

NASH

NEXUS AT SPRING HILL

DESIGNED TO PERFORM. POSITIONED TO GROW.

600+ Acres of Planned
Industrial
Development



Build-to-Suit
Flexibility



Owner/User
Land Sales



Strategically
Connected



Planned development
in place permits all
commercial uses
including manufacturing,
technology, life sciences,
and logistics



Development is currently
under construction



Phase I parcel sold



Conveniently located 35
minutes from Nashville



Firm sewer
commitment secured



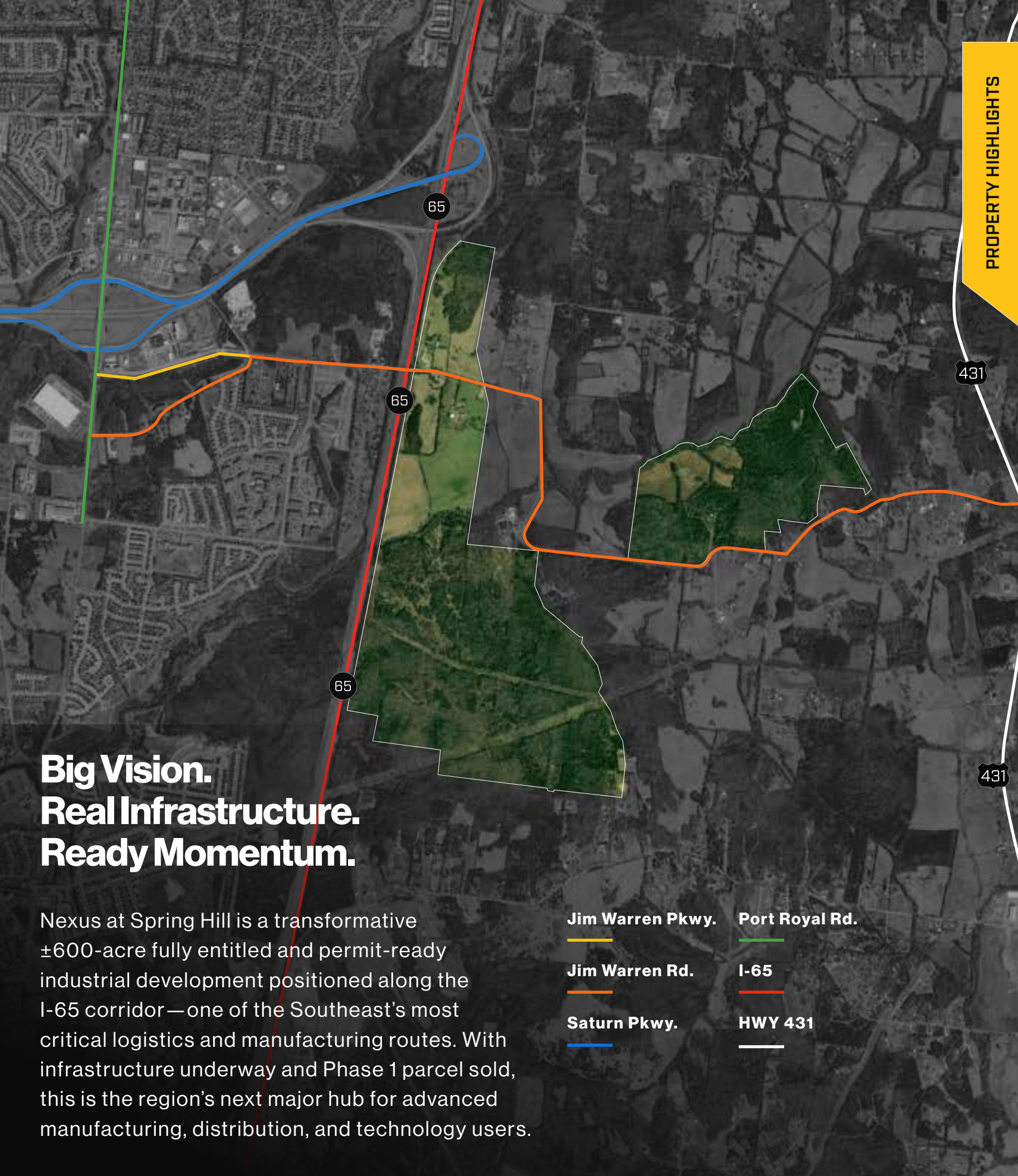
Offsite infrastructure
construction and
upgrades underway

CBRE


GREENLAW

 THE
RICHMOND
COMPANY

SCALE THAT REACHES FURTHER



PROPERTY HIGHLIGHTS

Big Vision. Real Infrastructure. Ready Momentum.

Nexus at Spring Hill is a transformative ±600-acre fully entitled and permit-ready industrial development positioned along the I-65 corridor—one of the Southeast’s most critical logistics and manufacturing routes. With infrastructure underway and Phase 1 parcel sold, this is the region’s next major hub for advanced manufacturing, distribution, and technology users.

- Jim Warren Pkwy.
- Jim Warren Rd.
- Saturn Pkwy.
- Port Royal Rd.
- I-65
- HWY 431

Location:	Spring Hill, TN
Land Size:	600± Acres
Topography:	Gently Rolling
Jurisdiction:	City of Spring Hill Maury & Williamson County
Zoning:	I-2 [Approved PD overlay now in place with expanded approvals]
Access & Frontage:	Direct I-65 access points — Saturn Pkwy & HWY 431 9,200 LF of direct I-65 Frontage 35 min. to downtown Nashville
Utilities:	Electric: TVA & MTE Gas: Atmos Energy Corporation Water: Maury County Water Sewer: City of Spring Hill Util. Dpt. Sewer Commitment Secured
Tax Rate:	Spring Hill: \$0.739 per \$100 of assessed value Maury County: \$1.91 per \$100 of assessed value

Infrastructure improvements underway featuring roads, utilities, overpass, and primary access.



A Rare Advantage

- Built to support long-term operational growth
- ±9,200 LF of I-65 Frontage for enhanced signage visibility
- Designed to support heavy truck traffic and large-scale operations
- Delivering confidence through confirmed sewer infrastructure, a rarity in today's market
- Multiple planned ingress/egress points
- Intended for high-volume distribution and complex operations



Phase 2 | 285 Acres

BLDG 1:	448,000 SF
BLDG 2:	1,000,000 SF
BLDG 3:	176,000 SF
BLDG 4:	275,000 SF
BLDG 5:	375,000 SF
BLDG 6:	585,000 SF
BLDG 7:	212,500 SF

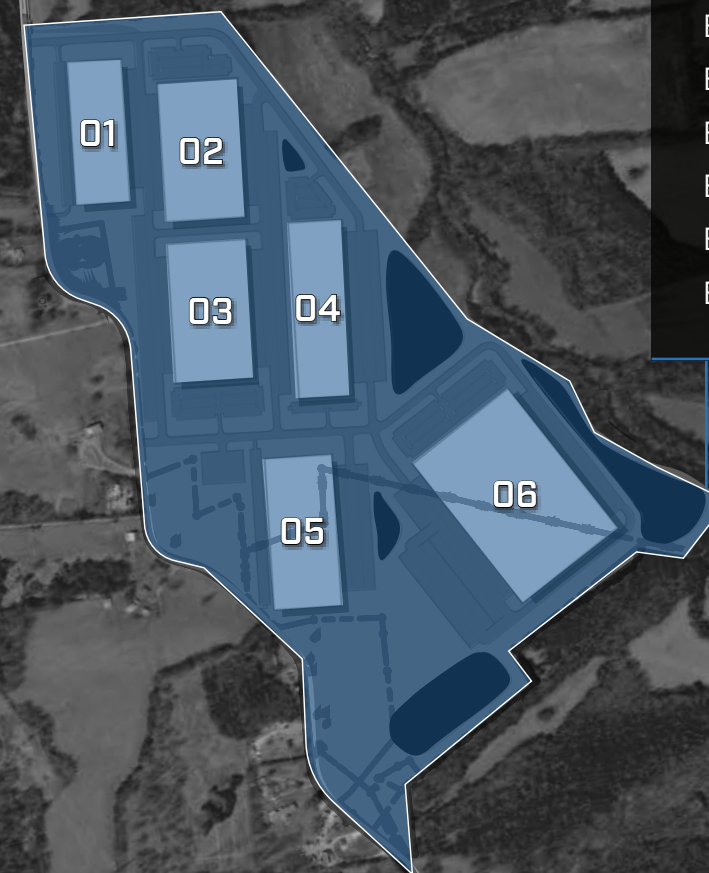


Pad A | 85 Acres

BLDG 9:	228,280 SF
BLDG 10:	225,680 SF
BLDG 11:	225,680 SF
BLDG 12:	293,280 SF
BLDG 13:	144,480 SF

Pad B
Under Contract

Pad B
Sold



Phase 3 | 185 Acres

BLDG 1:	240,000 SF
BLDG 2:	351,000 SF
BLDG 3:	351,000 SF
BLDG 4:	294,000 SF
BLDG 5:	315,000 SF
BLDG 6:	663,300 SF



Engineered for Every Haul



JIM WARREN RD.
Widen to 3
Lanes Total



JIM WARREN RD.
Realignment from
Current Alignment



I-65 BRIDGE
New Bridge —
Master Connector



RUTHERFORD CREEK
New Bridge —
Site Connector



JIM WARREN RD.
3 Lane Industrial
Collector Road

Q2 2028
Permit-Ready 4/1/27

Q4 2026
Construction Complete

Q4 2027
Construction Complete

Q3 2027
Construction Complete

Q1 2027 | Along Pad A & Pad B
Construction Underway

IN DESIGN | Along Phase 2 & 3

3357 JIM WARREN RD SPRING HILL, TN 37174



Imagery contained in this document has been generated in part with the assistance of generative artificial intelligence.

Above-Standard Capacity

Nexus at Spring Hill is served by institutional-grade utility infrastructure—purpose-sized for the demands of large-scale industrial, manufacturing, technology, and corporate campus users.

POWER: TVA/MTE
10 MW
AVAILABLE TODAY

20+ MW
NEAR-TERM SCALE

TVA power via MTE. Existing 500 & 161 KV lines cross all pads. Flexible substation siting accelerates time-to-power for any use type.

SEWER
200,000 GPD
CAPACITY BY 2027

2028
FURTHER EXPANSION

200,000 GPD of dedicated sewer allocation in place by 2027 —above typical industrial requirements. Additional capacity via TDEC-approved program in 2028.

FIBER CONNECTIVITY
Dual Path
ROUTE DIVERSITY

3-4mi
TO SITE

Carrier-diverse fiber routes within 3–4 miles east and west via I-65 — enabling redundant connectivity for mission-critical operations.

WATER & NATURAL GAS
40,000-256,000
WATER SERVICE GPD

Secured
NATURAL GAS

Maury County Water and Atmos Energy provide water and natural gas to all development areas. Gas capacity supports high technology loads, plus continuous industrial, manufacturing, and cooling operations.

Zoning & Entitlements

By-Right PD — Any Non-Residential Use

Technology, manufacturing, R&D, corporate HQ, office campus, and logistics are all permitted by right — no special use permits required.

Supportive Local Municipality

Strong local support from elected officials and city staff for large-scale development of all types.

120’ Clear Height Permitted

Zoning allows for up to 120’ clear height, accommodating all standard hyperscale technology and manufacturing configurations.

Utility Infrastructure

Power: TVA / MTE

Tennessee Valley Authority power via MTE transmission. Existing 500 & 161 KV lines to nearly all pads. Flexible substation siting.

Water, Sewer & Gas

200K GPD sewer capacity in 2027, expanding 2028 via TDEC-approved program. City water and natural gas secured to all development areas.

Fiber Access

Multiple carrier-diverse fiber routes within 3–4 miles east and west via the I-65 corridor, enabling redundant connectivity.

Positioned to Perform

Nexus at Spring Hill delivers a rare combination of connectivity, efficiency, workforce access, and cost advantage—positioning occupiers to operate faster, reach further, and grow strategically.

Maury County Population:

100,974
2020

118,131
2025

INCREASE OF

↑ 17%

Source: US Census Bureau

2-Day Drive to

72%
of the U.S. population

400+

Aerospace & Defense
Companies in Huntsville

**Strategic
Midpoint**

between Nashville,
Huntsville and Birmingham

Labor Fundamentals

Source: CBRE Research, 2026

932,037
Total Employees

83,162
Manufacturing
Employees

422,004
Blue Collar Employees

62,315
Logistics & 3PL
Employees

89,566
Tech Employees

**Within a
60min**
drive from
Spring Hill

Why Spring Hill & Maury County

Class I rail service from CSX strengthens Spring Hill’s appeal to major manufacturers.



More than \$5.5 Billion in Investments

Creation of 6,500 new jobs since 2014 by new and expanding employers.

Access to a Highly Skilled Workforce

In addition to new homes, neighborhoods and amenities, the city is developing a diverse and thriving economy.

GM & LG \$2.3 Bil. Investment

Ultium Cells is scaling next-generation battery production in Spring Hill, reinforcing the region’s role in the future of EV manufacturing.

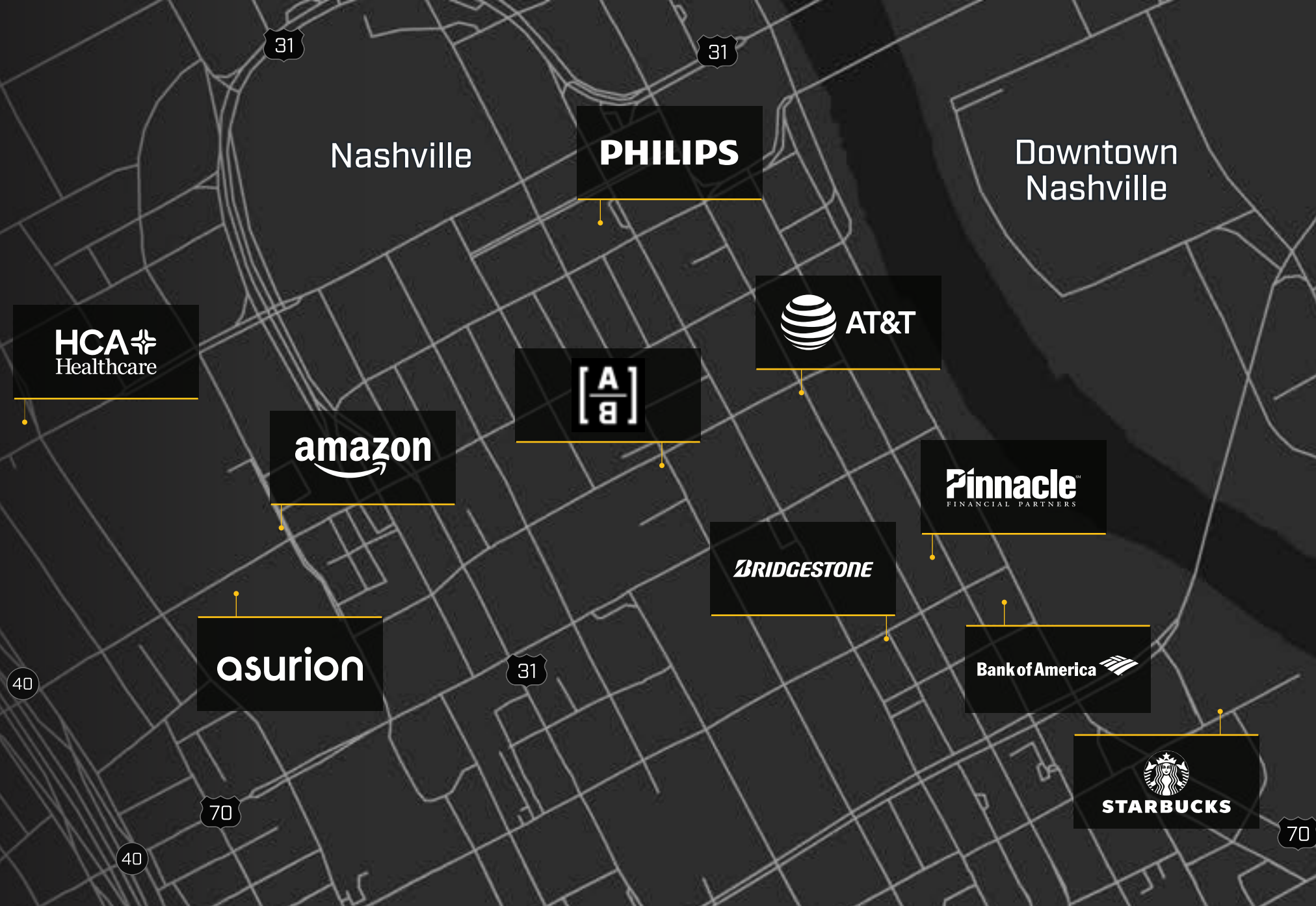
Spring Hill’s Rapid Rise

A rapidly expanding Nashville-area city, Spring Hill pairs strong population growth with a balanced, highly livable community.

Where Leading Companies Belong

Nexus at Spring Hill is located just outside Nashville—one of the region’s most diverse economic hubs. This cross-industry strength drives innovation and talent, creating a lasting advantage. This is a location that doesn’t just connect you—it surrounds you with opportunity.

Join a market defined by its momentum, where a broad mix of corporate headquarters and major employers continue to choose Nashville as their operational home.



Additional Local HQs:

	Franklin, TN 4031 Aspen Grove Dr		Franklin, TN 1951 Double Double Dr
	Oracle’s Future World Headquarters		Brentwood, TN 5401 Virginia Way

Deep, Skilled & Still Growing :

2.4 M people live within 50 mi of the market’s core	54,404 Warehouse & Storage Employment	29.1 M people within 250mi - more than Houston, St. Louis, and Memphis.
6.4% Projected 5-year growth rate	61,337 10-Year Total Projected Employment	30th Largest Industrial Market Nationally

Where Industry Meets Innovation

Nexus at Spring Hill is strategically located within one of the nation's most dynamic manufacturing corridors, providing access to automotive, aerospace, defense, advanced manufacturing, life sciences, and logistics leaders.

Aerospace & Defense

NASA Marshall Space Flight Center
Redstone Arsenal
Boeing
Lockheed Martin
Northrop Grumman
RTX (Raytheon)
Blue Origin
Leidos | SAIC | KBR | Amentum

Logistics & Distribution

BNA Air Cargo
CSX International Terminal
CSX Rail Network
FedEx Ground Hub
UPS Ground Hub
Amazon Air Hub

Life Sciences & Technology

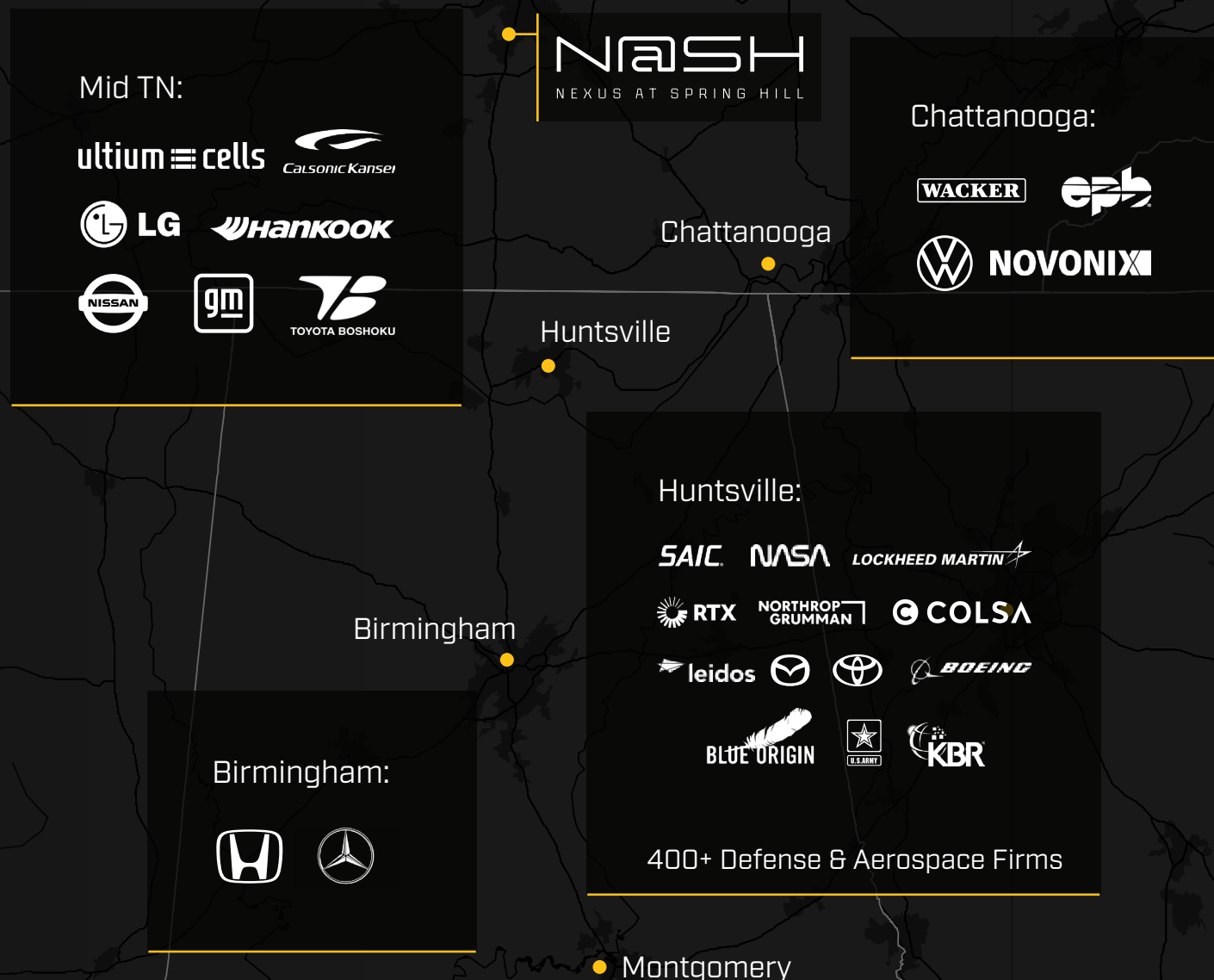
Oracle
Vanderbilt University
Vanderbilt University Medical Center
Oak Ridge National Laboratory
HudsonAlpha Institute for Biotechnology

Advanced Manufacturing

ABB
Bridgestone Americas HQ
Wacker Chemie
GE Appliances
LG Electronics
Nucor Steel
Berry Global
Novonix Battery Technology

Automotive

GM Spring Hill Assembly
Ultium Cells
Nissan (Smyrna & Decherd)
Toyota (Alabama & Kentucky)
Mazda Toyota Manufacturing USA
Mercedes-Benz U.S. Intl.
Hyundai Motor Group
Volkswagen Chattanooga
Tier 1 Suppliers

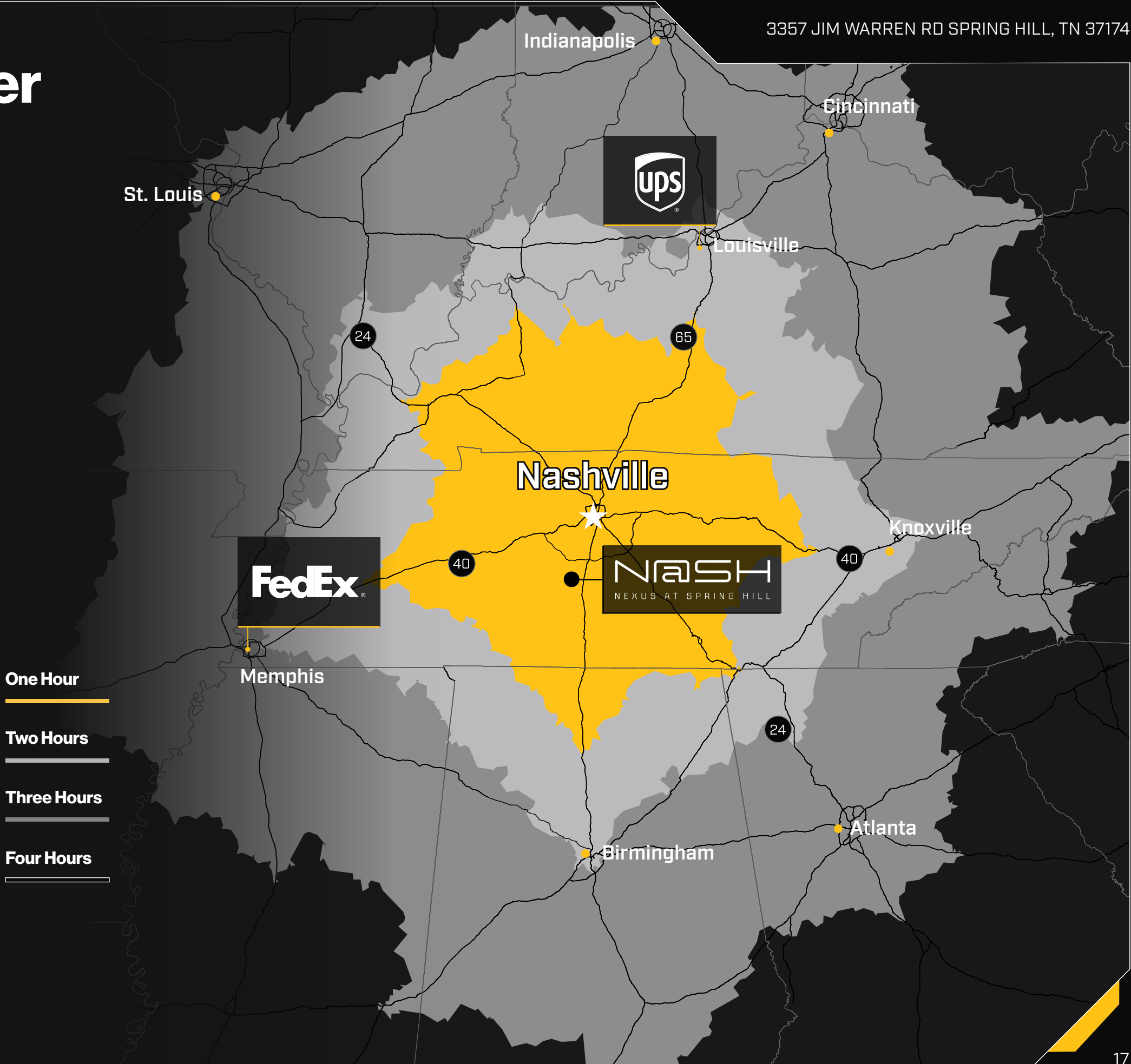


Reach Farther, Faster

Leveraging Nashville’s unparalleled interstate connectivity, Nexus at Spring Hill is within 650 miles of over half the United States population.

REGIONAL DRIVE TIMES	Nashville Downtown	35 min
	BNA Airport	45 min
	Huntsville	90 min
	Knoxville	2.5 hrs
	Louisville	3 hrs
	Birmingham	2.5 hrs
	Atlanta	4 hrs
	Cincinnati	4.5 hrs
	Indianapolis	4.5 hrs
	St. Louis	5 hrs

- One Hour
- Two Hours
- Three Hours
- Four Hours



Connected to What Moves the Future

Reach

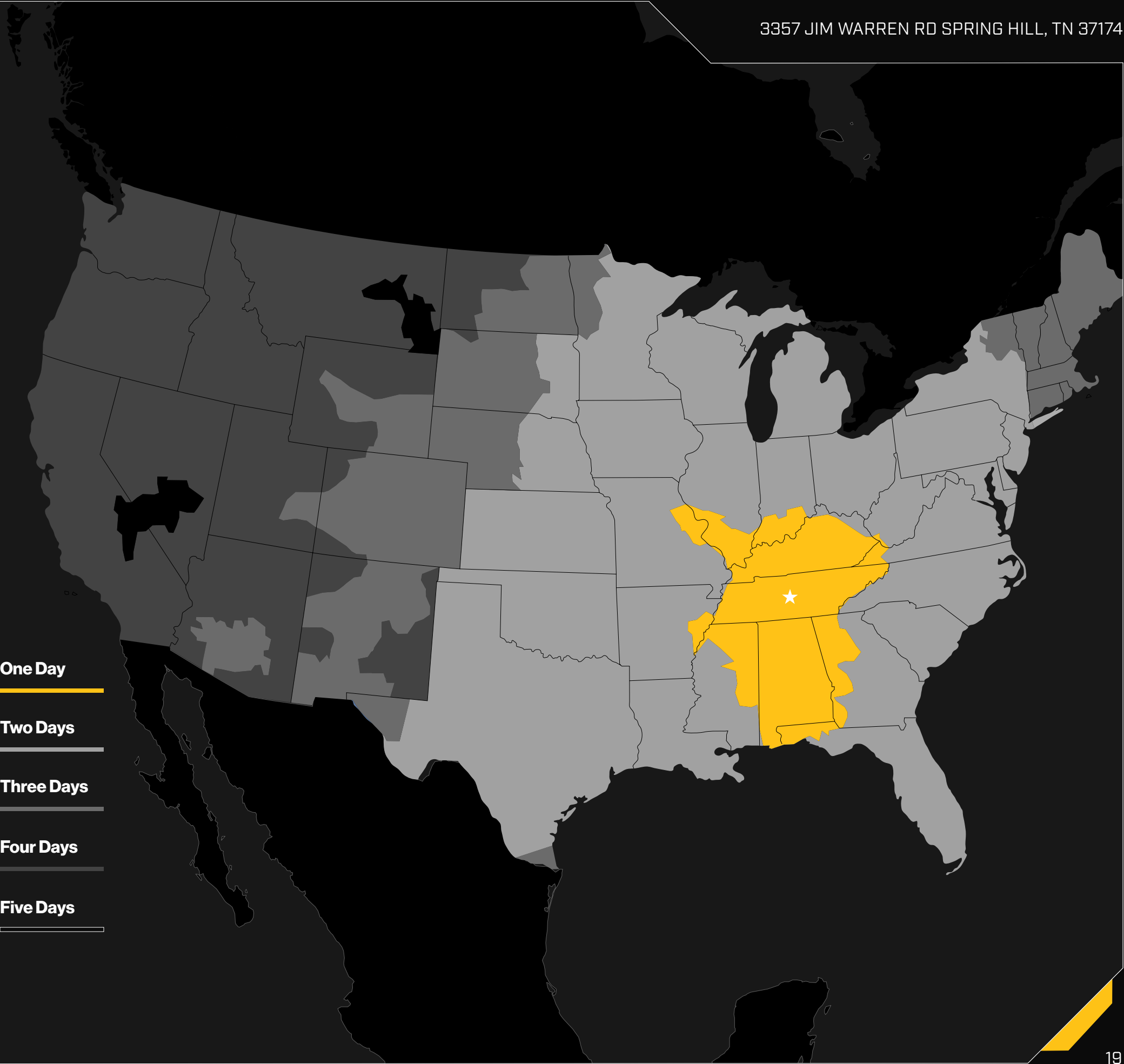
72% of the U.S. population can be reached within two days via FedEx Ground from Nashville.

Access

Direct access and visibility to I-65, and just 9 miles to I-840.

DELIVERY DISTANCE	I-65	4 mi
	GM Plant	7 mi
	Williamson Co.	2 mi
	I-840	9 mi
	CSX	30 mi
	Nashville Int. Airport	38 mi
	Downtown Nashville	35 mi

- One Day
- Two Days
- Three Days
- Four Days
- Five Days





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