12610 OLD HICKORY BOULEVARD
Antioch, TN 37013

MATTHEWS™
Industrial Opportunity for Lease

Property Overview

12610 Old Hickory Boulevard offers the opportunity to lease a brand-new industrial facility in the growing Southeast Nashville submarket of Antioch, Tennessee. Scheduled for completion in early 2027, the building will total ±46,250 square feet, including ±40,250 square feet of warehouse space and ±6,000 square feet of office buildout, situated on up to ±9.38 acres. The facility is designed to accommodate a variety of industrial users with four dock doors and two drive-in doors, while the large site also provides potential for additional acreage to support expanded parking or outdoor storage depending on tenant use. Located along Old Hickory Boulevard with strong access to Nashville's regional transportation network, the property presents a rare opportunity for tenants seeking new construction industrial space in a supply-constrained market.

Brand New Construction
±46,250 SF industrial facility delivering early 2027

Functional Layout
±40,250 SF warehouse with ±6,000 SF of office space

Loading Capabilities
4 dock-high doors and 2 drive-in doors

Large Site
Situated on up to ±9.38 acres allowing ample circulation and parking

Outdoor Storage Potential
Additional acreage available for trailer parking or outdoor storage (subject to use and approval)

Strategic Antioch Location
Located in the Southeast Nashville industrial submarket with convenient access to major transportation corridors

Flexible Industrial Use
Well-suited for distribution, manufacturing, or service-oriented users

Quick Interstate Access
Located less than 2 miles from I-24, providing a convenient link to one of Tennessee's major transportation arteries

Address	12610 Old Hickory Boulevard
City	Antioch
State	TN
Zip Code	37013
RBA	±46,250 SF
Warehouse SF	±40,000 SF
Office SF	±6,000 SF
Drive-In Doors	2
Dock Doors	4
Clear Height	±28' - 32'

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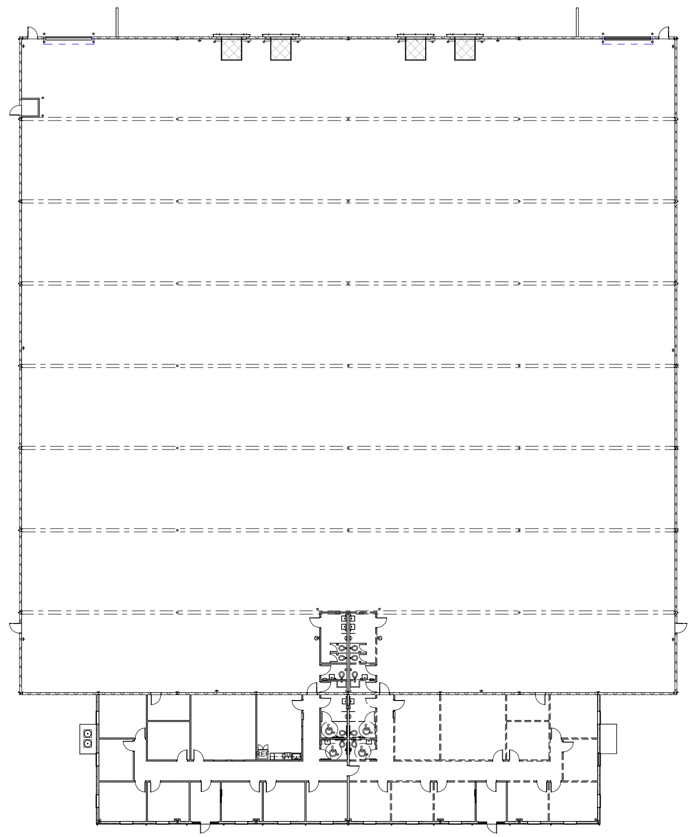

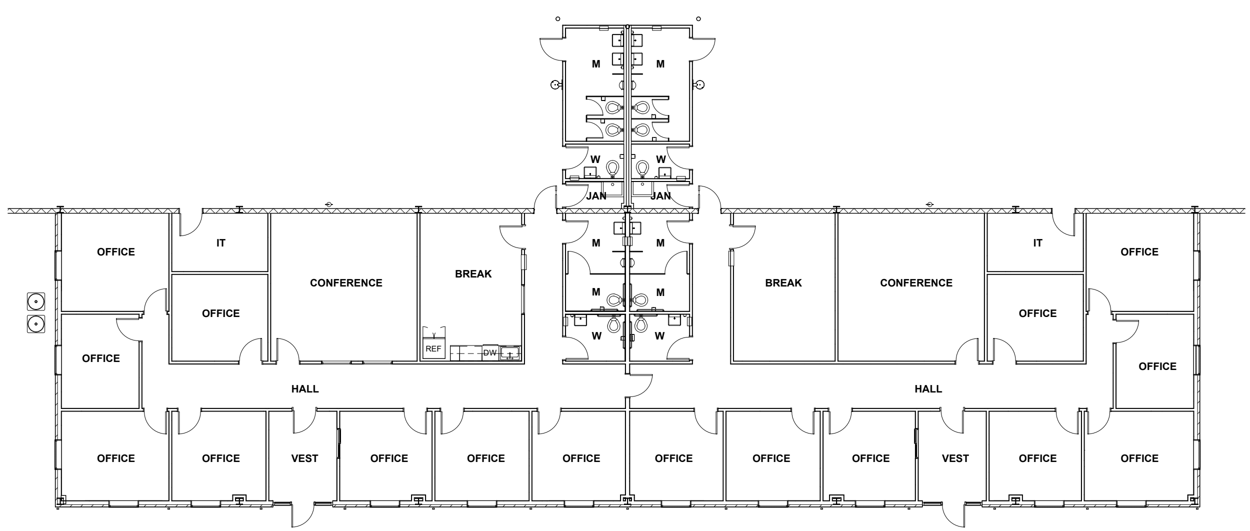

Subject Property
Nashville International Airport
±10 Miles Away
N
SINOMAX
Pro
Powered by HD Supply
UNITED STATES COLD STORAGE
PODS
amazon
EMPIRE AUTO PARTS
SOLOTECH
Bargain Hunt
CORTES DISTRIBUIDORA
Chick-fil-A Distribution Center
FedEx Freight
GEORGE P. JOHNSON
experience marketing
ETHNIX GROUP
WEARWELL
UNITED STATES COLD STORAGE
± 165,400 VPD
± 32,300 VPD
± 46,000 VPD
Smyrna/Rutherford County Airport
COOPER GENERAL
Vestcom
an Avery Dennison company
STORE OPENING SOLUTIONS
Conn's
Walmart Supercenter
sam's club
amazon
COSMOS SURFACES
INGRAM CONTENT GROUP
THE HOME DEPOT
wayfair
PRATT INDUSTRIES
CardinalHealth
Saks Fifth Avenue
Taylor FARMS
VI-JON
MI METALS
NDC
Advance Auto Parts
ESSENDANT
NISSAN
Smyrna Assembly Plant
±7,000 Employees
254
171
41
24
266
Google Earth

Antioch, TN

Market Demographics

106,360
Total Population

$68,043
Median HH Income

39,000
# of Households

$280,500
Median Property Value

Local Market Overview

Located within the rapidly expanding southeastern corridor of the Nashville metropolitan area, Antioch has emerged as one of Middle Tennessee's most strategically positioned industrial and logistics hubs. The submarket benefits from strong population growth, expanding residential development, and proximity to major transportation infrastructure connecting the region to national distribution networks. Antioch sits within Davidson County—home to Nashville's diverse economy—and is positioned near major highways including I-24, I-40, providing efficient access to regional and national freight routes. The area's growing workforce, competitive business environment, and central U.S. location continue to attract manufacturing, distribution, and logistics users seeking access to Southeast markets.

Antioch specifically has become a focal point for residential growth and commercial expansion due to its affordability and proximity to downtown Nashville and Nashville International Airport. New retail destinations, infrastructure improvements, and expanding industrial parks have further strengthened the area's appeal for employers and logistics operators. These dynamics position the Antioch submarket as a critical component of the region's supply chain ecosystem and a desirable location for long-term industrial investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	54,502	150,821	428,401
2025 Population	53,350	145,321	418,609
2030 Population Projection	53,973	149,513	437,490
Annual Growth 2025-2030	0.2%	0.6%	0.9%
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	19,531	53,990	160,877
2025 Households	18,931	51,337	154,514
2030 Household Projection	19,079	52,454	159,957
Annual Growth 2025-2030	0.2%	0.4%	0.7%
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$74,081	$82,105	$95,944

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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