

FOR LEASE

NEWLY RENOVATED INDUSTRIAL SERVICE FACILITY

1030 TENNESSEE BLVD | LEBANON, TN 37087

7,530 SF Building on 2.94 Acres



PROPERTY OVERVIEW

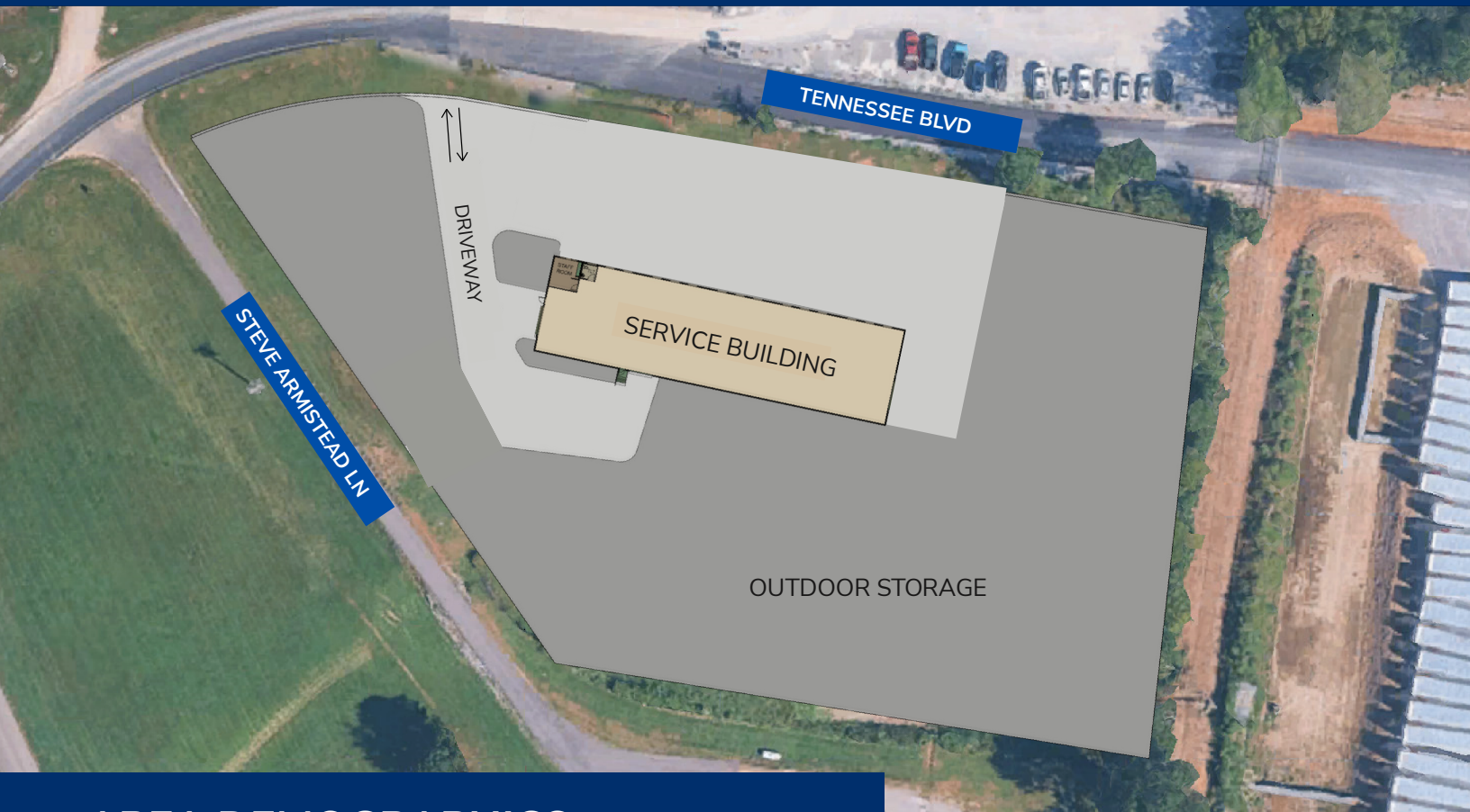
Site Size	2.94 gross acres (approx. 2.75 usable)
Building Size	7,530 SF
Zoning	Heavy Industrial (Wilson County)
Construction / Condition	Concrete block; newly renovated
Renovation Completion	Estimated June 2026
Clear Height	20'
Roof	New TPO
Electrical	208/120V, 3-phase
Restroom	1 ADA compliant
Loading	Two (2) 16' x 16' grade-level doors; drive-through
Parking / Yard	Asphalt drive lanes & parking; gravel front and rear yard
Site Security	Fully fenced with gated keypad access
Utilities	City water, sewer & natural gas; MTE electric



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AREA DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



39,710

TOTAL POPULATION



\$179,435

MEDIAN NET WORTH



24,276

TOTAL EMPLOYEES



1,782

TOTAL BUSINESSES

LABOR DIVISION



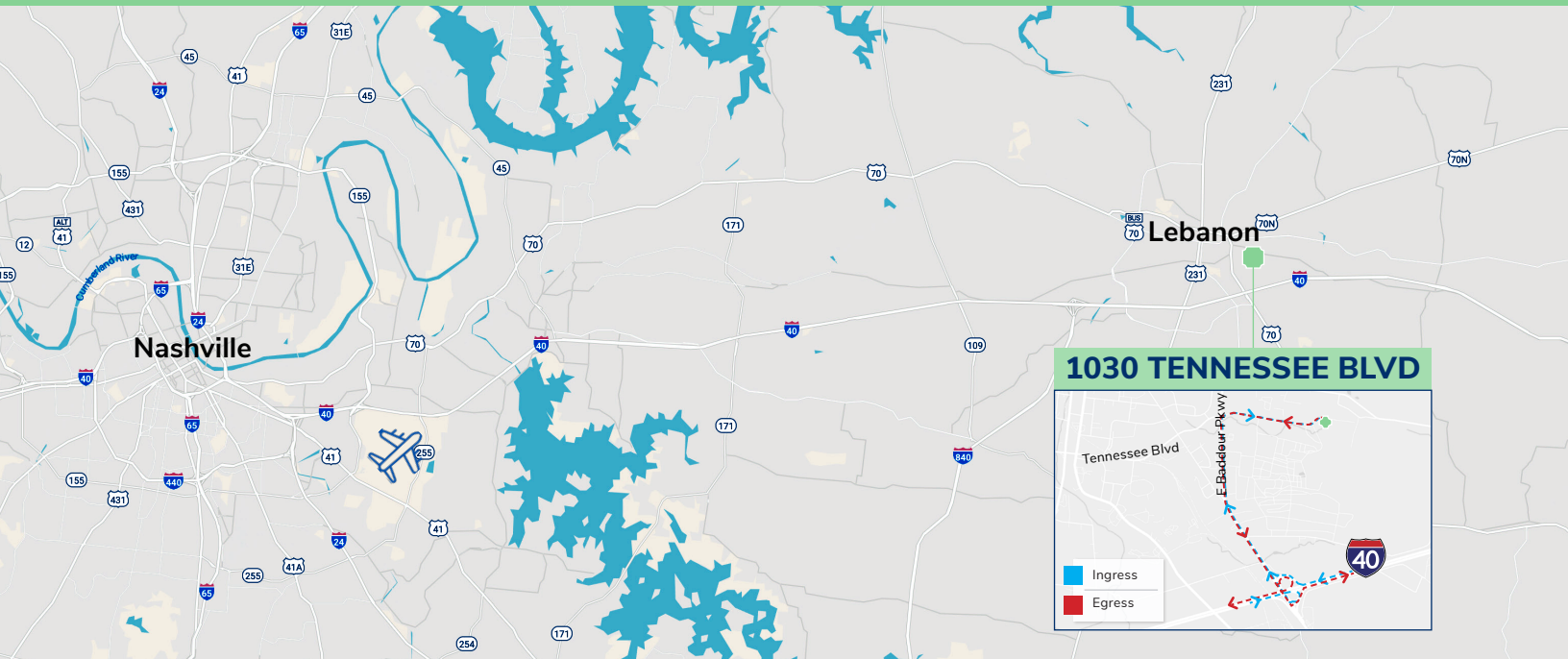
Source: Esri forecasts for 2025 and 2030.

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SITE LOCATION & DRIVE TIMES



5 MINS

Access to I-40

8 MINS

Lebanon
Municipal
Airport

10 MINS

Access to I-840

24 MINS

Nashville
International
Airport (BNA)

30 MINS

Downtown
Nashville

FOR MORE INFORMATION, CONTACT:

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