



CORNERSTONE

BUSINESS PARK



AT THE CENTER OF
SOUTHEAST MOMENTUM

5481 W JEFFERSON PIKE, SMYRNA, TENNESSEE

HAMILTON
DEVELOPMENT



**CUSHMAN &
WAKEFIELD**



BUILT FOR WHAT'S NEXT

Located in Smyrna, Tennessee, Cornerstone Business Park offers a large-scale development opportunity within Nashville's growing southeast submarket. Along with an increasing population from surrounding communities, the park benefits from proximity to expanding residential and employment centers, to help support sustained, long-term growth.



**100,000 TO 1.8M SF
FOR SALE OR LEASE**

Ready for
**OCCUPANCY
Q2 2027**

PROXIMITY
to expanding residential and
employment areas



POSITIONED FOR PROGRESS

Situated within a broad and growing southeast submarket, Cornerstone Business Park provides great proximity to both a robust workforce and a dense population of consumers. This strategic location helps industrial users streamline logistics and distribution operations, strengthen regional coverage, and expand with sustained market demand.

Southeast Nashville Snapshot

Within 15 Miles of Cornerstone Business Park

361,254

Population 25+ w/ GED or Beyond

\$113,004

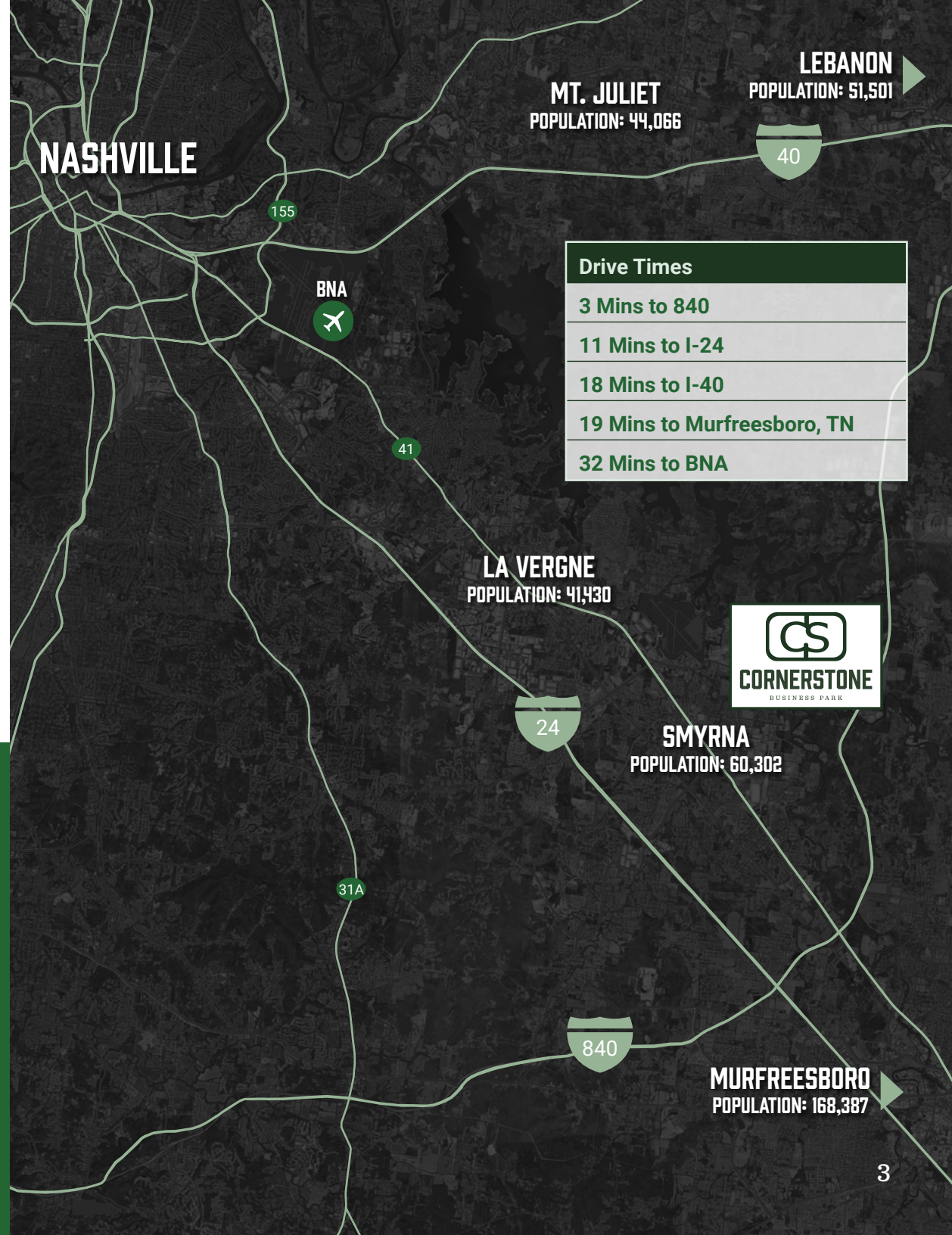
2025 Median Household Income

1.78%

2024-2025 Annual Population Growth Rate

35

2025 Median Age



SITE PLAN

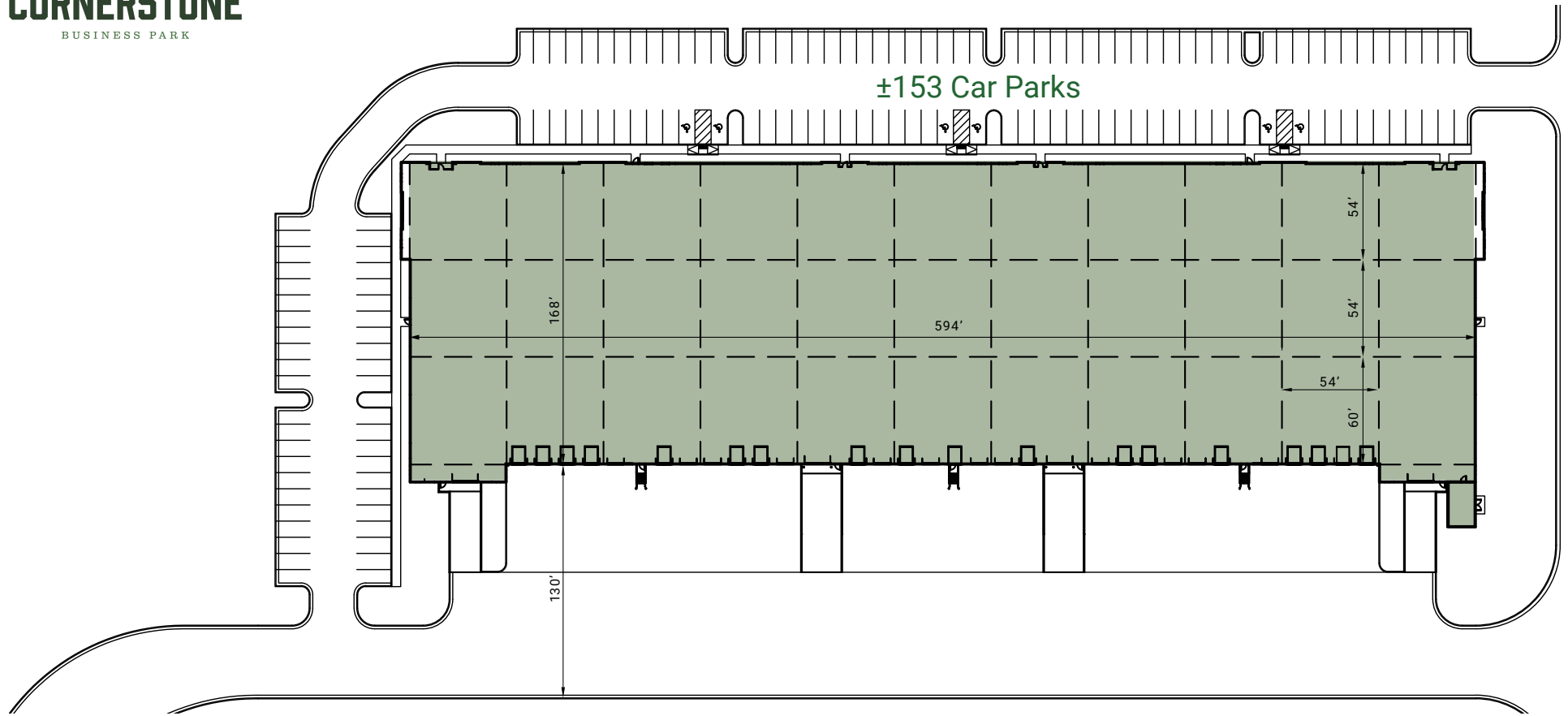


- PHASE 1
- PHASE 2

PROPERTY SPECIFICATIONS

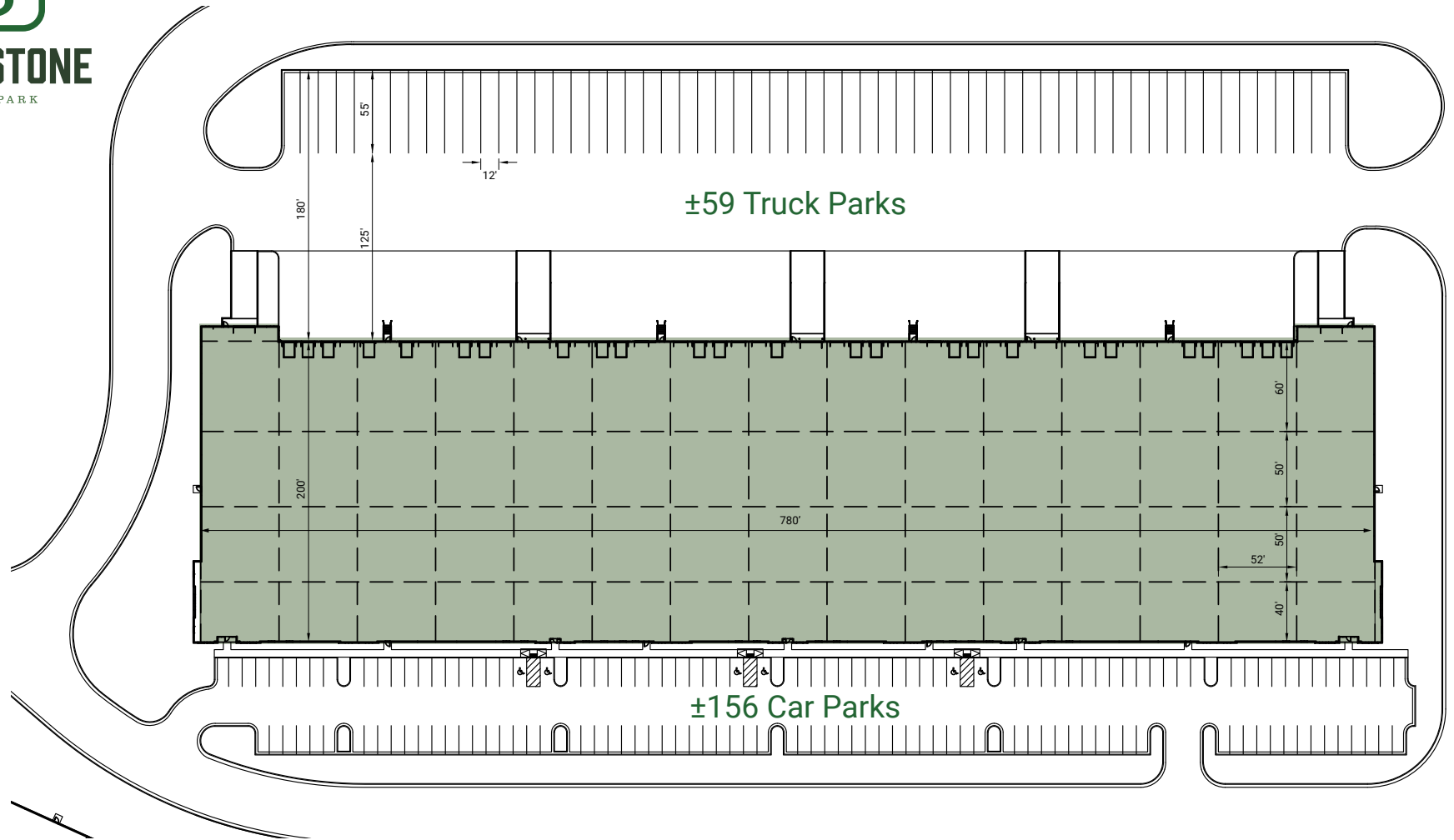
PHASE ONE

	Building 1	Building 2	Building 3	Building 4
Total SF	101,412	157,620	108,540	124,200
Minimum Demise	18,144	31,200	19,440	24,516
Spec Office SF	+/- 2,800	(2) +/-3,300	+/- 3,300	+/-3,300
Building Dimensions	594' x 168'	780' x 200'	594' x 180'	540' x 227'
Speedbay	60'	60'	60'	65'
Column Spacing	54' x 54'	52' x 50'	54' x 60'	54' x 54'
Clear Height	32'	32'	32'	32'
Dock Doors	29	42	30	26
Drive-in Doors	4	5	4	4
Auto Parks	153	156	122	112
Trailer Parks	0	59	0	40
Availability	Q2 2027	Q2 2027	Q2 2027	Q2 2027



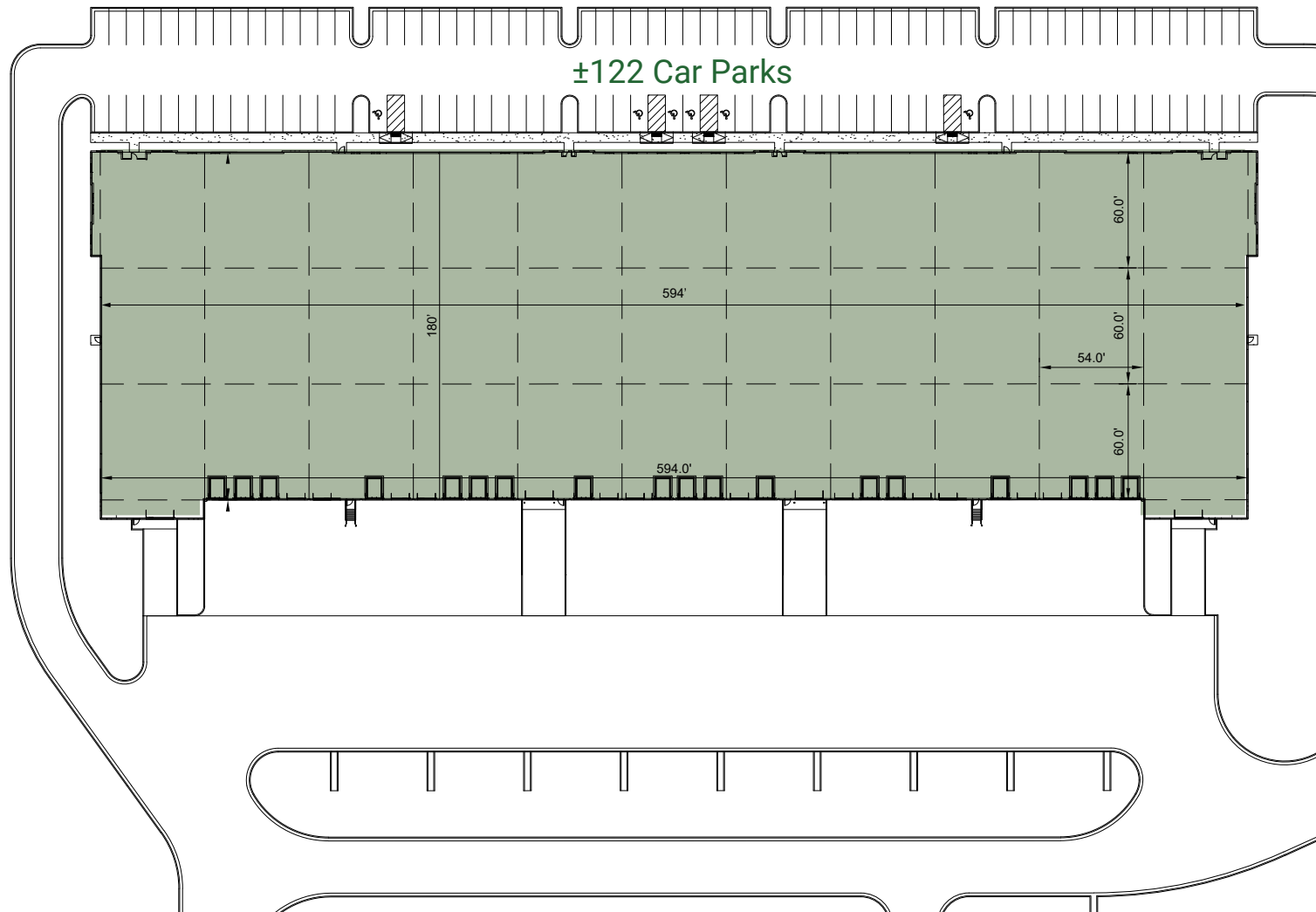
BUILDING 1

101,412 SF



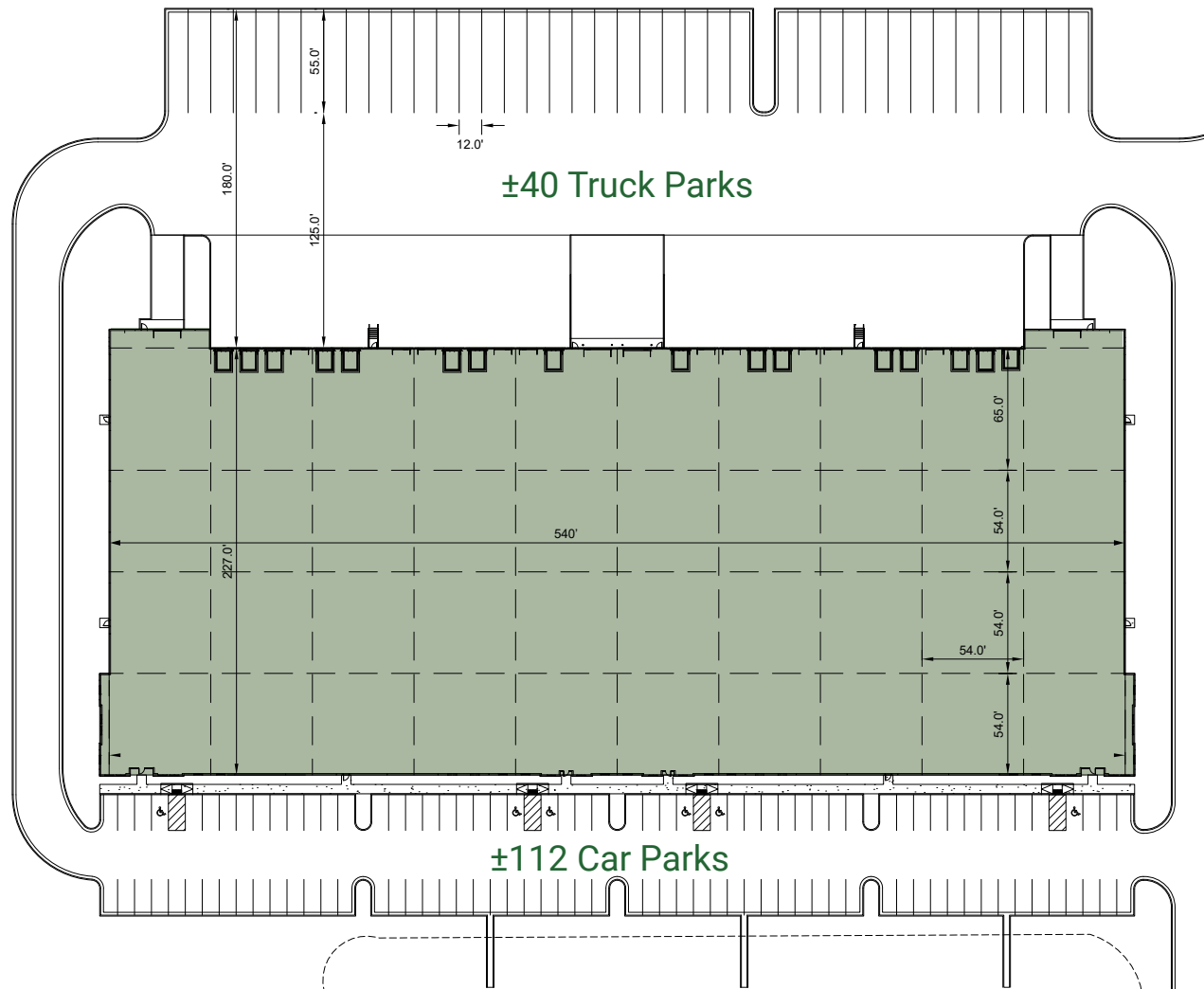
BUILDING 2

157,620 SF



BUILDING 3

108,540 SF



BUILDING 4

124,200 SF



A PARTNER FOR LONG-TERM GROWTH

Founded in 2023 and headquartered in Nashville, Tennessee, Hamilton Development brings a hands-on, execution-focused approach to industrial and office development. With more than 140 million square feet delivered across 12 markets, including southeast Nashville, the firm applies disciplined delivery and problem-solving to every project. Cornerstone Business Park serves as Hamilton Development's flagship master-planned industrial park in the Nashville market.

For more information contact:

HAYES MCWILLIAMS

Director
615-424-1707
hayes.mcwilliams@cushwake.com

HENRY SHERER

Senior Associate
615-301-2874
henry.sherer@cushwake.com

