



MIDWAY 840

1485 COUCHVILLE PIKE, MT. JULIET, TN 37122

±291,600 SF AVAILABLE

FUTURE EXPANSION OPPORTUNITIES

DIRECT ACCESS TO I-840

AVAILABLE

CHAD TUCK

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BO FULK, SIOR

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OWEN ROBERTS

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PROPERTY ADVANTAGES



PRIME
BULK DISTRIBUTION
LOCATION



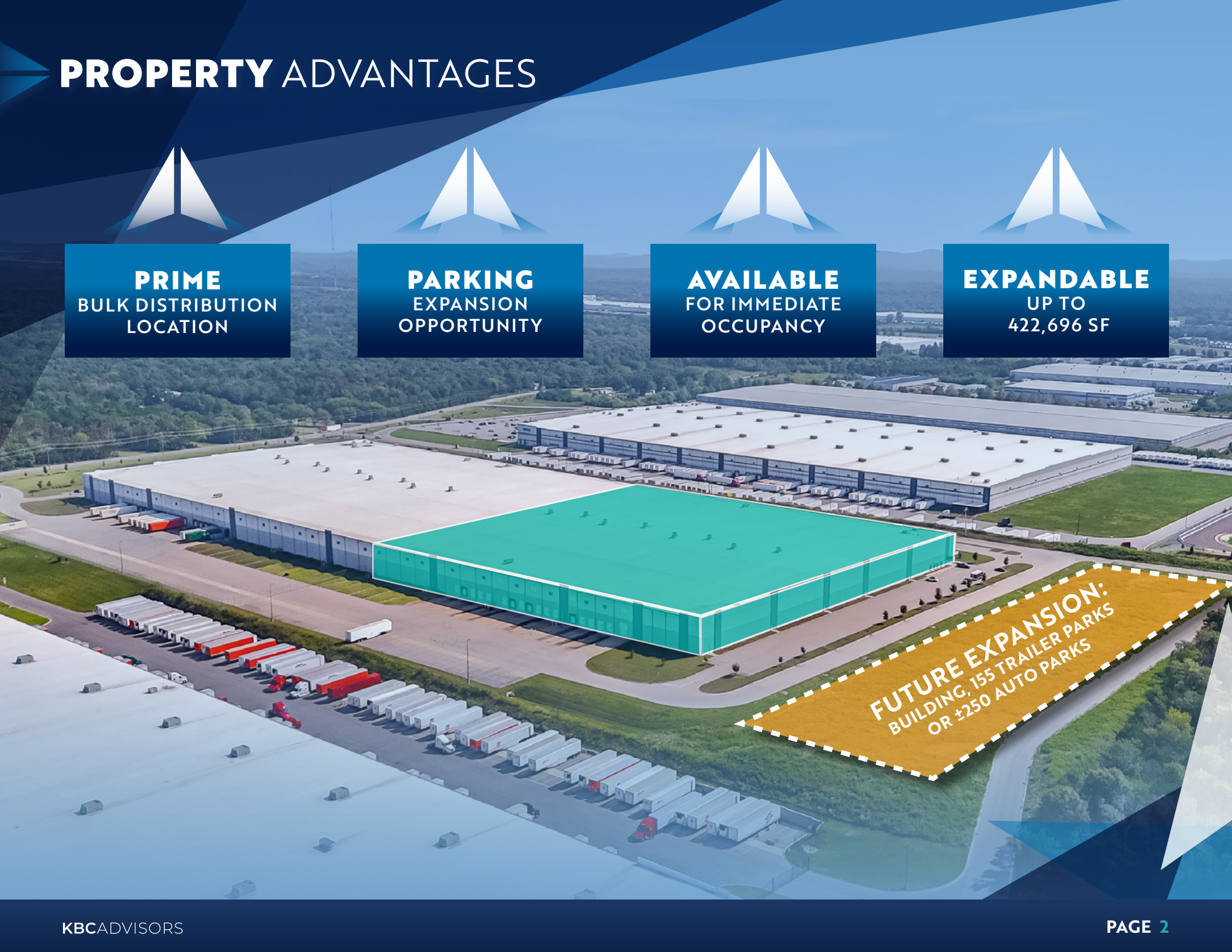
PARKING
EXPANSION
OPPORTUNITY



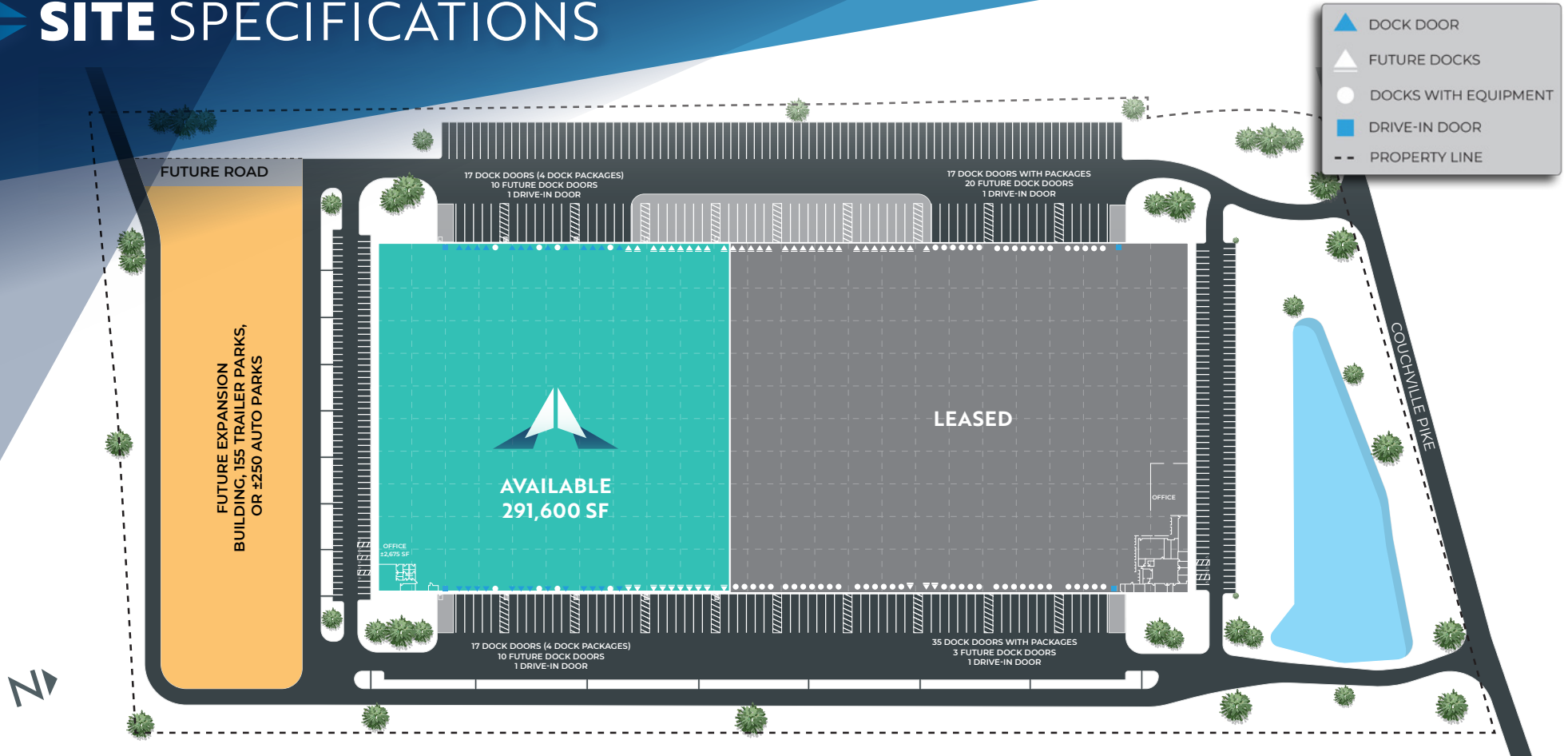
AVAILABLE
FOR IMMEDIATE
OCCUPANCY



EXPANDABLE
UP TO
422,696 SF



SITE SPECIFICATIONS



291,600 SF
AVAILABLE



2,675 SF
OFFICE



36'
CLEAR HEIGHT



R-15, 45MIL
ROOF



70'
SPEED BAYS



50' X 54'
COLUMN SPACING



34 EXISTING
(20 FUTURE)
DOCK DOORS



2
DRIVE-IN
DOORS



37 EXISTING
(155 FUTURE)
TRAILER PARKS



118 EXISTING
(250 FUTURE)
AUTO PARKS



7" UNREINFORCED
FLOORS

ACCESS & CORPORATE NEIGHBORS

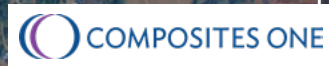


Couchville Pike

840

Vesta Rd

INGRESS ←
EGRESS →



LABOR REACH

WAREHOUSE WORKERS

AVERAGE EARNINGS(HOURLY) **\$16.91**

DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	7,991	23%	7,808
45 MIN	40,243	16%	10,931
60 MIN	53,486	15%	9,989

FORKLIFT DRIVERS

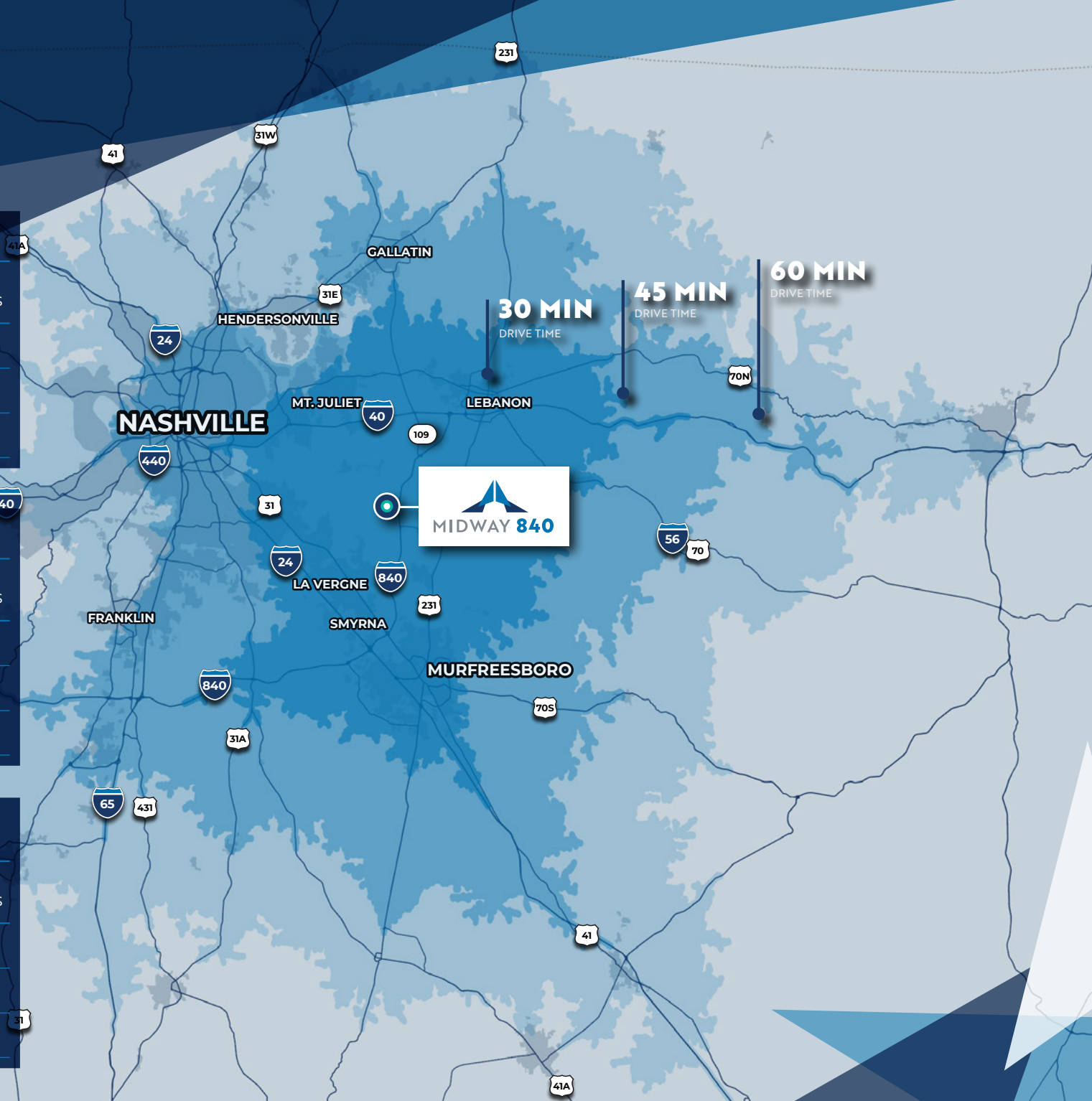
AVERAGE EARNINGS(HOURLY) **\$19.30**

DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	727	22%	965
45 MIN	3,303	19%	672
60 MIN	4,321	16%	705

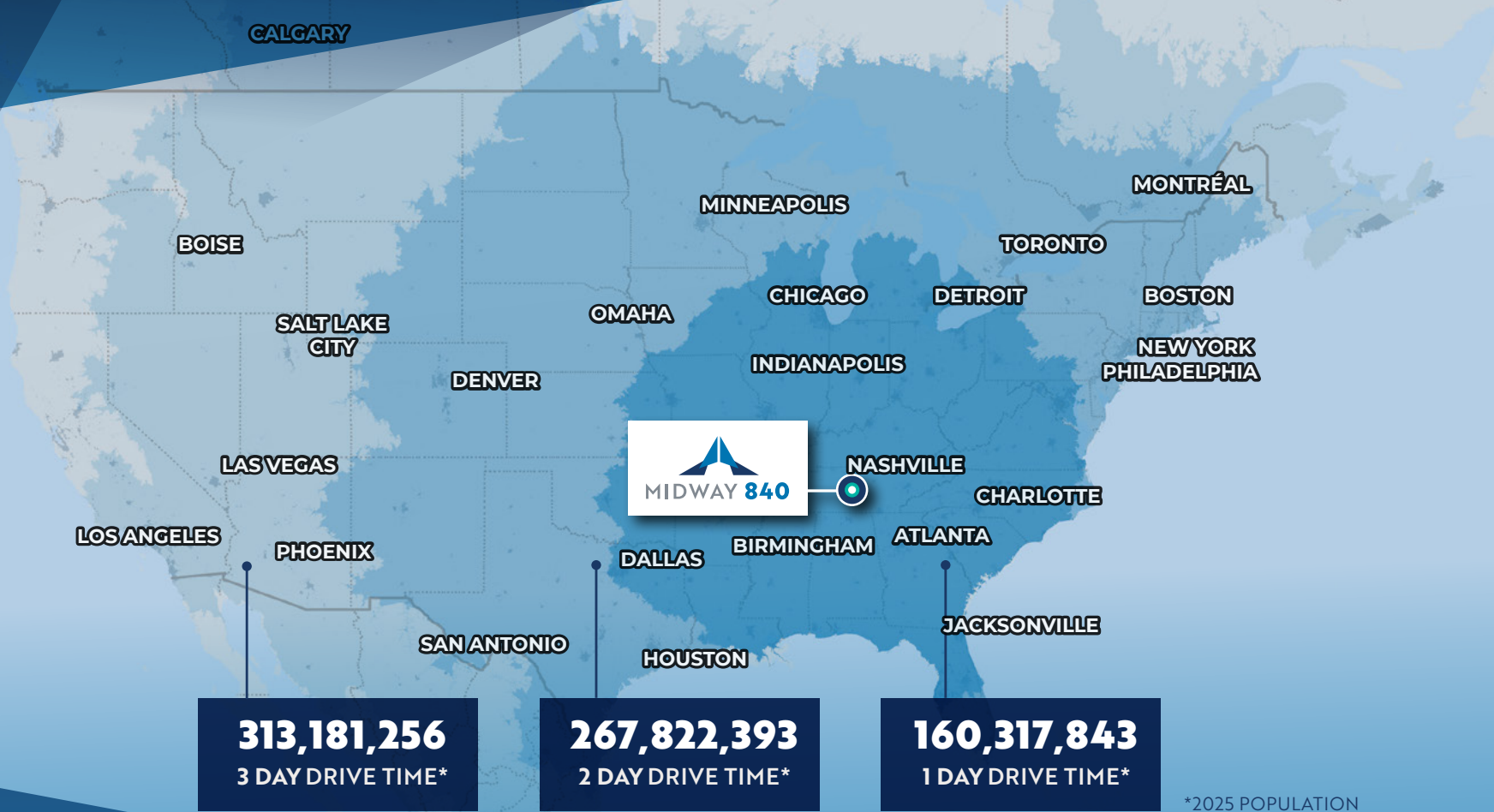
MANUFACTURERS & FABRICATORS

AVERAGE EARNINGS(HOURLY) **\$18.70**

DRIVE TIME	2024 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
30 MIN	1,352	9%	230
45 MIN	9,765	6%	4,356
60 MIN	13,431	7%	4,235



REGIONAL CONNECTIVITY



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