BUILDING 2

1155 RICHARD PETTY WAY

SPEEDWAY
INDUSTRIAL PARK
DEVELOPMENT BY:
PANATTONI®

Speedway Industrial Park - former site of Nashville Superspeedway in Wilson County, Tennessee - A 1,400-acre logistics & bulk distribution park developed by Panattoni Development Company.

HIGHLIGHTS

- Building 2 - 301,320 SF
- Available 1st Quarter 2021
- Direct access to I-840 (12 miles to I-40 / 13 miles to I-24)
- Excellent opportunity to draw labor from multiple surrounding counties
- Proven area for E-Commerce
- Dedicated and controlled interchange at I-840 and Bill France Boulevard
- Ideal campus for large corporate users with attractive incentive opportunities and tax rates
- 14 million SF development potential; buildings ranging from 100,000 SF to 2,000,000 SF

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PROVENTURE
LEASING FIRM

PANATTONI®
DEVELOPER

BUILDING 2 HIGHLIGHTS

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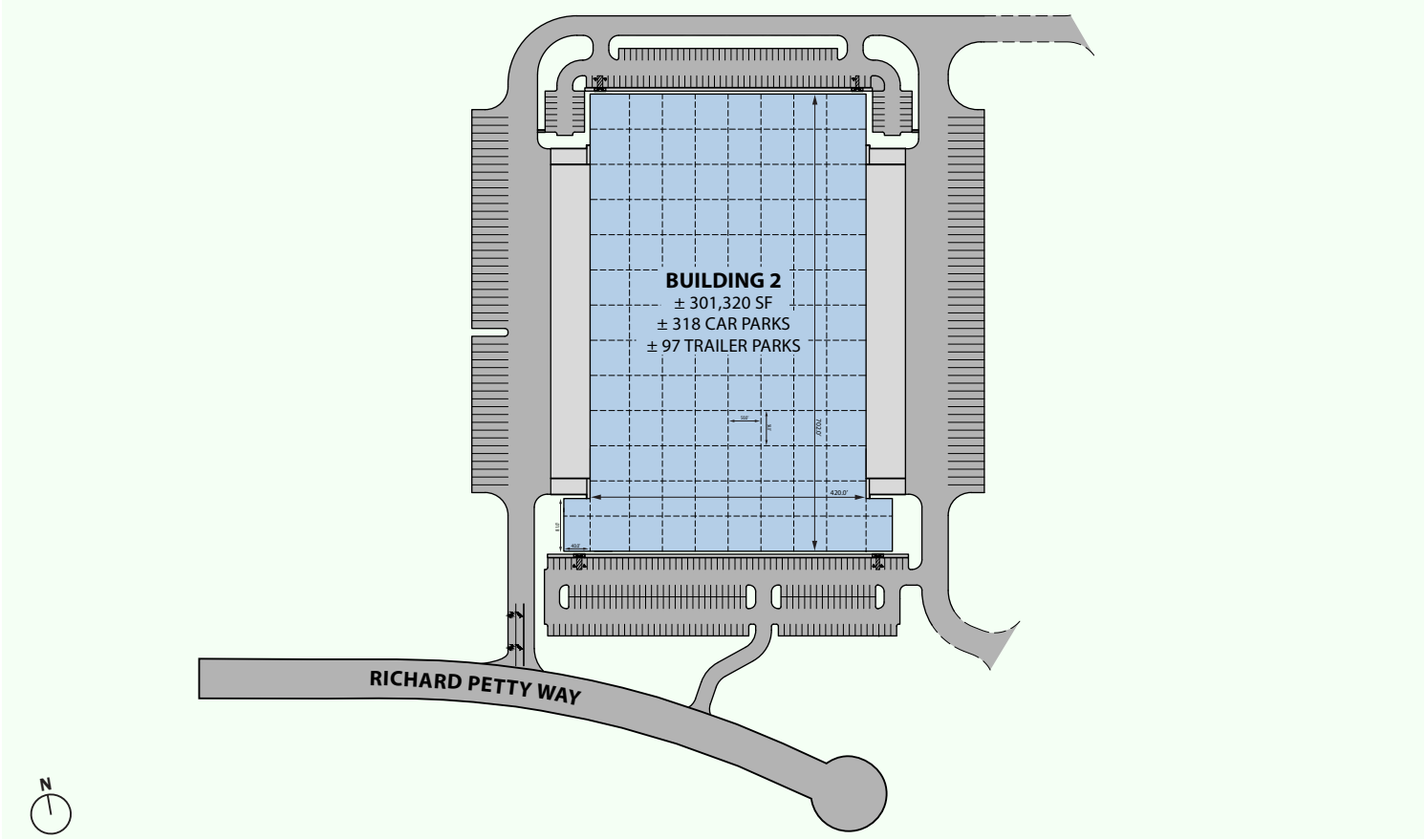

GENERAL DESIGN SPECIFICATIONS

Construction Type	Concrete tilt wall
Office	Build-to-Suit
Ceiling Height	36' Clear
Floor	7" unreinforced 4,000 psi sealed concrete slab
Column Spacing	54' x 54 ' typical; 60' staging bay
Sprinkler	ESFR sprinkler system
Loading	Dock-high doors (9'x10'); 4 ramp access doors (12'x14')
Interior Lighting	LED w/motion sensors (25 FC @ 36" AFF)
Truck Court	185' with 60' concrete apron
Roof	Single ply, white, TPO roof with R-20 insulation
Heating	High efficiency Cambridge space heaters
Ventilation	Roof-mounted fans; 3 air-changes per hour
Dock Packages	Build-to-Suit

PARK MASTER PLAN

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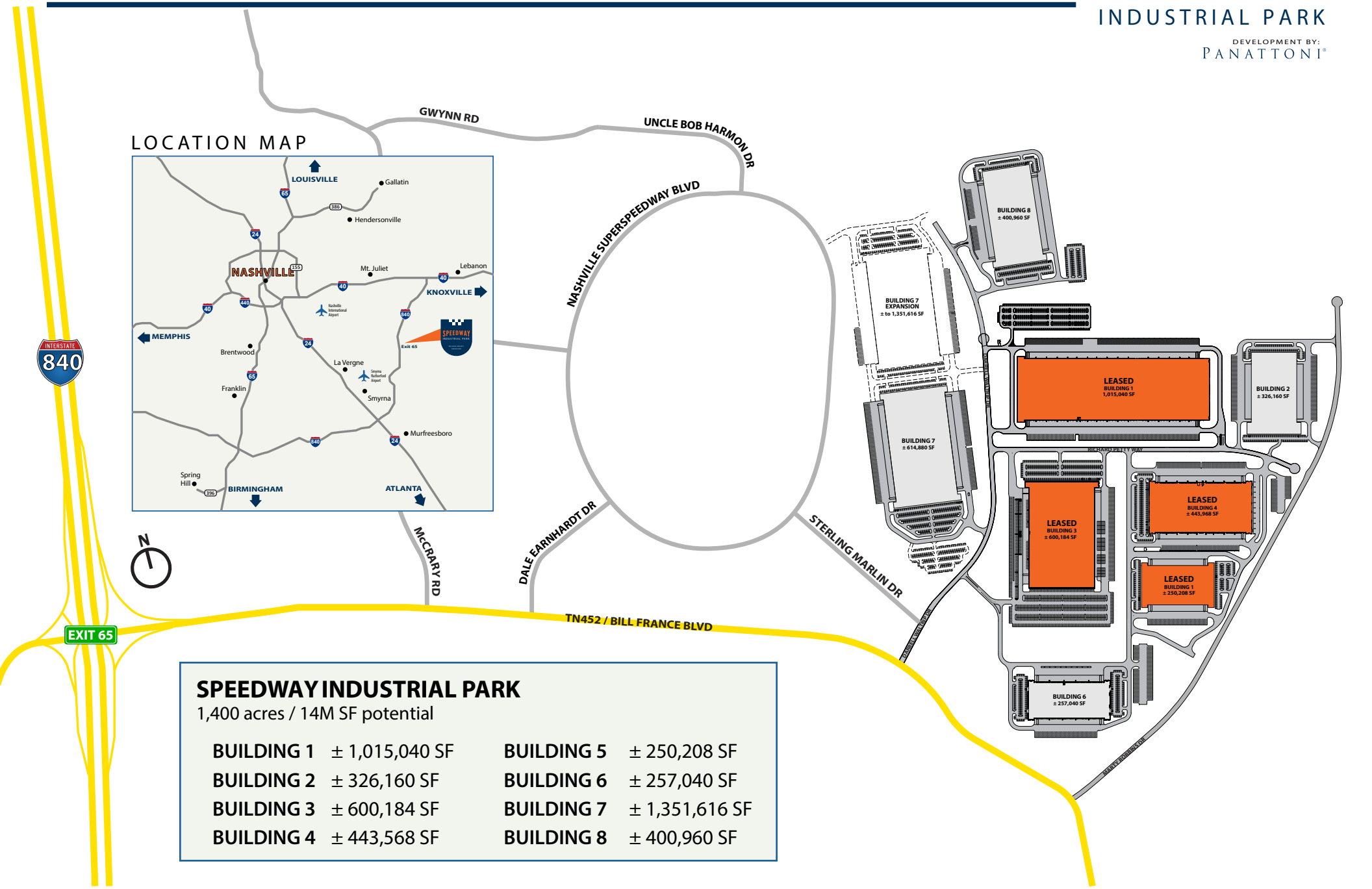
LOCATION MAP



SPEEDWAY INDUSTRIAL PARK

1,400 acres / 14M SF potential

BUILDING 1	± 1,015,040 SF	**BUILDING 5**	± 250,208 SF
BUILDING 2	± 326,160 SF	**BUILDING 6**	± 257,040 SF
BUILDING 3	± 600,184 SF	**BUILDING 7**	± 1,351,616 SF
BUILDING 4	± 443,568 SF	**BUILDING 8**	± 400,960 SF

CONTACT US

SPEEDWAY INDUSTRIAL PARK
DEVELOPMENT BY: PANATTONI®

NASHVILLE: JOB GROWTH has been in the TOP 5% of ALL METRO AREAS in the COUNTRY

Nashville MSA has experiences a job growth of 26% over the past decade.

-US Census 2018

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