



AMERIPLEX

AT ELM HILL



INTRODUCING THE COST EFFICIENCY OF NASHVILLE'S FIRST **LEED** INDUSTRIAL SPACE

AMERIPLEX AT ELM HILL



*“AmeriPLEX at Elm Hill embodies the way sustainable development is supposed to function.
It’s a balance between cost-effectiveness and respect for the natural environment.”*

– TOM GIBSON, HOLLADAY PROPERTIES



Lower your overhead. Maximize your bottom line.

Being green means more than environmentally-conscious development. It means budget-conscious development. AmeriPlex at Elm Hill, Nashville's first LEED Industrial space, is designed to address your needs and the needs of our community. AmeriPlex features sustainable building practices that provide added value to you by reducing energy and water consumption, lowering overhead and improving your profits.

According to the National Building Institute, buildings certified by the Leadership in Energy and Environmental Design (LEED) rating system are, on average, 25 to 30 percent more energy efficient than buildings that are not LEED-certified. The LEED rating system, which was developed by the U.S. Green Building Council, sets green standards for new construction and renovation and maintenance of existing buildings.

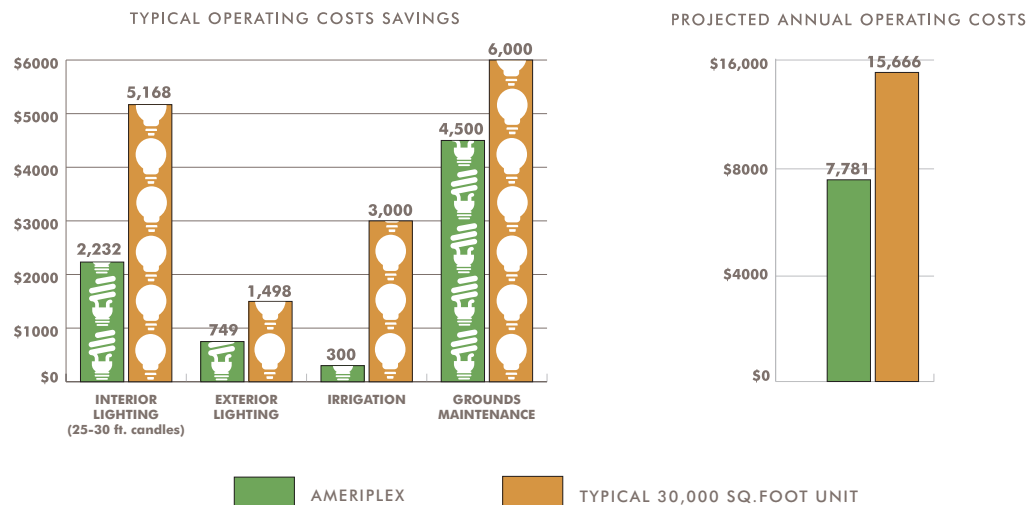
SOURCE: newbuildings.org

We cut no corners to cut your overhead.

Holladay Properties has a long track record of developing forward-thinking projects that provide value for its tenants while being sensitive to the surrounding area. At AmeriPlex at Elm Hill, we've brought together our most talented minds and the most innovative sustainable building practices to create an industrial space that is energy efficient, cost-effective and environmentally responsible for our community and future generations. What this means for tenants is significantly lower total occupancy costs than more traditional industrial developments. At Holladay Properties, we're not just focused on building real estate, we're dedicated to building your business as well.

ANNUAL COST SAVINGS WITH AMERIPLEX*

* WHEN COMPARED TO A TYPICAL 30,000 SQ. FOOT UNIT



HOW ARE THE SAVINGS GENERATED?

INTERIOR LIGHTING
Fluorescent interior lighting with occupancy sensors and daylighting lower energy use during both peak and non-peak hours.

EXTERIOR LIGHTING
Auto-dimming exterior lighting to adjust based on motion, allowing for efficient energy use.

IRRIGATION
Native species plantings and rainwater recapture lower water use.

GROUND MAINTENANCE
Low mow grasses and native species reduce upkeep.

WHAT'S THE BOTTOM LINE?

ANNUAL SAVINGS

\$7,884.00

OR

.26 PER SQ. FOOT

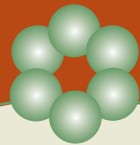
All of this leads to lower projected annual operating costs, saving you and your business money.

Strategically located. Configured to your specifications.

AmeriPlex at Elm Hill, situated at the heart of Nashville's industrial central business district, is prime real estate for your commercial, office or industrial operations. Located next to Nashville's major transportation routes — I-24, I-40 and



Briley Parkway — AmeriPlex accommodates approximately 260,000 sq. ft. of office warehouse industrial space.



AmeriPlex at Elm Hill can accommodate your specific industrial space requirements — from 9000 sq. ft. up to 130,000 sq.ft. — with 2 to 10 acre build-to-suit sites available.



CONVENIENTLY LOCATED WITHIN 5 MINUTES

Downtown Nashville
U.S. Post Office
Nashville Airport

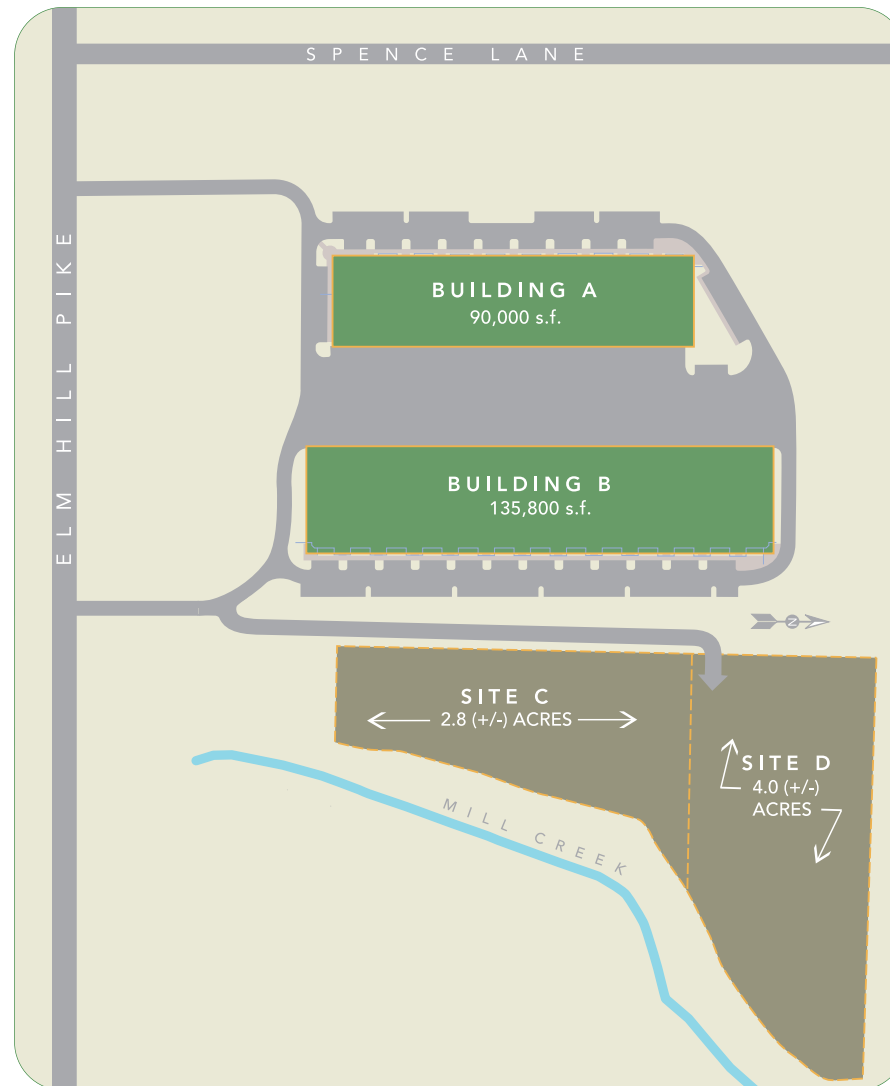
Briley Parkway
I-440
I-40
I-65

Multiple amenities to meet your individual needs.

When you combine our ideal location, multiple configurations and cost saving design with our amenity offerings, you'll understand why AmeriPlex is in a class of its own. Just look at what we can offer.

THE AMENITIES AT AMERIPLEX









- Gated, secure access
- 170' truck court
- 60' x 60' column spacing
- Up to 300 car parking spaces
- Trailer storage available
- Drive-in and dock access
- ESFR sprinkler system fire protection
- 6" reinforced concrete floor
- 24' - 27' clear ceiling heights
- Tilt-up concrete construction



Good for your business. Good for our community.

Holladay Properties is proud to offer AmeriPlex at Elm Hill to companies who are looking for cost-saving, energy-efficient industrial space or who are meeting corporate environmental requirements for new real estate. Here are a few of the features designed, not only to save you money, but also to benefit our community for future generations.

ENERGY-SAVING SOLUTIONS FROM AMERIPLEX

-  Reflective standing seam metal roof
-  Daylighting
-  Energy-efficient, dimmable lighting
-  Energy-efficient HVAC
-  Low CAM charges
-  Low-maintenance landscaping
-  Energy-efficient exterior lighting
-  Lower distribution costs due to central location





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ameriplexatelmhill.com

ANOTHER STEP FORWARD BY



HOLLADAY
PROPERTIES

www.holladayproperties.com



Commercial Real Estate Services

Established in 1952, Holladay Properties has grown and diversified from construction of single-family tract housing to one of the largest privately held developers, design/build firms, and fully integrated real estate companies in the eastern half of the United States.

Holladay Properties has built projects ranging from \$750,000 to over \$75 million in over 15 states, with a total project valuation of over \$2 billion.

For leasing options or available land sites please contact:

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