



NORTH THOMPSON

BUSINESS PARK

STATE-OF-THE-ART INDUSTRIAL PARK 2 BUILDINGS – 302,400 SF TOTAL

2103 & 2109 North Thompson Lane / Murfreesboro, TN 37129

**WHERE ACCESS
DRIVES ADVANTAGE**



CBRE

ALLIANCE
INDUSTRIAL COMPANY



PROPERTY OVERVIEW

TOTAL PARK SF: 302,400

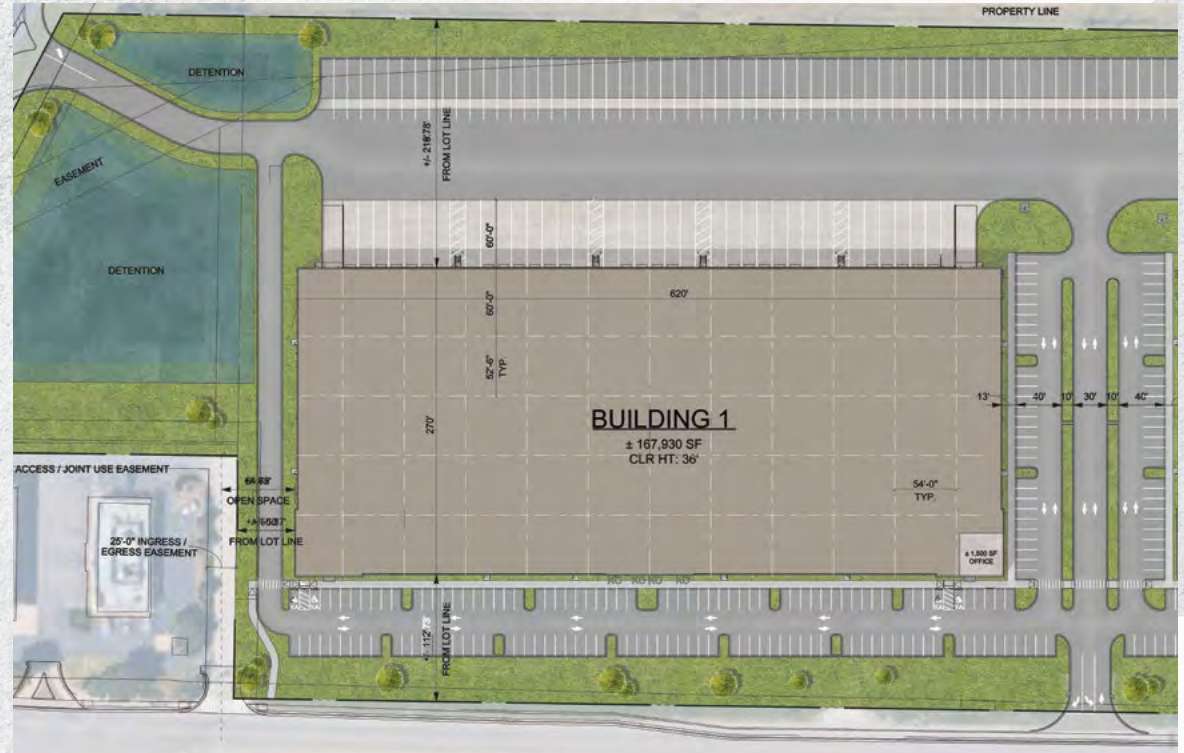
TOTAL SIZE: 22.31 AC

CURRENT ZONING: HI

CLEAR HEIGHT: 36'

**STRATEGICALLY
CONNECTED
WITH THE CAPACITY
FOR MORE**

Square Footage	167,400 SF
Building Dimensions	270' x 620'
Clear Height	36'
Speculative Office	1,500 SF
Auto Parking	162
Trailer	56
Truck Court	185' total depth with 60' concrete dock apron
Dock High Positions	35
Fully Equipped Dock Positions	9
Drive in Doors	2
Typical Column Spacing	54'W x 52'- 6"D
Speed Bays	60'
Slab Construction	7" un-reinforced, 4,000 psi concrete
Dock Doors	(35) 9'x10' OH Doors (9) fully equipped positions. (Seals, 30K Mechanical Levelers, and Dock Lights)
Roofing	Mechanically attached .60 mil TPO with R-20 insulation
HVAC	Heat for freeze protection; 3 Air Change Per Hour included
Plumbing	Domestic water line overhead along the office side and down the short wall of each building and a 6" sanitary main line underground along the office side of each building are included
Fire Protection	ESFR for protection of Class I-IV Commodities
Electrical Service	3,000 amps of capacity at each building
Lighting	(30) Foot Candle lighting throughout each warehouse



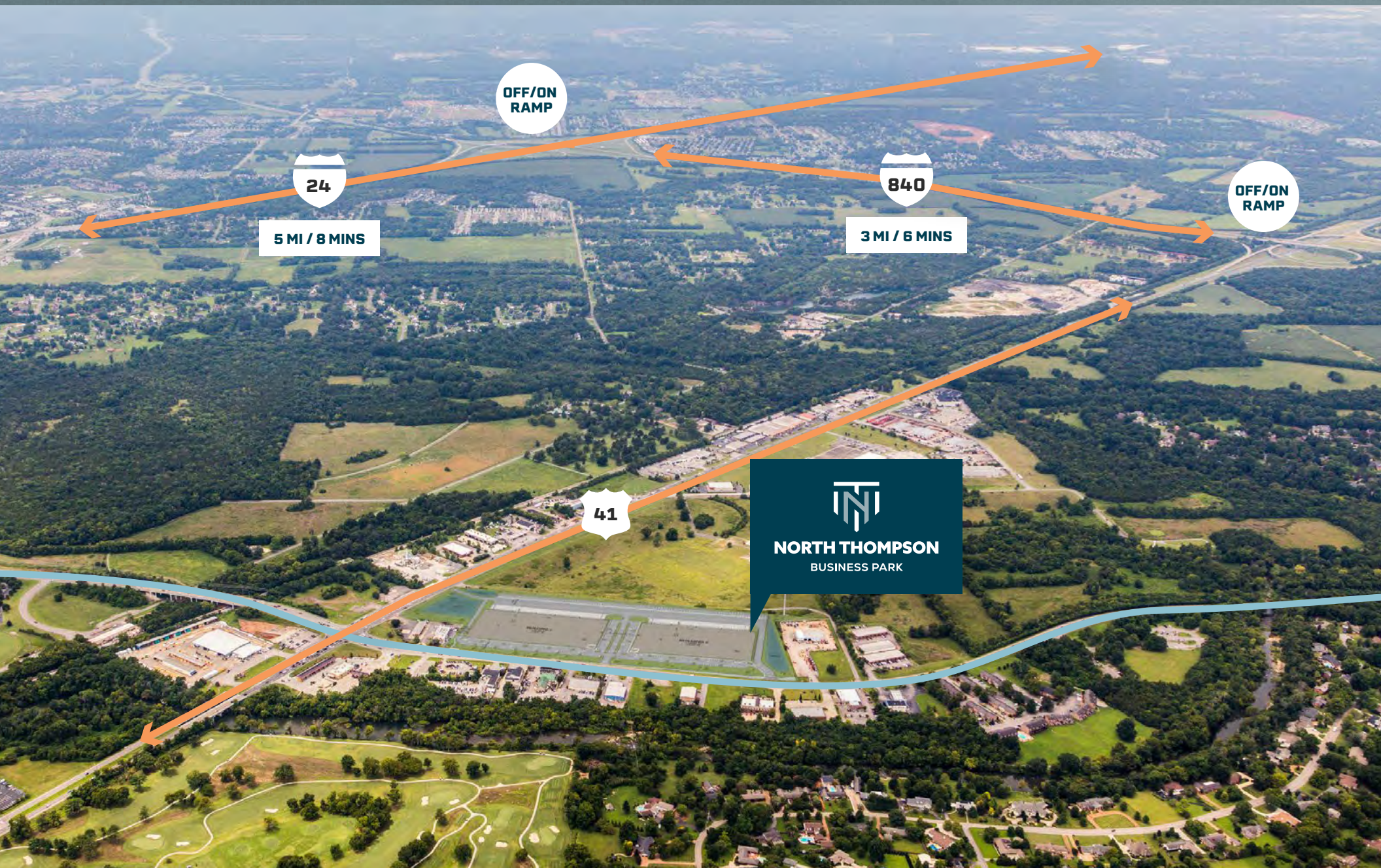
BUILDING 1 – SITE PLAN

Square Footage	135,000 SF
Building Dimensions	270' x 500'
Clear Height	36'
Speculative Office	1,500 SF
Auto Parking	135
Trailer	52
Truck Court	185' total depth with 60' concrete dock apron
Dock High Positions	26
Fully Equipped Dock Positions	7
Drive in Doors	2
Typical Column Spacing	54'W x 52'- 6"D
Speed Bays	60'
Slab Construction	7" un-reinforced, 4,000 psi concrete
Dock Doors	(26) 9'x10' OH Doors (7) fully equipped positions. (Seals, 30K Mechanical Levelers, and Dock Lights)
Roofing	Mechanically attached .60 mil TPO with R-20 insulation
HVAC	Heat for freeze protection; 3 Air Change Per Hour included
Plumbing	Domestic water line overhead along the office side and down the short wall of each building and a 6" sanitary main line underground along the office side of each building are included
Fire Protection	ESFR for protection of Class I-IV Commodities
Electrical Service	3,000 amps of capacity at each building
Lighting	(30) Foot Candle lighting throughout each warehouse



BUILDING 2 – SITE PLAN

THE FAST TRACK TO NASHVILLE & BEYOND



OFF/ON
RAMP

24

5 MI / 8 MINS

840

3 MI / 6 MINS

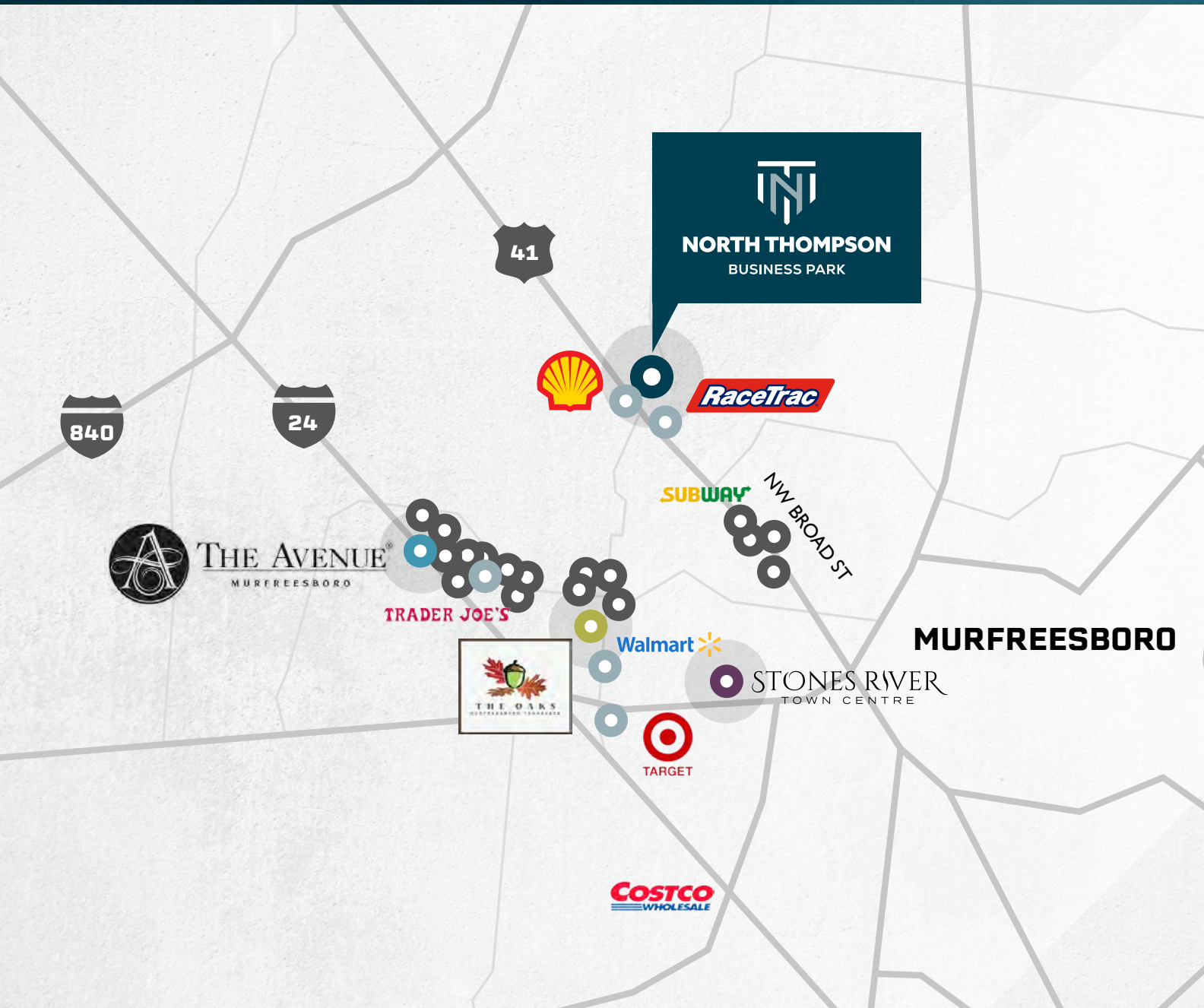
OFF/ON
RAMP

41



NORTH THOMPSON
BUSINESS PARK

NEARBY AMENITIES



AMENITIES

- **52**
RESTAURANTS
- **142**
RETAIL
- THE AVENUE
MURFREESBORO
 - 18** RESTAURANTS
 - 71** RETAIL
- THE OAKS
SHOPPING CENTER
 - 8** RESTAURANTS
 - 25** RETAIL
- STONES RIVER
TOWN CENTRE
 - 9** RESTAURANTS
 - 40** RETAIL

LOCATION

DRIVE TIMES

1-840
3 MI / 6 MINS

I-24
5 MI / 8 MINS

1-40
24 MI / 22 MINS

I-65
25 MI / 27 MINS

BNA
30 MI / 30 MINS

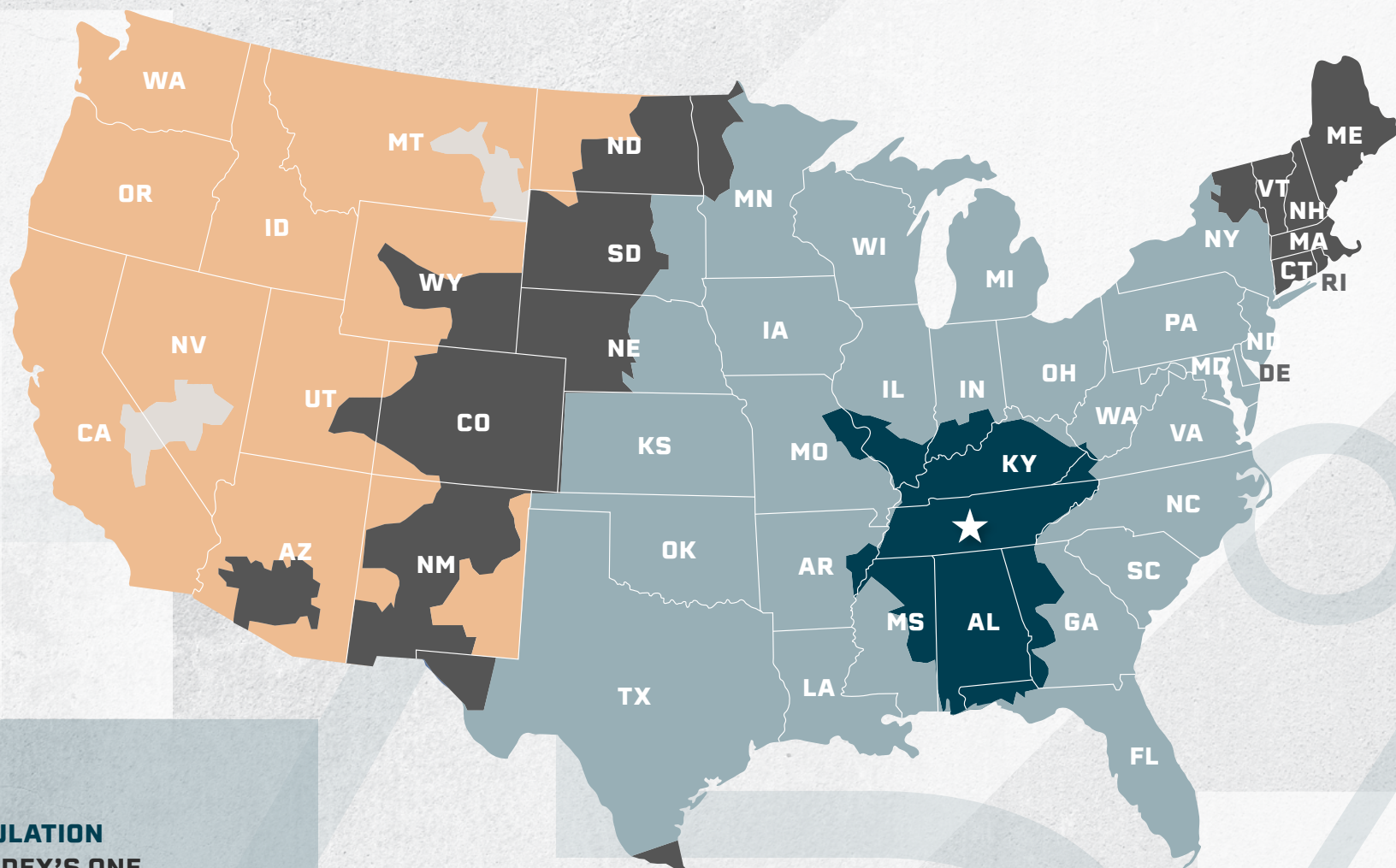


DELIVERING SPEED TO MARKET, NATIONWIDE

75%
**OF MAJOR US
MARKETS ARE
A DAY'S DRIVE**



**FROM NASHVILLE,
72% OF THE US POPULATION
IS REACHED WITH FEDEX'S ONE
AND TWO-DAY GROUND DELIVERY.**





NORTH THOMPSON

BUSINESS PARK



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