

SATURN × CROSSING

NEW CLASS A CONSTRUCTION
SPRING HILL, TN



FOUNDRY
COMMERCIAL

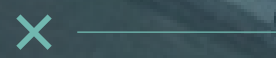




PARK SPECIFICATIONS

AVAILABLE FOR LEASE
±16,640 SF – 101,429 SF

ADDRESS	120 & 122 Timberline Drive Spring Hill, TN 37174
INTERSECTION	Saturn Parkway at Kedron Road
FRONTAGE	1/4 Mile Frontage With High Visibility On Saturn Parkway, +36,000 Vehicles Per Day
CLEAR HEIGHT	32'
MIN. DIVISIBLE	16,640 SF
LIGHTING	High Bay LED lighting of 25 ft candles in Speed Bays
SPRINKLER	ESFR Fire Protection
ZONING	I-1 Light Industrial
COLUMN SPACING	52' X 50', 60' Speed Bays
ROOF	45 mil TPO
BUILDING TYPE	Rear Loading, Dock-High Doors
CONSTRUCTION TYPE	Concrete Tilt Wall
SLAB	7" unreinforced
POWER	1200 amps available with capacity to increase to 2400 amps if required
FUTURE TRAILER PARKING	57 Spaces
TOTAL CAR PARKING	240
DOCK DOORS	(37) 9' X 10' Doors Per Building
OVERSIZED DOORS	(2) 14' X 16' Doors Per Building
DRIVE IN RAMPS	(1) Per Building
SPEC SUITE	3,125 SF
SIGNAGE	Building Signage facing Saturn Parkway, +36,000 Vehicles Per Day



SITE PLAN

SATURN PKWY
+36,000 VEHICLES PER DAY

BUILDING 1
640' X 160'

BUILDING 2
640' X 160'



CONCEPTUAL SITE PLAN

BUILDING 1 - 122 TIMBERLINE DRIVE

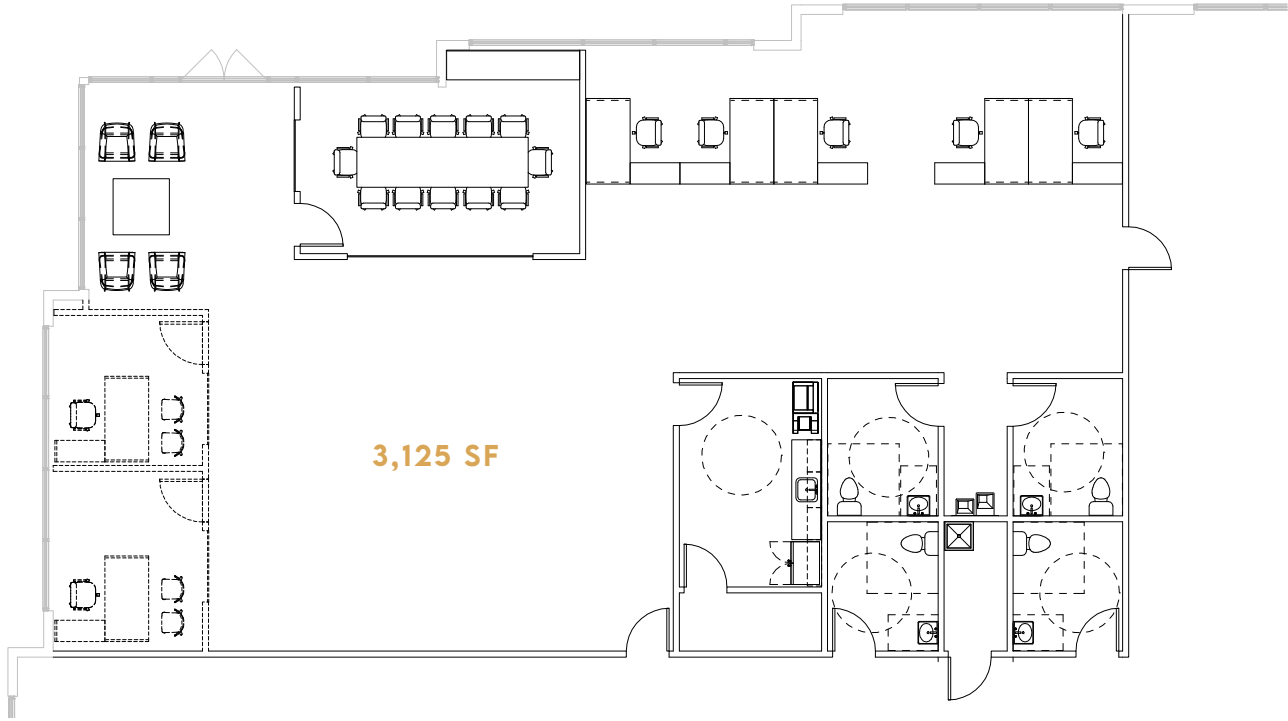
Available 16,640 – 101,429 SF	Speed Bays 60'	Future Trailer Spaces 32
Clear Height 32'	Truck Courts 180'	9' x 10' Dock Doors 37
Column Spacing 52' x 50'	Car Spaces 145	14' x 16' Dock Ramp 1

BUILDING 2 - 120 TIMBERLINE DRIVE

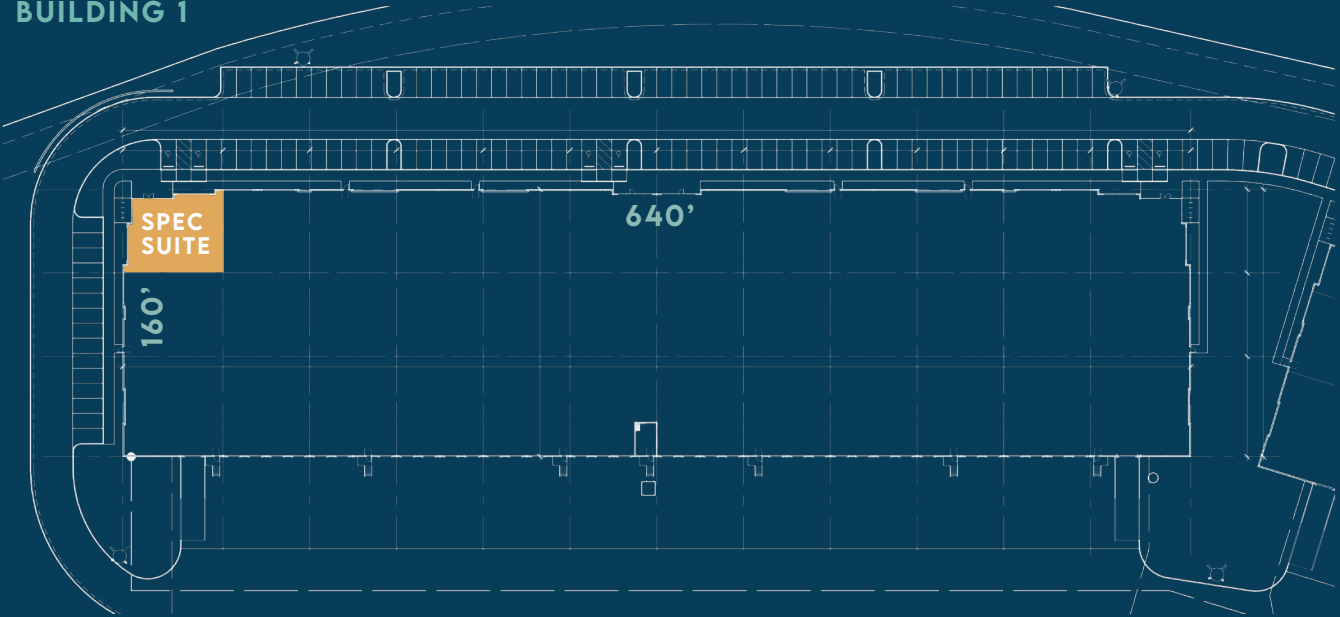
Available 16,640 - 101,429 SF	Speed Bays 60'	Future Trailer Spaces 25
Clear Height 32'	Truck Courts 180'	9' x 10' Dock Doors 37
Column Spacing 52' x 50'	Car Spaces 95	14' x 16' Dock Ramp 1



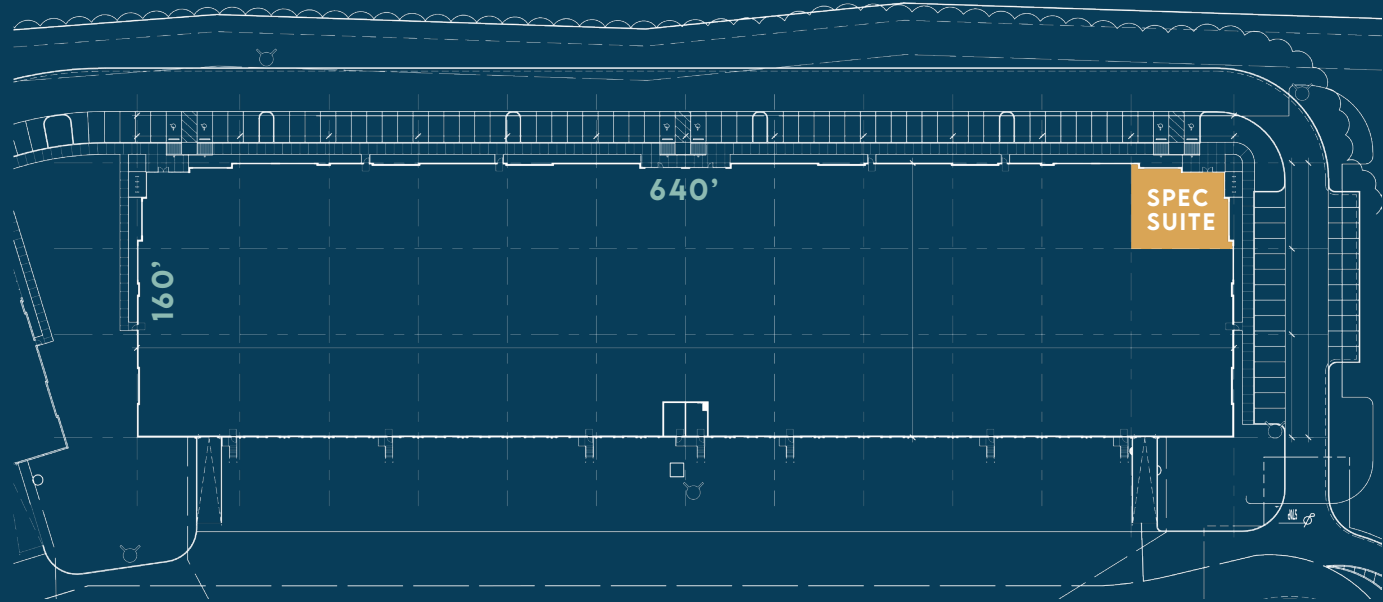
FLOOR PLANS & SPEC SUITE



BUILDING 1



BUILDING 2



LOCATION & AMENITIES

General Motors opened their 7.9 million square foot manufacturing plant in Spring Hill 1990, spurring major economic development for the city and bringing thousands of jobs to the area. In April 2021, Ultium Cells LLC, a joint venture of LG Energy Solution and General Motors, announced a more than \$2.3 billion investment to build a second battery cell manufacturing plant in Spring Hill. The approximately 2.8 million-square-foot battery cell plant is scheduled to open in late 2023 and will use an advanced and efficient battery cell manufacturing processes.

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SELECT AMENITIES

RETAIL / GROCERY

1. PUBLIX
2. LOWE'S
3. KROGER
4. THE HOME DEPOT
5. BELSHIRE VILLAGE SHOPPES
6. WALGREENS
7. WALMART
8. CHICK-FIL-A
9. STARBUCKS
10. THE CROSSINGS OF SPRING HILL

COMMUNITY SERVICES

11. SPRING HILL PUBLIC WORKS DEPARTMENT
12. TRISTAR SPRING HILL ER

SURROUNDING INDUSTRIAL USERS

13. MUSIC CITY AUTO AUCTION
14. ARMADA NUTRITION
15. GM SPRING HILL MANUFACTURING PLANT & ULTIUM CELLS BATTERY PLANT
16. SPRING HILL INDUSTRIAL PARK
17. TENNECO

RESIDENTIAL DEVELOPMENTS

18. SOUTHERN SPRINGS BY DEL WEBB
19. PULTE HOME RESIDENTIAL DEVELOPMENT
20. SOUTHAVEN AT COMMONWEALTH APARTMENTS
21. THE RESERVE AT SPRING HILL
22. THE GRAND RESERVE AT SPRING HILL
23. THE COLUMNS ON MAIN
24. REVERE AT SPRING HILL
25. THE GRAND RESERVE AT SPRING HILL PHASE II

SATURN × CROSSING

Excellent Location



+36,000

Vehicles Per Day
on Saturn Parkway



MINUTES

From GM and LG's
2.8 MSF Battery Plant



LAST MILE

To Williamson County

Demographics within 10 Mile Radius



+98,900

2021 Estimated Population



+35,600

2021 Estimated Households



+\$91,400

2021 Estimated Median
Household Income



78%

Population Growth
from 2010

Source: 2010-2020 Census



DRIVE TIMES

< 10 MINUTES

- | | |
|-------------|--------|
| 1. I-65 | 4 MIN |
| 2. GM PLANT | 8 MIN |
| 3. I-840 | 10 MIN |

20-30 MINUTES

- | | |
|-------------|--------|
| 4. FRANKLIN | 20 MIN |
| 5. COLUMBIA | 20 MIN |
| 6. CBD | 30 MIN |
| 7. I-40 W | 30 MIN |
| 8. I-40 E | 30 MIN |
| 9. AIRPORT | 30 MIN |

> 30 MINUTES

- | | |
|------------------|--------|
| 10. MURFREESBORO | 35 MIN |
|------------------|--------|

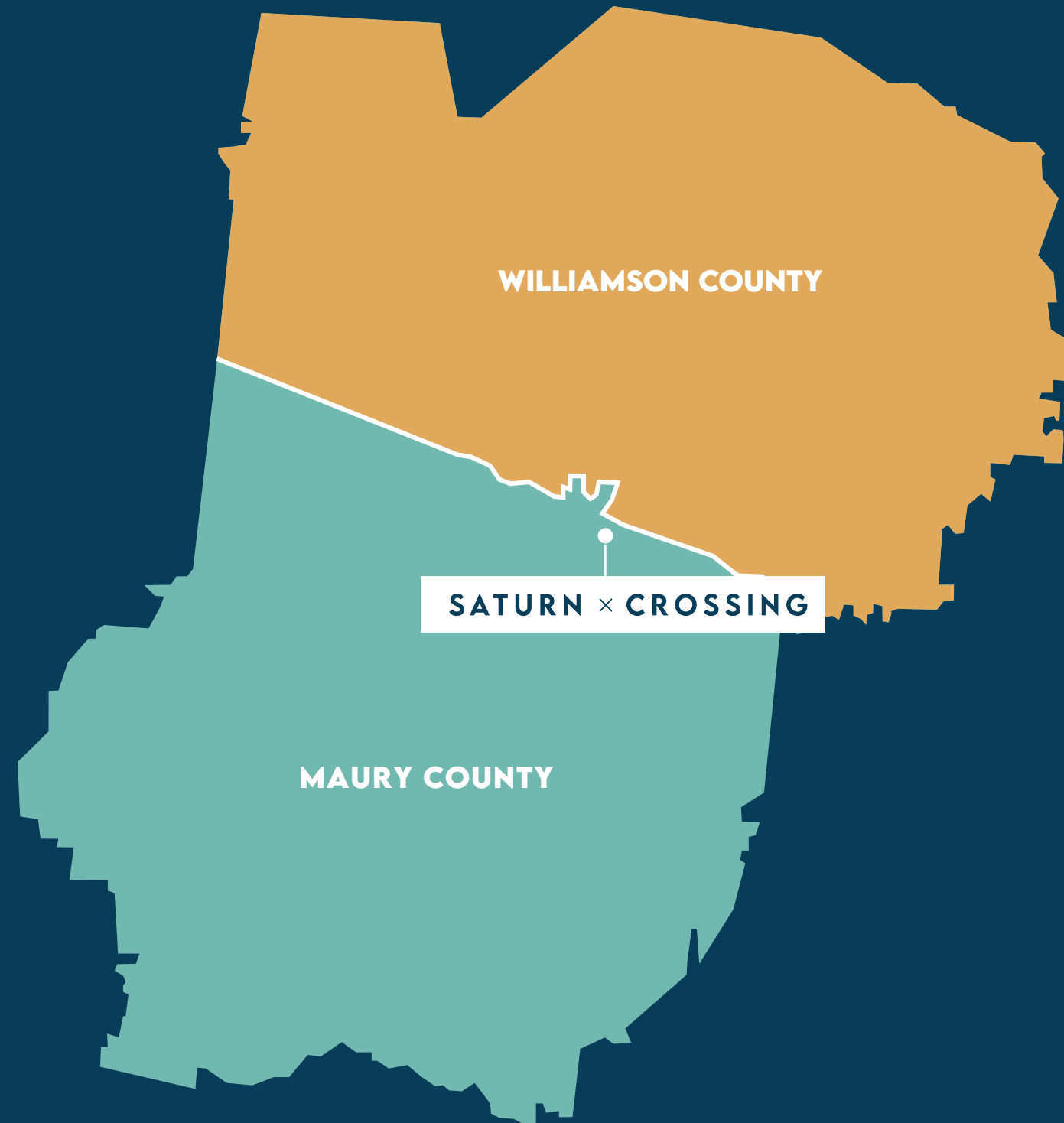




SPRING HILL

An Ideal Location between
Maury County and Williamson County

Spring Hill benefits from its proximity to both Maury County and Williamson County. Maury County provides businesses in Spring Hill access to a strong blue collar labor pool while sitting at the doorstep to Williamson County, the fastest growing and most affluent county in the state. Spring Hill's population grew 276% between 2000 and 2010. From 2010-2020, the city of Spring Hill's population exploded from 29,036 to 50,005 for a population change of just over 72 percent, making Spring Hill the fastest growing Tennessee city during the past decade. Recently General Motors announced a 2.8 million square foot battery plant scheduled to open in late 2023 with an investment of \$2.8B to the local economy.



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**WILLIAMSON
COUNTY**

243,518
Population (2020)

87,393
Number of Households

61.8%
Bachelor Degree or Higher

\$112,962
Median Household Income

TOP 15
Wealthiest Counties in the U.S.

Sources: US Census April 2020;
Dataus.io; Maury County Chamber of Commerce

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