

NOTICE OF AVAILABILITY
Airport Warehouse & Office Lease
Nashville International Airport - BNA
Nashville, Tennessee

Release Date: September 25, 2025

The Metropolitan Nashville Airport Authority (MNA) is issuing this Notice of Availability (NOA) seeking interested parties ("Respondents") to lease available MNA property located at Nashville International Airport (BNA).

INTRODUCTION

The Metropolitan Nashville Airport Authority's mission is to give Middle Tennessee its heartbeat and foster its competitive advantage as the region's premier hub for transportation and related businesses. MNA strives to plan, develop, manage, and operate safe, efficient, and attractive aviation facilities and to provide superior services for residents and economic interests in Middle Tennessee.

SCOPE OF OPPORTUNITY

This NOA offers Respondents the opportunity to lease available MNA property, shown in detail in "Exhibit A" attached hereto, "as is." The preferred use of the subject property is aviation-related, and any proposed modifications to the property must be financed by the Respondent, with no financial contribution from MNA.

A **minimum 5-year lease** term will be required. The lease may be terminated by either party, at any time, for any reason, with ninety (90) days advance written notice.

You may also view this notice on MNA's website at <https://flynashville.com/nashville-airport-authority/business-opportunities/real-estate-lease>.

SITE VISIT

Respondents may request a site visit by emailing AirlineAffairs@flynashville.com. Site visits are subject to availability. The property is located at 331 Air Freight Blvd. Nashville, TN 37217.

DESCRIPTION OF PREMISES

The available property includes 3,957 square feet ("SF") of uninsulated warehouse and storage space and 751 SF of climate-controlled office and storage space for a total of 4,708 SF. The property, located at 331 Air Freight Blvd, is adjacent to other leased warehouse space at the Airport's Air Cargo Facility on Air Freight Blvd and has direct access to the air cargo aircraft parking ramp. The warehouse space has three

(3) truck loading bays from the public side and one (1) roll-up bay that provides direct access to the air cargo ramp. The office space consists of 563 SF, which includes two offices that total 216 SF. Limited on-site vehicle parking is included.

SITE CONDITIONS

The available property shall be delivered in “as is” condition, including, without limitation, any existing utility and/or avigation easements, subsurface conditions, existing structures, and the presence of oil or hazardous materials. MNAA makes no representation or warranties of any kind, express or implied, in fact or in law, with respect to the property’s condition or any existing improvements and/or any laws, ordinances, and regulations affecting the property.

RESTRICTIONS ON OPERATIONS

Aviation-related operations at the Airport must comply with the MNAA’s Aeronautical Service Operator Minimum Standards (the “Minimum Standards”), the terms of a lease with the MNAA, the Rules and Regulations of the MNAA (including, without limitation, the safety and security requirements of the Airport), and the requirements of applicable laws and regulations of other governmental authorities. A copy of the Minimum Standards and Rules and Regulations currently in effect can be obtained from MNAA’s website at <https://flynashville.com/nashville-airport-authority/rules-rates-and-regulations>. A separate operating agreement may be needed with MNAA, depending on the type of activity.

The MNAA’s Minimum Standards and Rules and Regulations documents are subject to change from time to time. Any use or development of the available property shall also be consistent and compatible with MNAA’s Airport Layout Plan (ALP) and Airport Master Plan (AMP) as approved by the FAA.

IMPROVEMENTS

Interested parties who anticipate making improvements or alterations to the property shall be responsible for designing and constructing all facets of such improvements or facilities to be operated by the Respondent or a third party, which operation shall be determined by the Respondent or third party, subject to MNAA approval and the restrictions stated herein.

Any design alterations or construction on the property must conform to all local, state, and federal codes, statutes, rules and regulations, and MNAA’s Airport Improvement Request (AIR) policy. Respondents shall be responsible for securing all federal, state, and local permits, licenses, and approvals necessary to develop and operate any proposed improvements.

UTILITIES

The site has previously installed water, sanitary sewer, electric, and natural gas utilities. All utilities are metered pro rata at the point of connection, and all subsequent operational utility charges shall be the Respondent’s responsibility. It is the Respondent’s responsibility to work with utility providers to confirm

that utilities have the capacity to support its use of the facility and any improvements thereon. MNAA does not make any representation or warranty about the utilities' condition or capacity.

SITE SURVEY

Approximate lease premises boundaries and square footage are included in "Exhibit A."

SECURITY

Where required, airfield perimeter security must be maintained throughout Respondent's use of the facility, which shall be further outlined in a lease with the MNAA, including during any construction period should Respondent propose any alterations or renovations. Coordination with MNAA to create a perimeter security plan that outlines security measures during any construction and/or operation of facilities is required.

INSURANCE

The successful Respondent will be required, under the terms of a lease with the MNAA, to hold policies of insurance to cover all liabilities arising out of its use of the property, in addition to policies to cover its personal property stored on the premises. Policies must name the MNAA as an additional insured and provide for a waiver of subrogation. Commercial General and Auto Liability, and Workers' Comp are required policies. Exact policy amounts will vary based on the Respondent's proposed use of the facilities. Proposed use may require an Environmental Liability insurance policy.

LEASE AND PAYMENT OF RENT

As part of a responsive proposal, Respondents will be required to provide a base rent and escalation proposal. Escalation must be at least three (3%) percent per year, and base rent must include a rate per square foot (psf) of **no less than \$12.00**. The MNAA reserves the right to further negotiate the financial terms proposed by Respondents.

Until the execution of a binding agreement between the MNAA and a proposed tenant, the MNAA reserves the right to negotiate and enter into a binding agreement with other parties with respect to the subject property. The submission of an indication of interest, completed forms or other documentation by any Respondent with respect to the subject property shall not, under any circumstances, create or establish any contractual or other relationship or obligation on the part of the MNAA. The MNAA shall be bound only by the terms of any documents or agreements executed by the MNAA.

MAINTENANCE RESPONSIBILITIES

The MNAA shall be responsible for the building exterior, structural parts of the building, and underground utilities and pipes leading up to the edge of the property. Except for damage by fire or other casualty, Respondent shall, at its own expense, maintain in good condition the interior of the property. Respondents will be responsible for the repair and maintenance of the HVAC systems and pipes and utilities within the interior of the building.

Further details of Authority and Respondent maintenance responsibilities will be stated in the lease.

SUBMISSION OF RESPONSES TO NOTICE OF AVAILABILITY

Materials submitted by all Respondents will be considered public records under the Tennessee Public Records Act, Tenn. Code Ann. §§ 10-7-101, et seq., and, therefore, such materials may be subject to inspection and copying upon request. The MNAA cannot guarantee the confidentiality of any proprietary or otherwise sensitive information submitted by any Respondent.

Respondents must submit at a minimum the following to be considered:

- A summary of the Respondent's interest in the property and background in aviation
 - This must include all individuals/parties affiliated with the proposal
- A description of the proposed aviation-related use of the property
- A base rent and escalation schedule

If alterations or improvements are being proposed, the following additional items must be submitted:

- Detailed description of improvements
- Estimate of capital investment
- Estimate of development timeframe

Submissions should be no longer than five (5) pages in length. Respondents may submit their proposals to this Notice of Availability as follows:

Electronically via E-Mail:

All interested parties must submit their proposal no later than close of business on **Friday, October 24, 2025**. Proposals are to be sent via email to the Airline Affairs Department at AirlineAffairs@flynashville.com, with "331 Air Freight Blvd NOA" in the subject line.

All communications during this solicitation process shall be in written form and directed to the Airline Affairs Department at AirlineAffairs@flynashville.com.

The Respondent, its agents or employees, shall not contact or communicate with MNAA's Board Members, President, Staff, Consultant, or Legal Counsel, nor shall the Respondent have other parties make such contact or communication on their behalf. Such unauthorized contact constitutes grounds to reject the Proposal. Any questions or requests concerning this project will be accepted until **Wednesday, October 15, 2025**. All questions will be answered via addendum no later than **Friday, October 17, 2025**.

EVALUATION OF SUBMISSIONS

Evaluation of submissions received in response to this Notice of Availability will consist of a review of the highest and best use of the available property, compatibility with the ALP and AMP, the potential financial benefit to the MNAA, and other information that may be requested, the intent of which will be to identify proposals that would contribute most positively to the Airport. A review of all submissions will be

conducted by the MNAA. The MNAA reserves the right to select Respondents to shortlist based on interest generated by this Notice of Availability. Should the MNAA, in its sole discretion, determine that sufficient interest in the property warrants a formal Request for Proposals (RFP) document being issued, the MNAA will issue an RFP.

The MNAA accepts no financial responsibility for any costs incurred by any Respondent, firm, or individual in responding to this Notice of Availability. The information and material submitted in response to this solicitation becomes the property of the MNAA. By submitting a response, the Respondent certifies that it has thoroughly read and understands the Notice of Availability and has full knowledge of its requirements, terms, and conditions.

The MNAA reserves the right to reject any or all submittals and to request and consider additional information from interested parties. The MNAA reserves the right to waive any irregularities and technical defects. The MNAA reserves the right to modify, amend, or waive any provisions of this Notice of Availability.

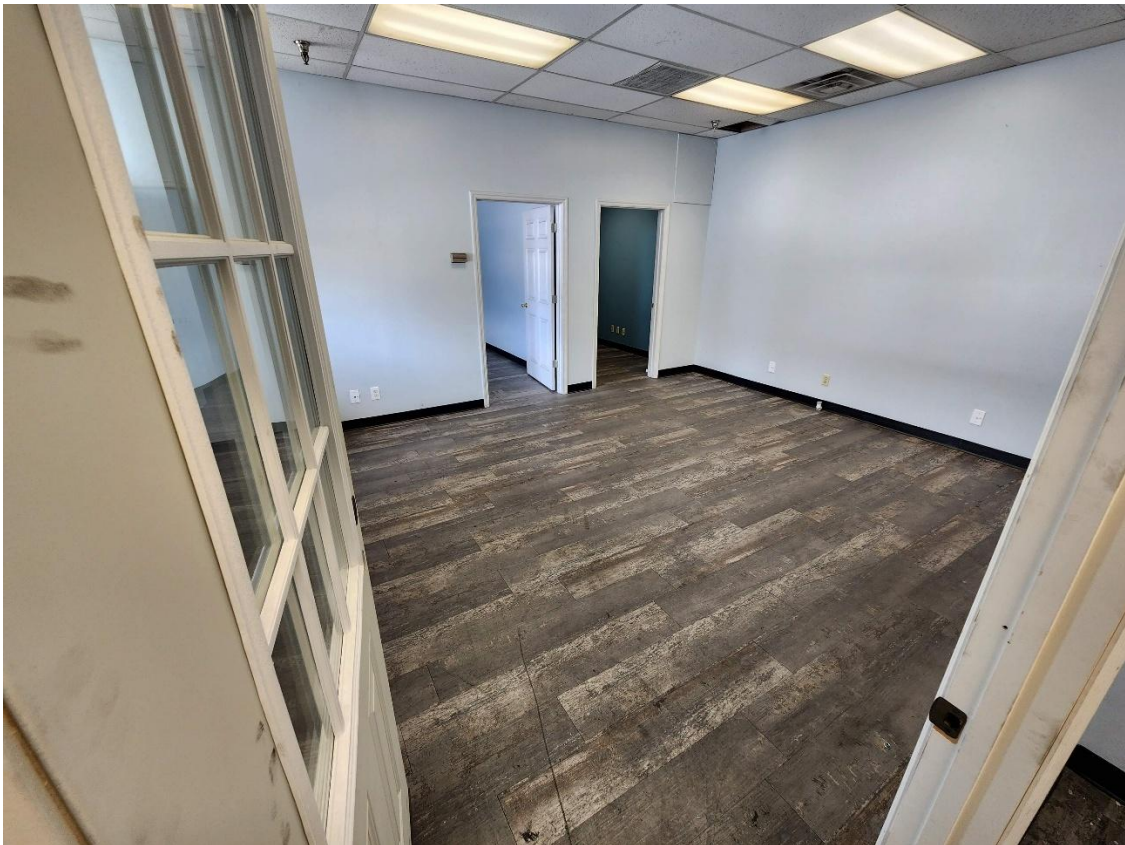
NOTE: Interested parties may be required to subsequently provide additional information (such as evidence of financial positions and capability, the ability to acquire all necessary permits, licenses, approvals, etc.) after their initial submission of interest to assist MNAA in evaluating proposals.

Exhibit on Following Page

EXHIBIT A – Property Photos

(Note: airport equipment and material pictured will be removed)









Schedule
(Central Standard Time)

NOA Release	September 25, 2025
Site Visit	By Request
Questions Due	October 15, 2025
Addendum Issue Date (Question Responses)	October 17, 2025
Proposals Due	Friday, October 24, 2025, by 5 PM
Shortlist Interviews (If necessary)	Week of October 27, 2025
Follow-Up Interviews (If necessary)	TBD
Selection of Recommended Respondent	November 3, 2025

*Note – all dates are tentative and are subject to change. The MNAA will maintain an updated schedule on its website at <https://flynashville.com/nashville-airport-authority/business-opportunities/real-estate-lease-opportunities>