 Foot Candles

+ ESFR Sprinkler System

+ 30’ - 39’ Clear Height
- + 125’ and 130’ Truck Courts

+ Cross Dock, (85) 9’ x 10’ Dock Doors with Knockout Panels for a total of 144 Docks

+ Kelly Pit Levelers, Door Seals and Canopies

+ (3) Drive-In Doors: (2) 12’ x 14’, (1) 20’ x 16’

+ Roof: Galvalume Standing Seam with 20-Year Warranty

+ Warehouse Heated by Gas Units

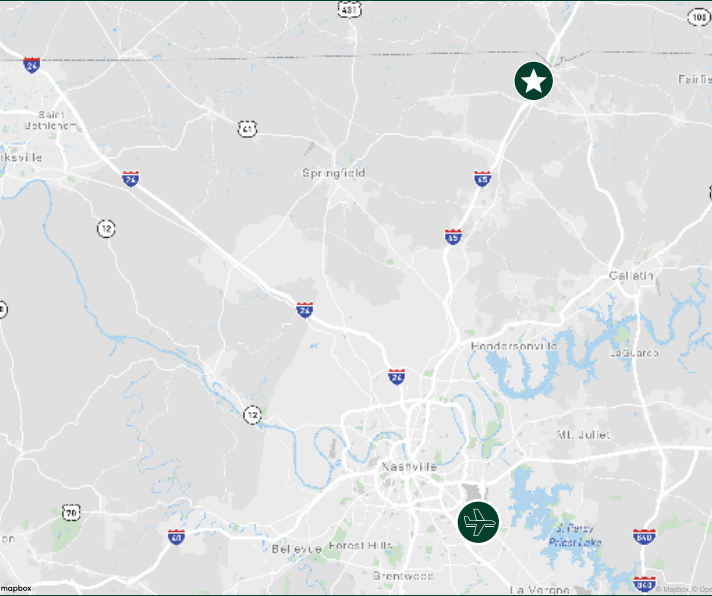
+ Ventilation: Thirty-Five (35) 48” Fans

+ Electrical: (3) 1,200 AMP, 480-277 Volts, 3-Phase Services

+ Restrooms for 150 Employees

Location Overview

Logistics center located in the KY/TN Business Park that is strategically situated within 600 miles of 50% of the US population. Close proximity to Kentucky Downs Gaming Center.



191,283
Sumner County has experienced a 11% population increase from 2010 to 2020



Major Interstate Network
Three major interstates converge in Middle Tennessee (I-65, I-24, I-40), providing convenient access, ideal for regional & national distribution



BNA Airport
BNA Airport is situated 44 miles from the site

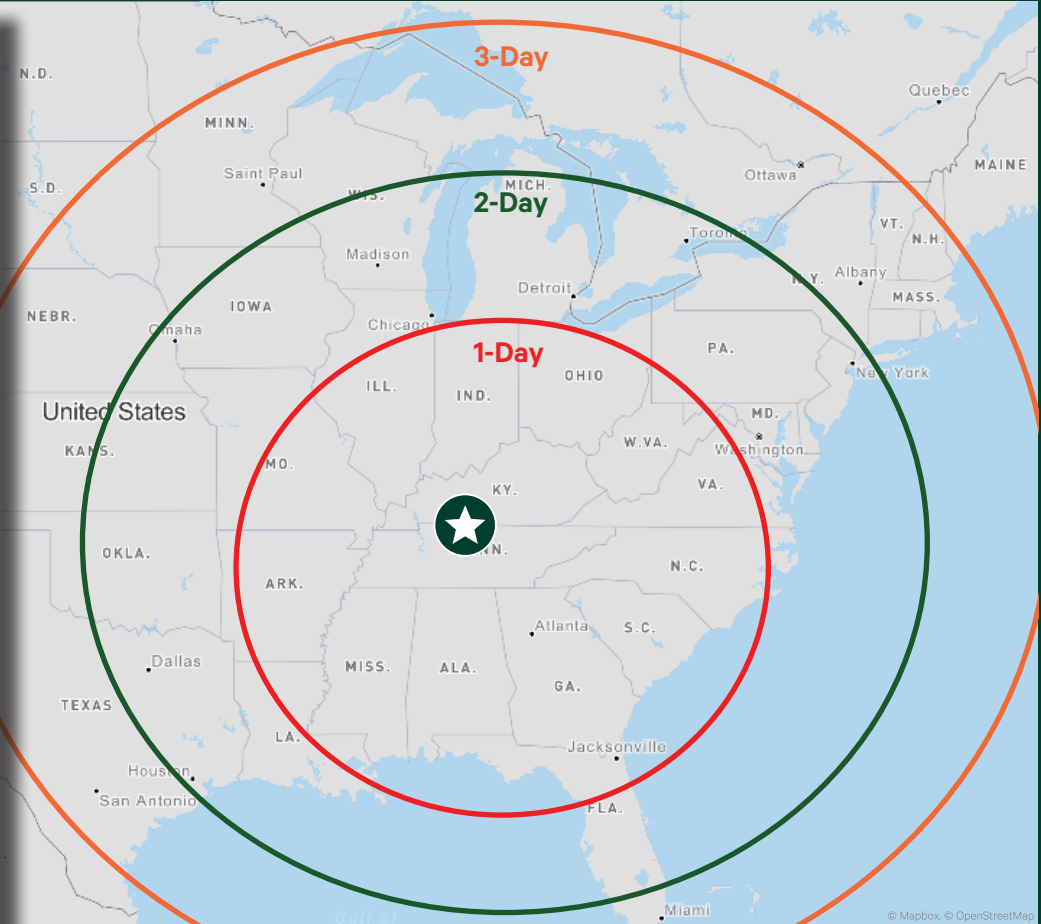
Days Truck Drive from Site

DISTANCES

Interstate Access
I-65 1.2 miles from on-ramp

Major City Distances	
Memphis, TN	260 miles
Louisville, KY	151 miles
Charlotte, NC	435 miles
Atlanta, GA	298 miles
Birmingham, AL	251 miles

Major Port Distances	
Port of Savannah	534 miles
Port of Charleston	564 miles
Port of Virginia	719 miles



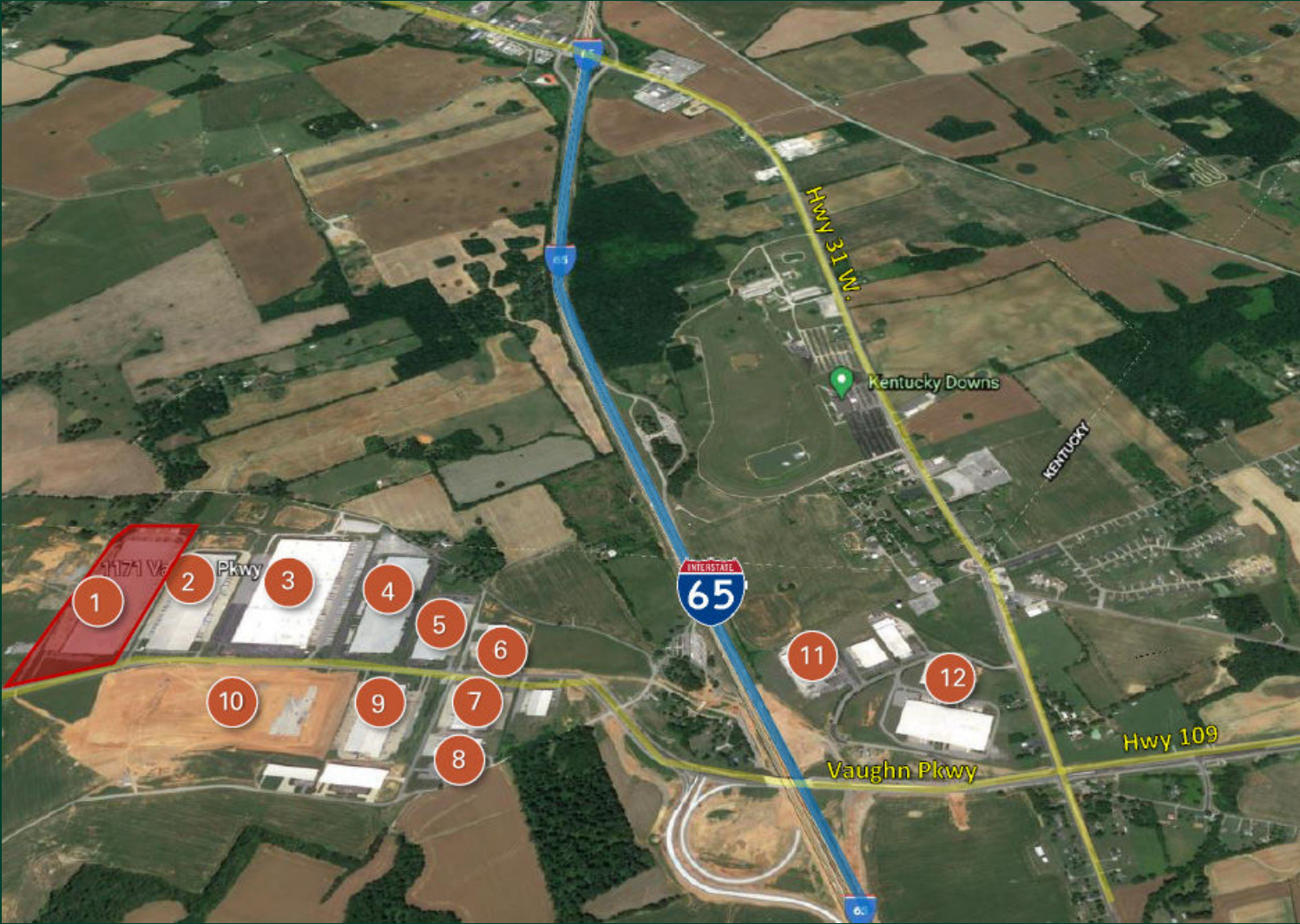
Location Aerial

Active Logistics Corridor



Location Aerial

Active Logistics Corridor

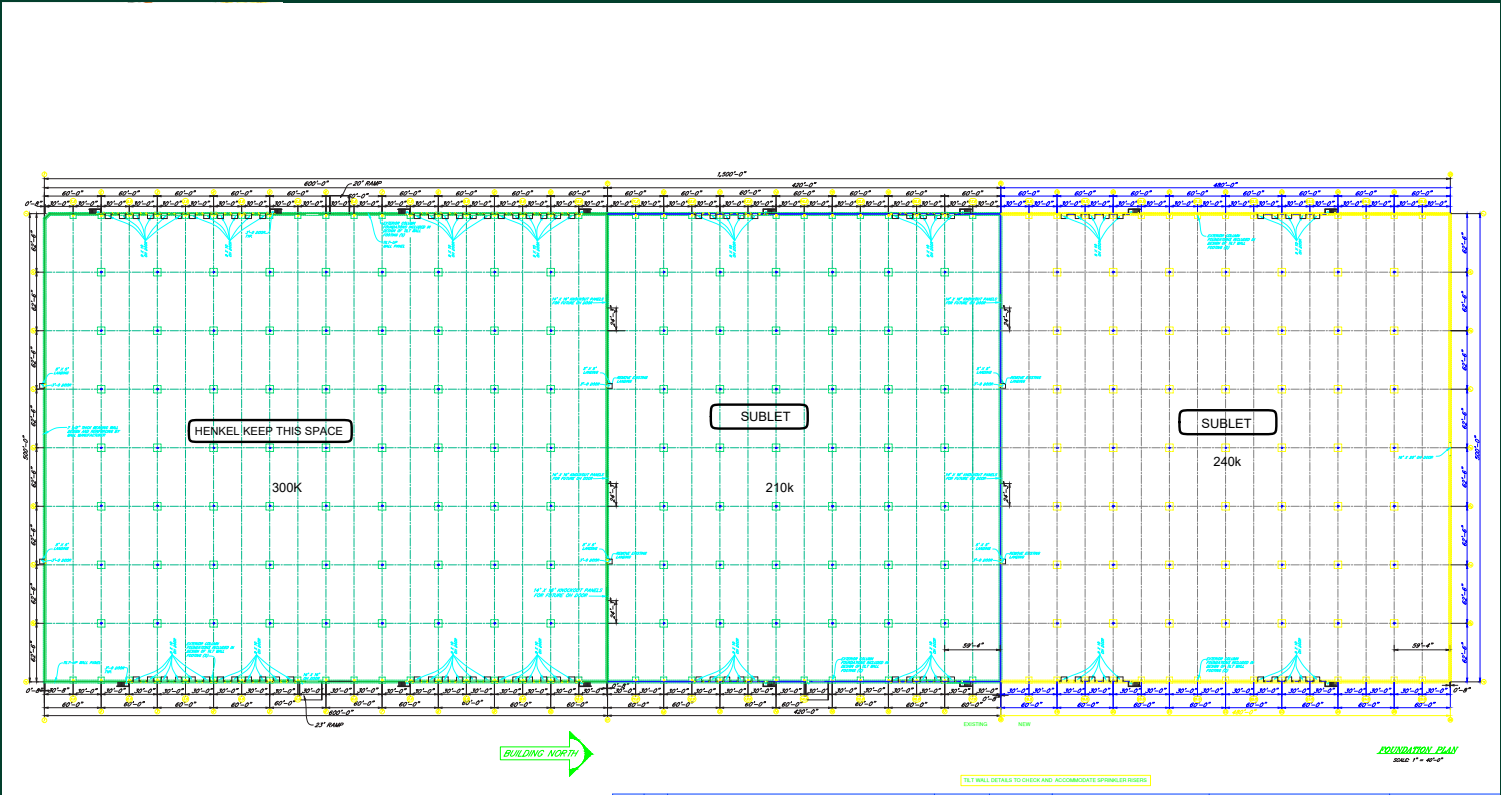
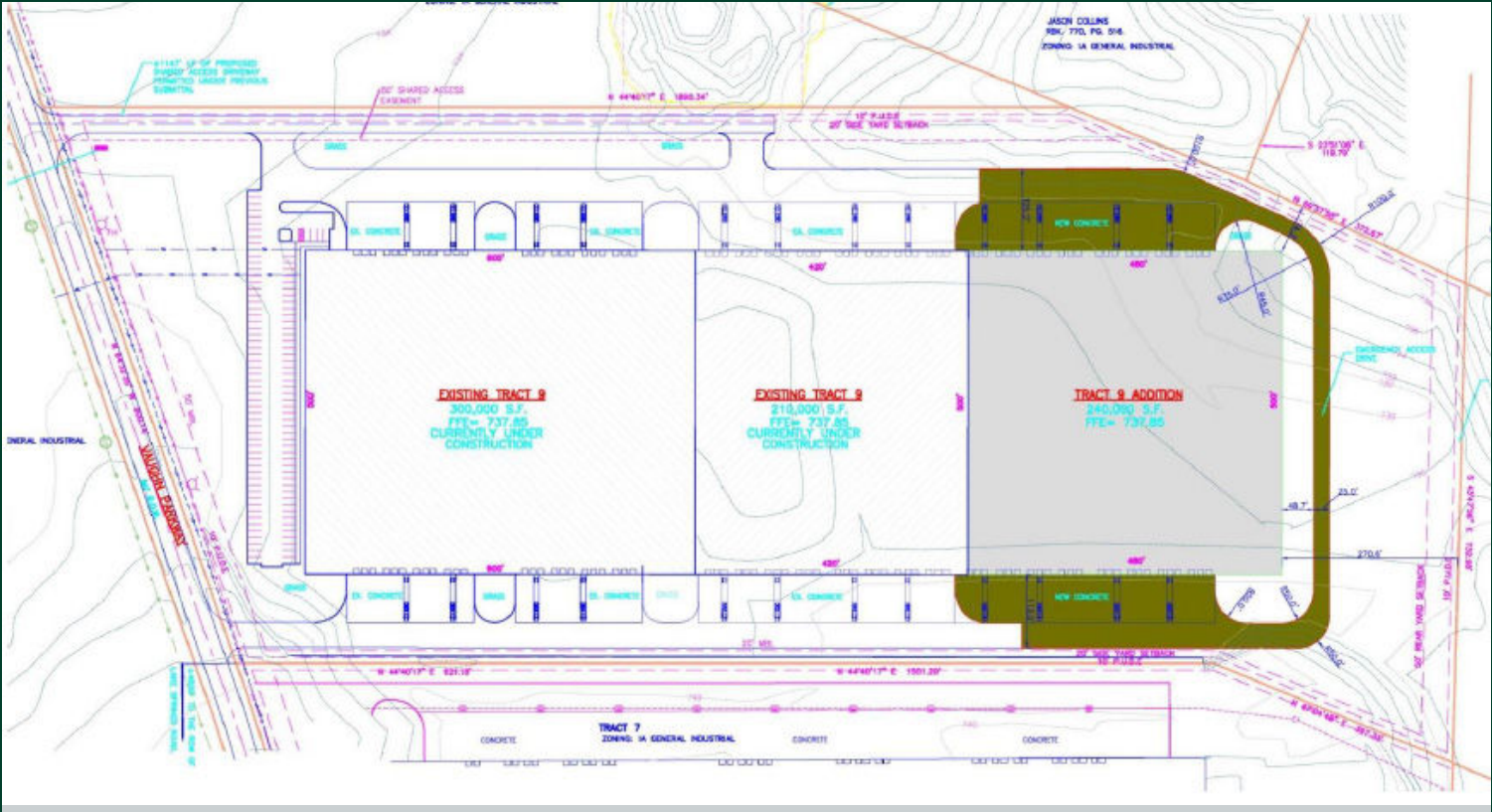


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|----------------------------------|------------------------------------|
| 1. Subject Property | 7. Gastite |
| 2. Peyton's Mid-South & Kroger | 8. Hatch Stamping |
| 3. Macy's Logistics & Operations | 9. Olhausen Billiard Manufacturing |
| 4. XPO Logistics | 10. Dorman Products |
| 5. XPO Logistics | 11. Kyowa America Corporation |
| 6. Hatch Stamping | 12. Falken Tire |

Property Photos



Site Plans





Contact

Laura Hart
(c) +1 615 573 2517
(o) +1 615 248 1160
laura.hart@cbre.com

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