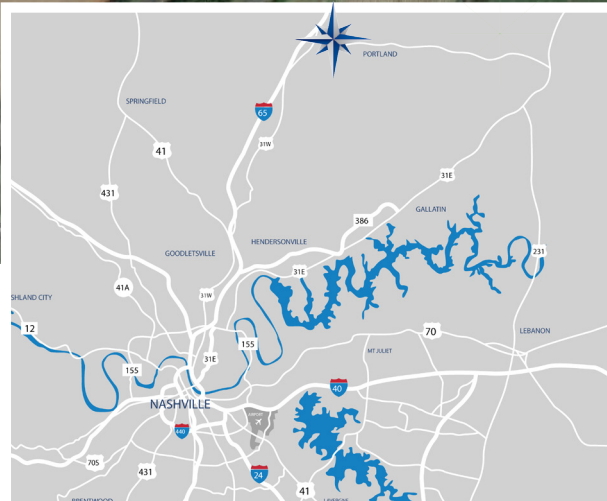


# WESTGATE INDUSTRIAL PARK SHOALS WAY

PORTLAND, TN

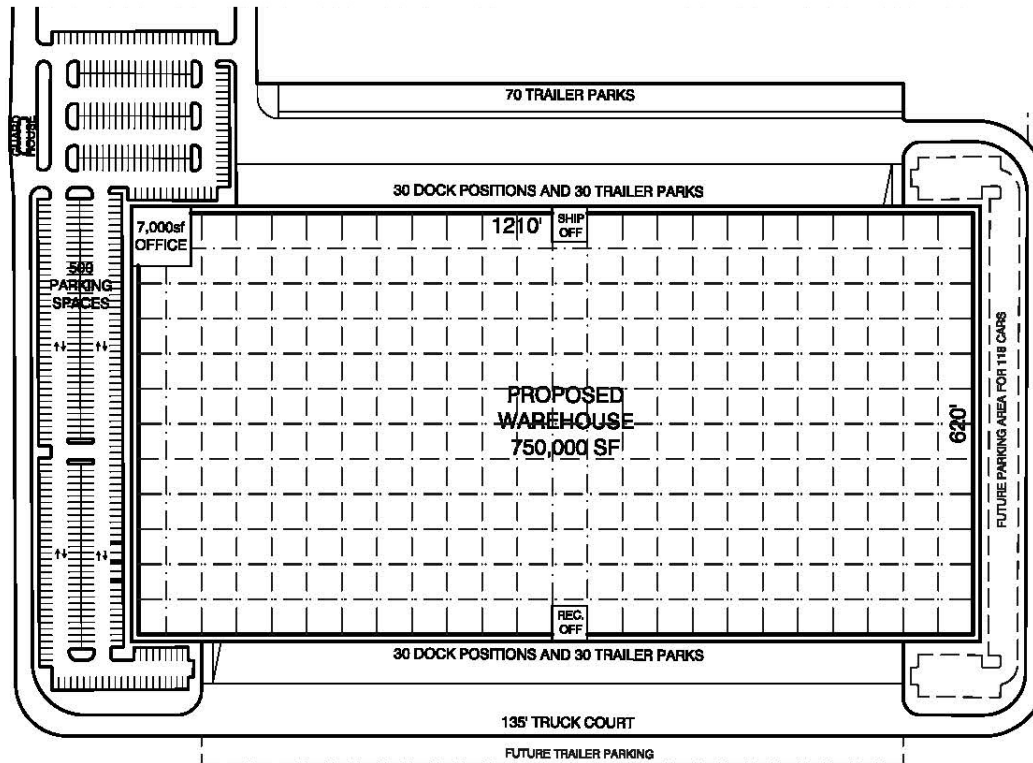


UP TO 38 ACRES AVAILABLE



- For Sale or Build-to-Suit
- Zoned Industrial General (IG)
- Divisible
- Gently Rolling to Flat Terrain
- Less Than 1 Mile to I-65 Interchange
- Road & Utilities to Site
  - 10" Water Main
  - 8" Sewer Line
  - 4" Gas Line

# PROPOSED BUILDING FEATURES:



**Proposed SF:**  
750,000 SF

**Office:**  
Build-to-Suit

**Dock Doors:**  
± 80

**Clear Height:**  
36' Minimum

**Trailer Parks:**  
± 100

**Car Parking:**  
± 500

**Configuration:**  
Cross dock

**Column Spacing:**  
56' x 50'

## FOR MORE INFORMATION, PLEASE CONTACT:

**RANDY WOLCOTT**

O: 615.673.4428  
C: 615.480.9890  
randy@northstara.com

**CHAD TUCK**

O: 615.673.4427  
C: 615.336.8190  
chad@northstara.com

**JOE DELEMONS**

O: 615.673.4429  
C: 615.756.9434  
joe@northstara.com

**NORTHSTAR**  
REAL ESTATE ADVISORS



782 Melrose Ave.  
Nashville, TN 37211  
P: 615.673.4426 | F: 615.673.4433  
northstara.com

