

# AIRPORT BUSINESS PARK

## MASTER PLAN

Near US-41 and Sam Ridley Pkwy | Smyrna, TN 37167

**376,950 SF Available**

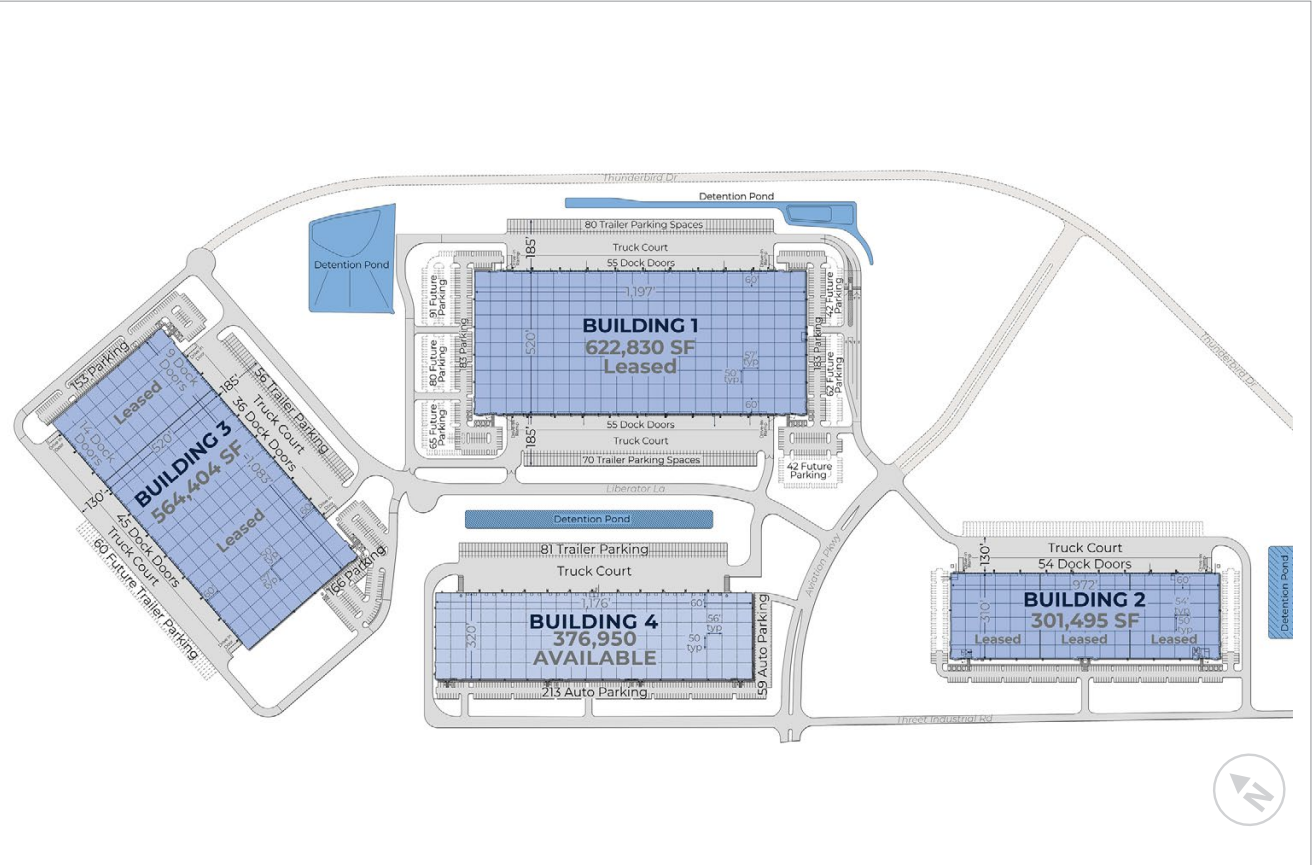
Airport Business Park is a Class A logistics park with four buildings offering 1.8M square feet with easy access to US-41 and Sam Ridley Parkway in Smyrna, TN.



# AIRPORT BUSINESS PARK | MASTER PLAN

NEAR US-41 AND SAM RIDLEY PKWY | SMYRNA, TN 37167

## PROPERTY OVERVIEW



376,950 SF available



Direct access to Smyrna / Rutherford County Airport



Rear and cross dock loading



Class A logistics park with four buildings planned



32' and 36' clear heights



130' and 185' truck courts



Immediate access to US-41 and Sam Ridley Pkwy



ESFR sprinkler system



Office finish-to-suit



TPO roof

### Development



### TODD BLANTON

901 682 4694 (o) | 205 229 3457 (c)  
todd.blanton@hillwood.com

### Leasing



### BRIAN CAMP

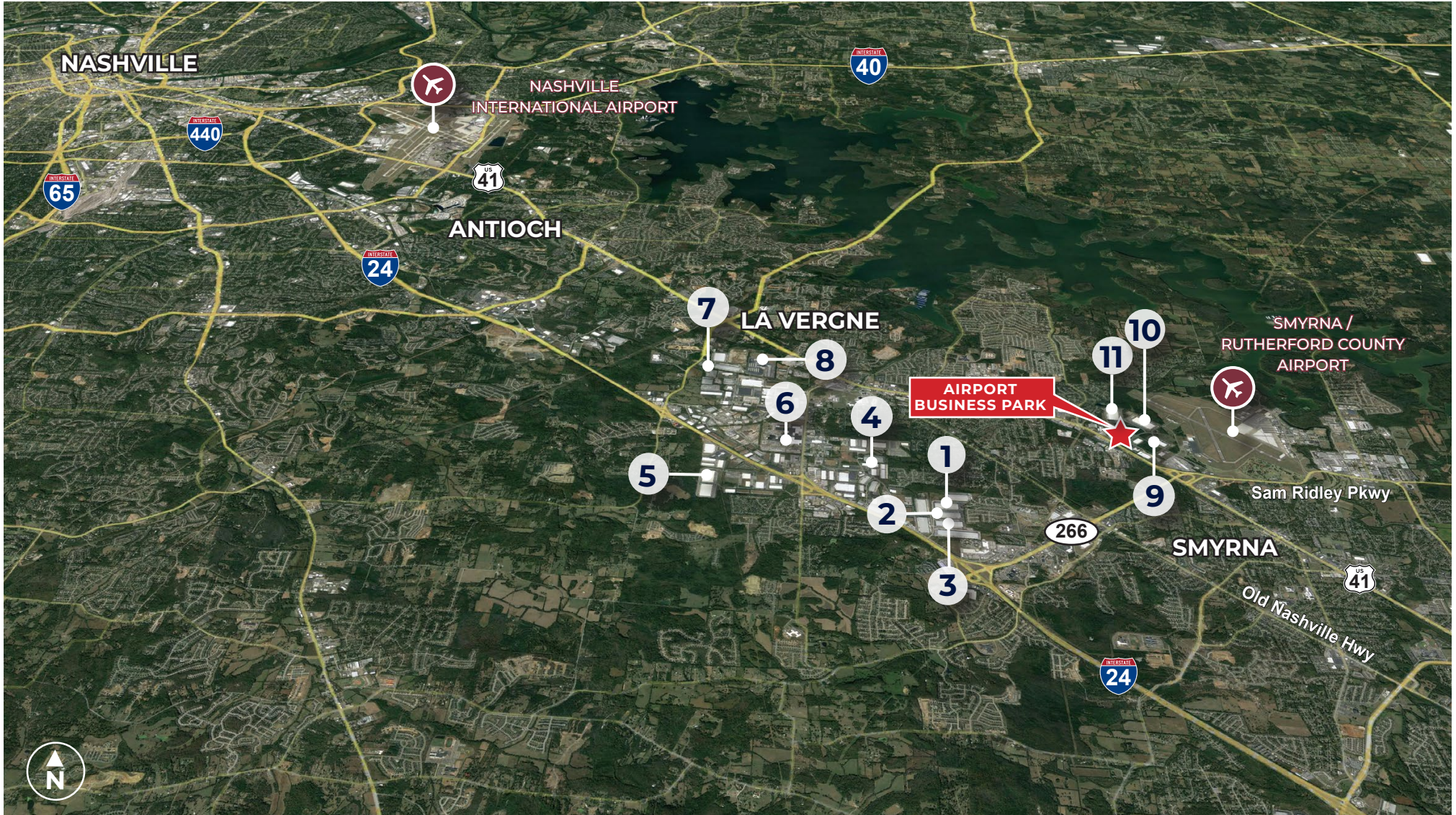
615 221 6630 (o) | 615 308 2708 (c)  
bcamp@proventure.com



# AIRPORT BUSINESS PARK | MASTER PLAN

NEAR US-41 AND SAM RIDLEY PKWY | SMYRNA, TN 37167

## AREA INFORMATION



### BUSINESSES

- |                               |  |
|-------------------------------|--|
| 1. GEODIS Logistics           | 6. Bridgestone Firestone Distribution Center |
| 2. Genco                      | 7. UPS Freight                               |
| 3. Coca Cola                  | 8. FedEx Freight                             |
| 4. Wayfair                    | 9. Hunter Fan Co.                            |
| 5. Conn's Distribution Center | 10. NFI                                      |
|                               | 11. UPS Supply Chain                         |

### DRIVE TIMES

Interstate 24	Interstate 840
4 mi.  10 min.	14 mi.  18 min.
Interstate 40	Downtown Nashville
18 mi.  23 min.	20.7 mi.  27 min.



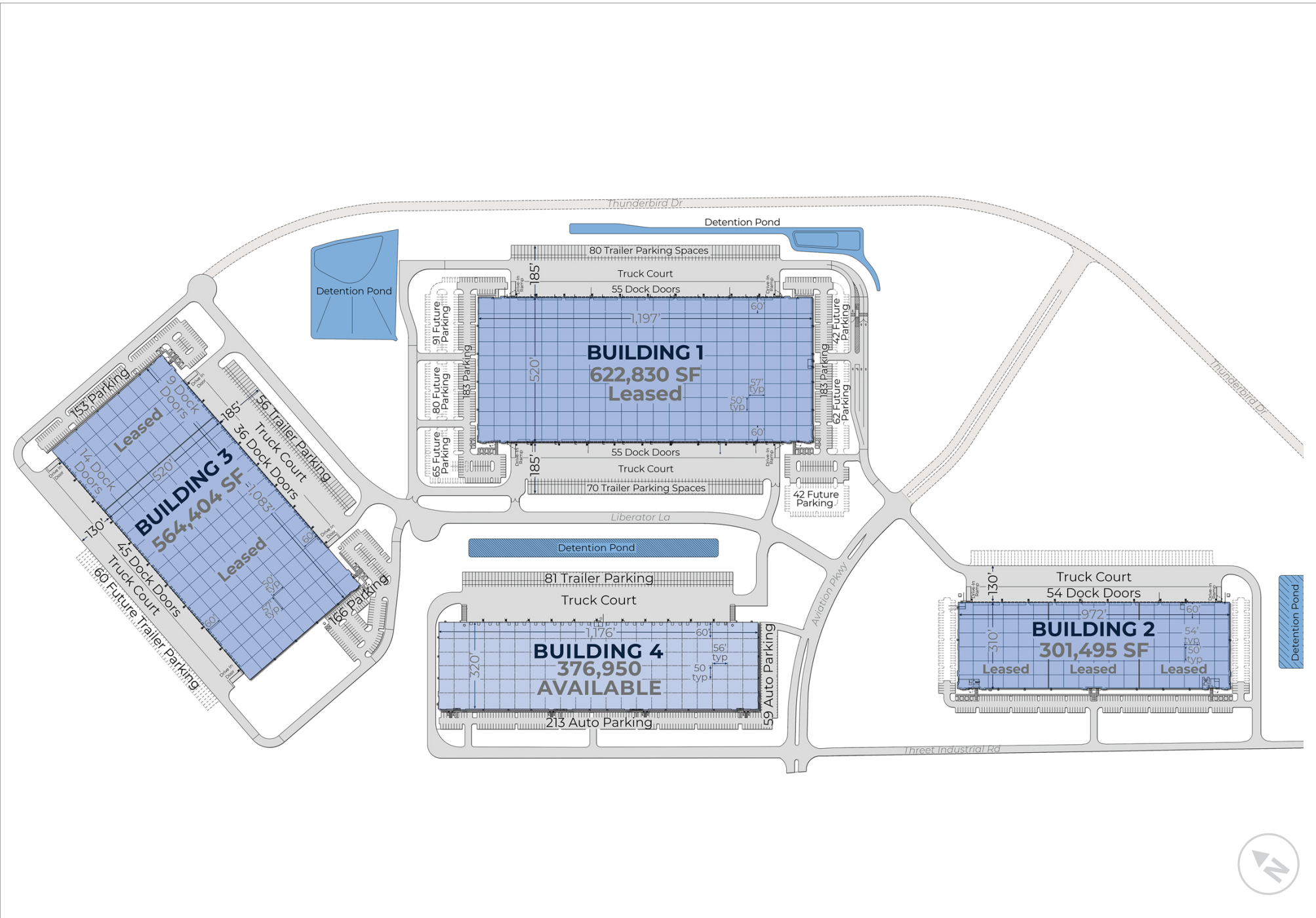
# AIRPORT BUSINESS PARK | MASTER PLAN

NEAR US-41 AND SAM RIDLEY PKWY | SMYRNA, TN 37167

# PROPERTY PHOTOS







# CONTACT

## DEVELOPMENT



### TODD BLANTON

901 682 4694 (o) 6410 Poplar Ave | Ste 385  
205 229 3457 (c) Memphis, TN 38119  
todd.blanton@hillwood.com hillwood.com

## LEASING



### BRIAN CAMP

615 221 6630 (o) 7101 Executive Center Dr | Ste 200  
615 308 2708 (c) Brentwood, TN 37027  
bcamp@proventure.com proventure.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.