

VALUE-ADD INDUSTRIAL WAREHOUSE

8155 Eastgate Blvd

Mount Juliet, TN





INVESTMENT CONTACTS

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Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in an industrial property leased to Performance Contracting Inc. in Mount Juliet, TN.

This Performance Contracting Inc occupied building is located at 8155 Eastgate Blvd, Mount Juliet, TN. The property consists of a single-story 7,200 SF structure that was built in 2001 on a 1.89 AC lot with 14 surface parking spaces and a triple-net lease.

The property is conveniently located off Interstate 40 and Highway 109. Adjacent to Manheim Auto Auction Nashville one of the country's major auction wholesaling platforms hosting close to 20,000 dealers weekly with 145 locations nationwide. The property is within 7 miles of Costco, Walmart Supercenter, Publix Super Market, as well as McDonald's, Wendy's, Sonic, and other national retailers.

The property benefits from its location off I-40 which sees an average of over 86,475 VPD at Hwy 109. The area serves as a key retail and residential hub. It offers seamless connectivity to Nashville's downtown, a 20-minute drive away.



OVERVIEW

MOUNT JULIET, TN

PRICE: \$2,400,000

NET OPERATING INCOME: \$76,392

PRICE PER SF: \$333.33

PRICE PER SF LAND: \$29.15

ZONING: M-4 (LIGHT INDUSTRIAL)

LEASE TYPE: NNN

LEASE EXPIRATION: JANUARY 14, 2026

RENTABLE AREA: 7,200 SF

LAND AREA: 1.89 AC

CONSTRUCTION: MASONRY

YEAR BUILT: 2001

ADDRESS: 8155 Eastgate Blvd
Mount Juliet, TN 37122

APN: 078-025.04

INVESTMENT HIGHLIGHTS

- Upside in Below Market Lease w/ Short Term Expiration
- 7,200 SF Masonry Construction on 1.89AC with 63' Frontage and 14 Surface Parking Spaces
- M4 Zoning Allows For Light Industrial Operations
- Performance Contracting Inc pays for all Property Taxes, Insurance, and Maintenance
- Between CEVA Logistics' 62,000sf Truck Terminal and Bridgetown Natural Foods' 307,000sf Distribution Center
- Close Proximity to Interstate 40 with Over 86,000 VPD
- Positive Population Growth | 10% Over The Last 5 Years | 4% Over The Next 5 Years
- Affluent Community | \$114,806 AHHI in 5-Mile Radius
- Less Than 15 Miles From Lebanon, TN
- Less Than 20 Miles From Nashville, TN
- Nearby Providence Marketplace the largest 103-acre lifestyle center between Nashville and Knoxville
- Walking distance from Manheim Nashville Auto Auction Hosting over 19,000 dealer weekly
- Nearby Retailers Include Costco, Walmart Supercenter, Publix Super Market, and more
- Close Proximity to Amazon Fulfilment Center, FedEx Ground, and other industrial tenants
- Many national retailers like In-N-Out are relocating their national headquarters to Tennessee
- Nashville is a Top Tourist Destination | 15 Million Visitors Annually



AERIAL - EAST



AERIAL - NORTH



AERIAL - NORTHWEST



AERIAL - SOUTHWEST



LOCATION OVERVIEW

Mount Juliet, TN

Mount Juliet, Tennessee is a rapidly expanding suburb within the Nashville metropolitan area, distinguished by its vibrant community, growing affluence, and business-friendly environment. The city combines suburban charm with urban convenience, attracting both families and businesses.

The city boasts a strong demographic profile, with a 5-mile population of 52,119, growing at a rate of 10% from 2020 to 2024. Average household incomes within this radius exceed \$114,806 and are projected to rise by 5% over the next five years.

Mt Juliet and Wilson County consistently rank among the fastest growing cities and counties in Tennessee. Mt Juliet, which has experienced 57 percent growth since 2010, now has a population of over 40,600. This highly desirable suburb provides residents with quick access to Nashville and the surrounding market, as well as nearby major employers, prestigious universities, world class medical facilities, and notable attractions and amenities.

Mount Juliet also benefits from robust economic drivers, including proximity to the Nashville International Airport and major employers like Amazon and Dell. Recent developments include the leasing of a 610,000 square foot building by Amazon, just steps from its 3.6 million SF distribution facility opened in 2021. Additionally, Chewy, Inc. completed construction of its 691,920 square foot fulfillment center bringing over 1,200 new jobs to the area.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	12,700	52,119	179,897
2029 POPULATION EST.	15,265	62,005	206,124
AVG. HH INCOME	\$101,954	\$114,806	\$103,922
MEDIAN HH INCOME	\$83,483	\$95,195	\$82,740
BACHELORS DEGREE +	37%	41%	35%
2024 HOUSEHOLDS	5,277	19,721	68,805
2029 HOUSEHOLDS EST.	6,325	23,439	78,440



Tenant Overview

Performance Contracting Inc. (PCI)

Performance Contracting Inc. (PCI) is a leading specialty contractor in the United States that offers exceptional services to industrial, commercial, and non-residential sectors. Founded in 1953, PCI is headquartered in Lenexa, Kansas, and operates through over 40 branches nationwide with 12,000 employees. With over 60 years of experience in the industry, PCI offers more than 25 quality services –

construction, insulation, demolition, interiors and exteriors, specialty services, etc. – making it a “one-stop-shop” contractor. The company has consistently received various accolades from Engineering News-Record (ENR) for 2021 and 2022, including Rank 1 Wall and Ceiling Contractor, Rank 10 Asbestos Abatement Contractor, and Rank 17 Specialty Contractor in the U.S.

PCI is the largest subsidiary of Performance Contracting Group (PCG), an employee-owned company with over 60 offices in the country. PCG was established when dedicated workers purchased Owens Corning Fiberglass’s forty-year old contracting operation in February 1987. Since then, PCG has grown spontaneously and acquired more than a dozen contracting organizations to increase its footprint throughout the United States and Canada. Its family of companies includes Performance Abatement Services, PCI Ardmac, PCI Democon, PCI Promatec, and Masthead International.



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