

# BECKWITH POINT INDUSTRIAL PARK

BUILDING DELIVERY  
COMMENCING Q1 2025



**FOR LEASE**

BUILDING 1: 235,160 SF

BUILDING 2: 188,120 SF

BUILDING 3: 72,800 SF



LBA Logistics 

# A GATEWAY TO NASHVILLE'S BOOMING LOGISTICS HUB



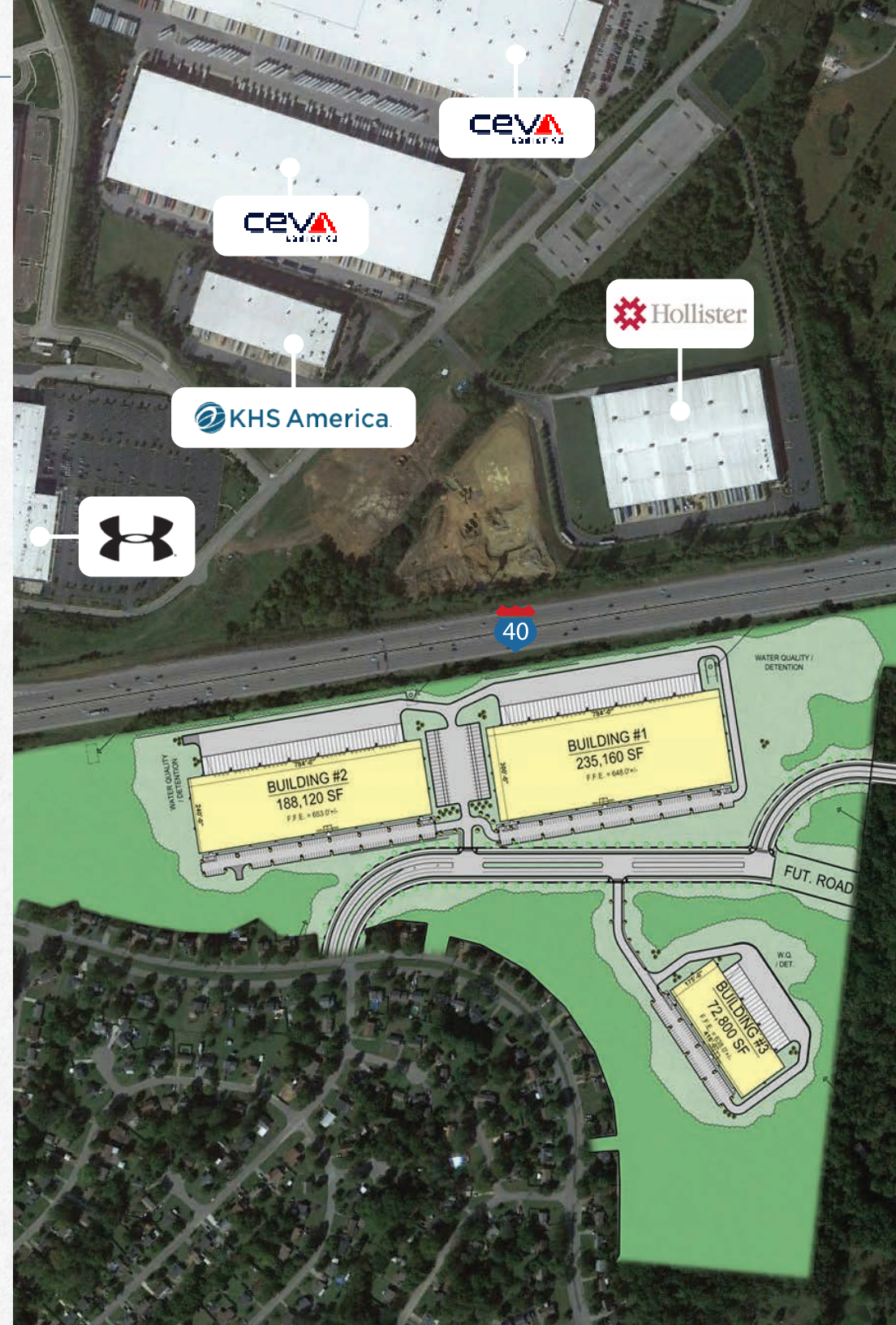
Located in Mt. Juliet, TN in one of Nashville's fastest growing submarkets, Beckwith Point presents a remarkable well-located opportunity for companies to tap into a robust workforce, optimize their operations and expand their reach. Offering quick access to major regional interstates and critical shipping hubs, Beckwith Point positions businesses at the forefront of Nashville's booming East industrial submarket.

## PROPERTY HIGHLIGHTS

- New construction spanning 75 acres
- 496,080 SF available over three buildings
- 4-way access to Interstate 40 via Beckwith Road Interchange
- Interstate visibility
- Close proximity to Mt. Juliet shopping, dining, hotels and more
- 14 miles from Nashville International Airport
- 20 miles east of downtown Nashville
- Newly built spec offices
- Full LED lighting, interior paint, and dock packages in each building ensuring quick occupancy

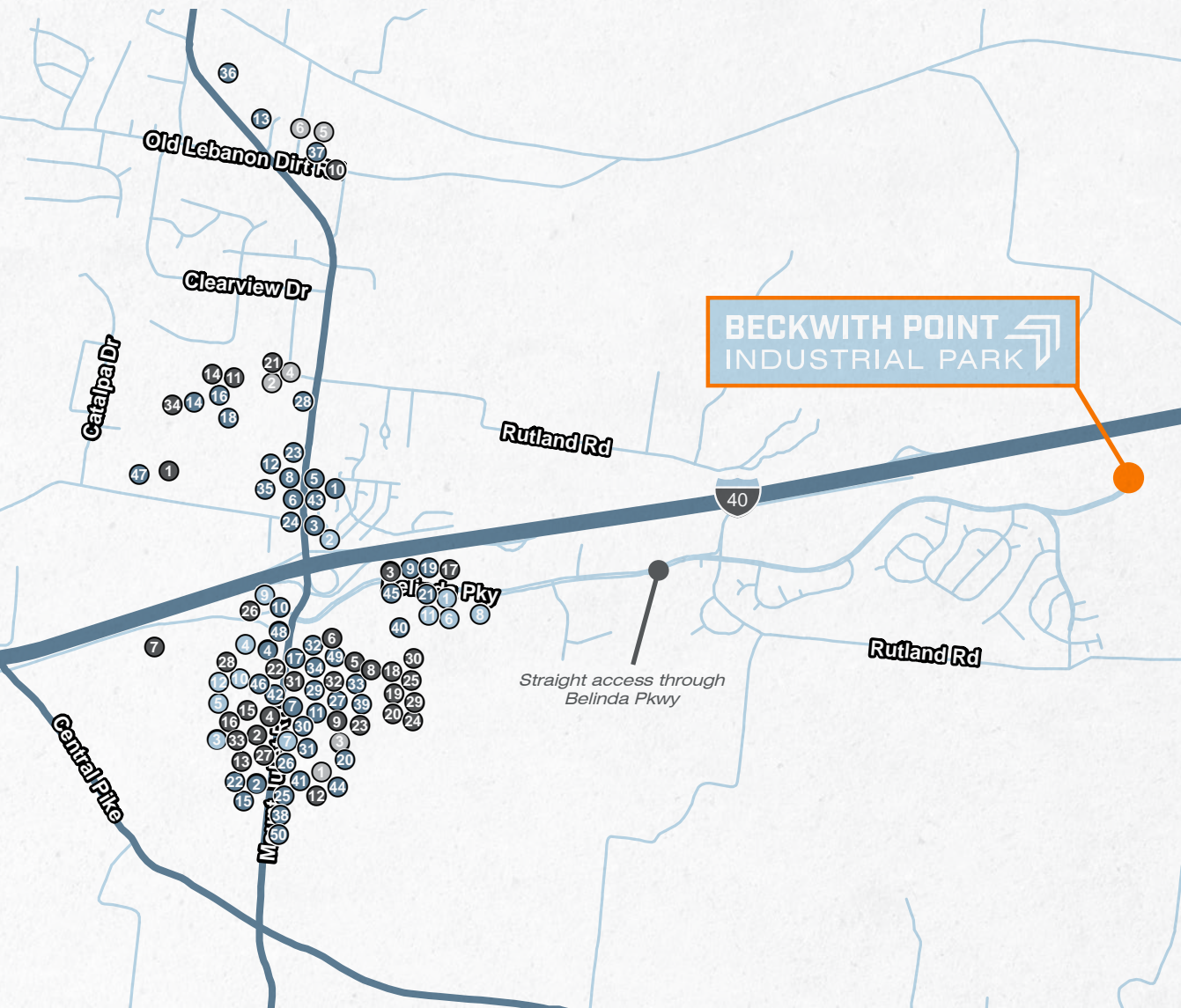
# BUILT FOR PEAK EFFICIENCY

<b>CURRENT ZONING</b>	IR, Industrial Restrictive
<b>SITE AREA</b>	75 Acres
<b>BUILDING AREA</b>	Bldg 1: 235,160 SF (divisible) Bldg 2: 188,120 SF (divisible) Bldg 3: 72,800 SF (divisible)
<b>BUILDING ADDRESSES</b>	Bldg 1: 1000 Summit Blvd Mt. Juliet, TN Bldg 2: 1010 Summit Blvd Mt. Juliet, TN Bldg 3: 995 Summit Blvd Mt. Juliet, TN
<b>DOCK CONFIGURATION</b>	Rear load, 135' deep truck court
<b>AUTOMOBILE PARKING</b>	Bldg 1: 152 parking spaces Bldg 2: 143 parking spaces Bldg 3: 78 parking spaces
<b>TRUCK/TRAILER PARKING</b>	40 spaces shared between bldg. 1 & 2
<b>BUILDING FLOOR SLAB</b>	7" thick concrete slab
<b>CONSTRUCTION TYPE</b>	Concrete tilt-wall
<b>COLUMN BAY SPACING</b>	60' deep x 56' wide typical
<b>CLEAR HEIGHT</b>	Bldg 1&2: 36-ft minimum clear height Bldg 3: 32-ft minimum clear height (starting 1' beyond speed bay's first interior column line)
<b>ROOF</b>	60 mil TPO; 15-year warranty
<b>DOCK DOORS</b>	9' wide x 10' high manual dock doors Bldg 1: 24 docks, 18 equipped (expandable to 38) Bldg 2: 24 docks, 18 equipped (expandable to 38) Bldg 3: 13 docks, 8 equipped (expandable to 17)
<b>DRIVE-IN RAMP DOORS</b>	Two (2) concrete drive-in ramps per building, each with 12' wide x 14' high motor-operated doors
<b>WAREHOUSE HEATING</b>	Gas-fired heaters
<b>FIRE PROTECTION</b>	ESFR sprinkler systems
<b>ELECTRICAL</b> <i>*to be confirmed by tenants</i>	Bldg 1&2: one (1) 2,000-amp, 480-volt service (expandable) Bldg 3: one (1) 1,200-amp, 480-volt service (expandable)
<b>SPEC OFFICES</b>	Bldg 1: 2,000 SF Bldg 2: 2,000 SF Bldg 3: 1,563 SF Additional office can be built-to-suit



# DISCOVER MT. JULIET

With 2.5 M SF of retail, dining, hotels, and more, Beckwith Point puts tenants just minutes away from one of the region's most exciting amenity hubs.



## RESTAURANTS

1. Arby's
2. Blue Coast Burrito
3. Bubbakoo's Burritos
4. Buffalo Wild Wings
5. Captain D's Seafood Restaurant
6. Cheddar's Scratch Kitchen
7. Chick-fil-A
8. Chipotle Mexican Grill
9. Chuck E. Cheese's
10. Cracker Barrel
11. Crumbl Cookies
12. Culver's
13. Dairy Queen
14. Domino's Pizza
15. Firehouse Subs
16. Five Guys
17. Haagen Dazs
18. IHOP
19. Jason's Deli
20. Jonathan's Grille
21. Just Love Coffee
22. Little Caesars
23. LongHorn Steakhouse
24. McDonald's US
25. McDonald's US
26. Moe's Southwest Grill
27. Olive Garden
28. Panda Express
29. Panera Bread
30. Papa John's
31. Planet Smoothie
32. Red Lobster
33. Red Robin Gourmet Burgers
34. Salsarita's Fresh Cantina
35. Schlotzsky's
36. Scooter's Coffee and Yogurt
37. Smoothie King
38. Sonic
39. Starbucks US
40. Starbucks US
41. Starbucks US
42. Steak 'n Shake
43. SUBWAY
44. SUBWAY
45. Taco Bell
46. Taziki's
47. The Lost Cajun
48. Waffle House
49. Wendy's
50. Zaxby's

## RETAIL

1. Academy Sports + Outdoors
2. Advance Auto Parts
3. Ashley Furniture HomeStore
4. Batteries Plus Bulbs
5. Belk
6. Best Buy
7. BJ's Wholesale Club
8. Books-A-Million
9. Dick's Sporting Goods
10. Dollar General
11. Dollar Tree
12. Five Below
13. Fleet Feet Sports
14. GameStop
15. Goodwill Industries
16. Goodwill Industries
17. Hobby Lobby Stores
18. HomeGoods
19. JCPenney
20. JOANN Fabric and Craft Stores
21. Lowe's
22. Mattress Firm
23. Old Navy
24. PetSmart
25. Ross Stores
26. Sherwin-Williams
27. Sleep Number
28. Sleep Outfitters
29. Staples
30. T.J. Maxx
31. Target
32. The Men's Wearhouse
33. Three Dog Bakery
34. Walmart

## FITNESS

1. Anytime Fitness
2. CrossFit
3. F45 Training
4. HOTWORX
5. Planet Fitness
6. Planet Fitness
7. Pure Barre

## HOTELS

1. Avid hotels
2. Comfort Suites
3. Courtyard by Marriott
4. Hampton
5. Hilton Garden Inn
6. Holiday Inn
7. Holiday Inn Express
8. Home2 Suites
9. Quality Inn
10. Residence Inn by Marriott
11. Staybridge Suites
12. Tru by Hilton

# ACCESS ACCELERATED

With great proximity to Nashville's trisecting interstates, Beckwith Point sits within 650 miles of over half the United States population.

## KEY DRIVE TIMES

**Interstate 40**  
Immediate

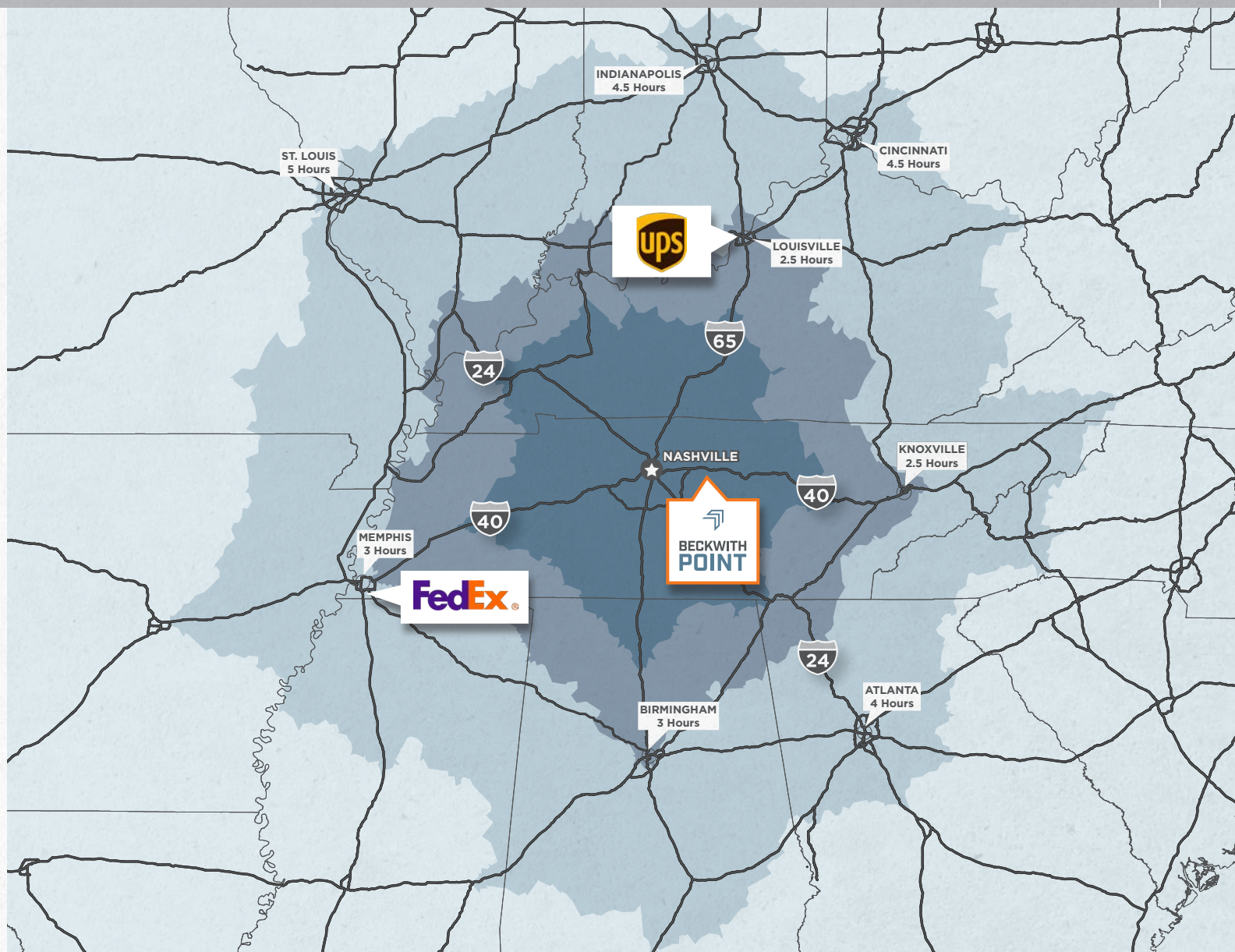
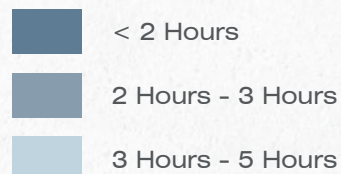
**Nashville International Airport**  
15 minutes

**Interstate 24**  
24 minutes

**Interstate 65**  
25 minutes

**Downtown Nashville**  
30 minutes

**CSX Intermodal**  
30 minutes



# JOIN NASHVILLE'S GROWING LOGISTICS HUB



# NASHVILLE LOGISTICS BY THE NUMBERS

**50%**

of the US population lives within 650 miles (1-day trucking distance)

**12M**

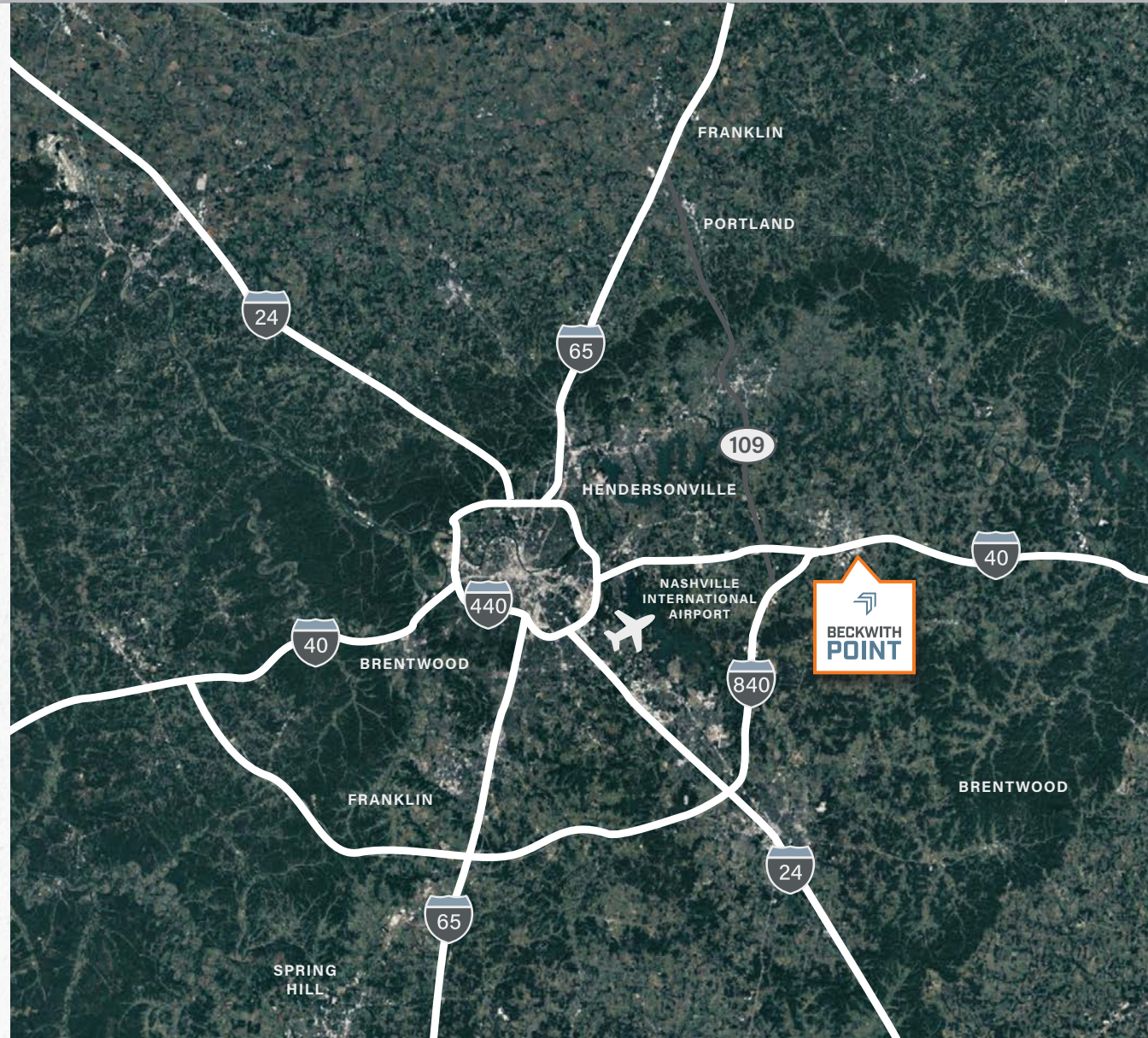
live within a 2.5 hour drive of Nashville

**1 of 6**

US cities with 3 major interstates converging: I-24, I-65, I-40

**#8**

Nashville is #8 of fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)



**FOR MORE INFORMATION ON LEASING OPPORTUNITIES AT  
BECKWITH POINT, PLEASE CONTACT:**

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