



LEBANON, TN 37090

# Prologis Mountain View



LEE &  
ASSOCIATES

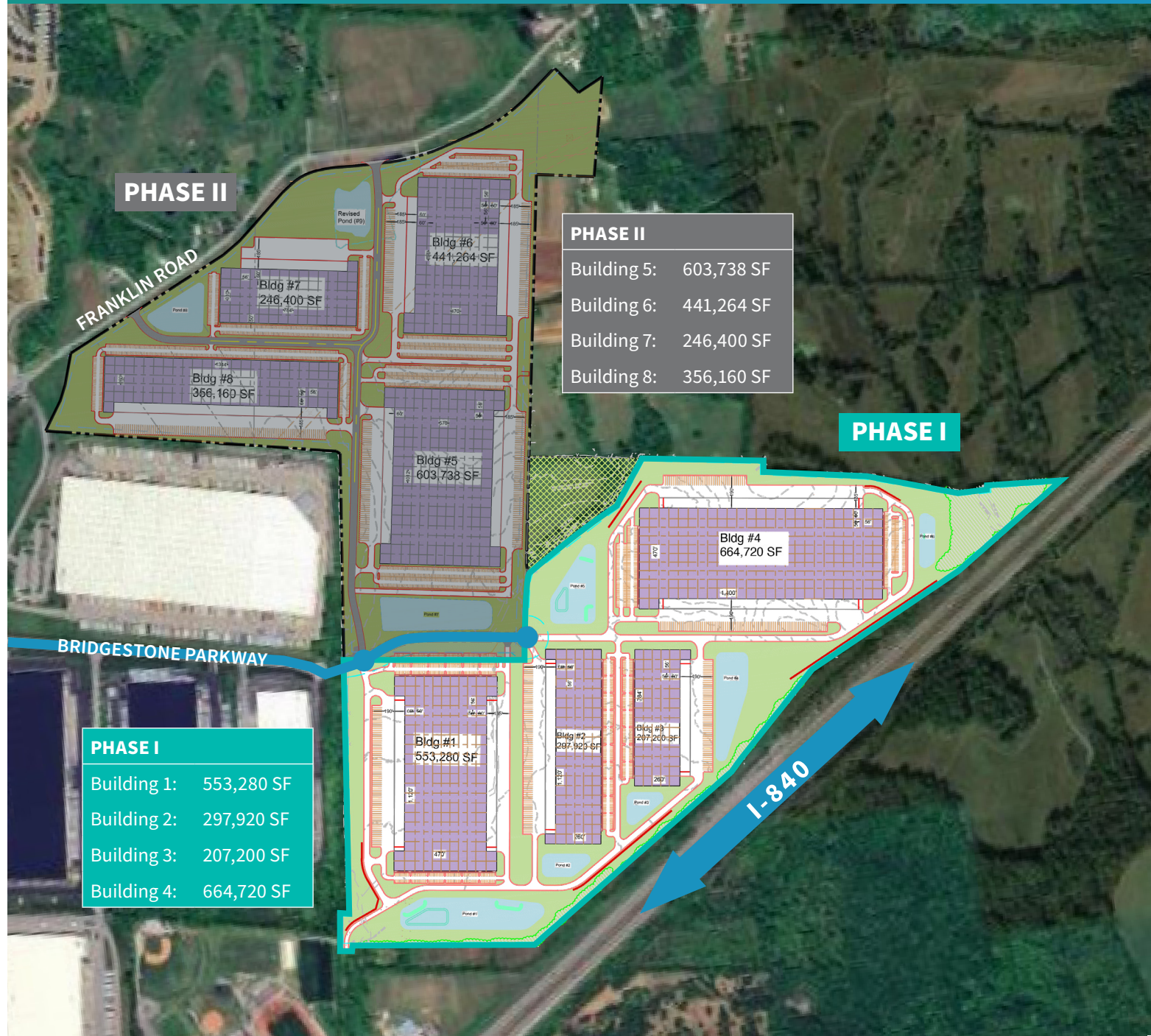




# Master Planned Class A Industrial Park

## DEVELOPMENT HIGHLIGHTS

- ± 3.4 MSF Class A master planned industrial development
- Build-to-suit opportunities with plan flexibility
- Immediate access to Highway 109 and I-840
- Interstate visibility from I-840
- Cross dock and rear load options with trailer parking available
- Located in close proximity to labor
- Available space from ± 60,000 SF
- Scalable and flexible site for bulk distribution, warehouse and light manufacturing facilities





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Lebanon, TN 37090

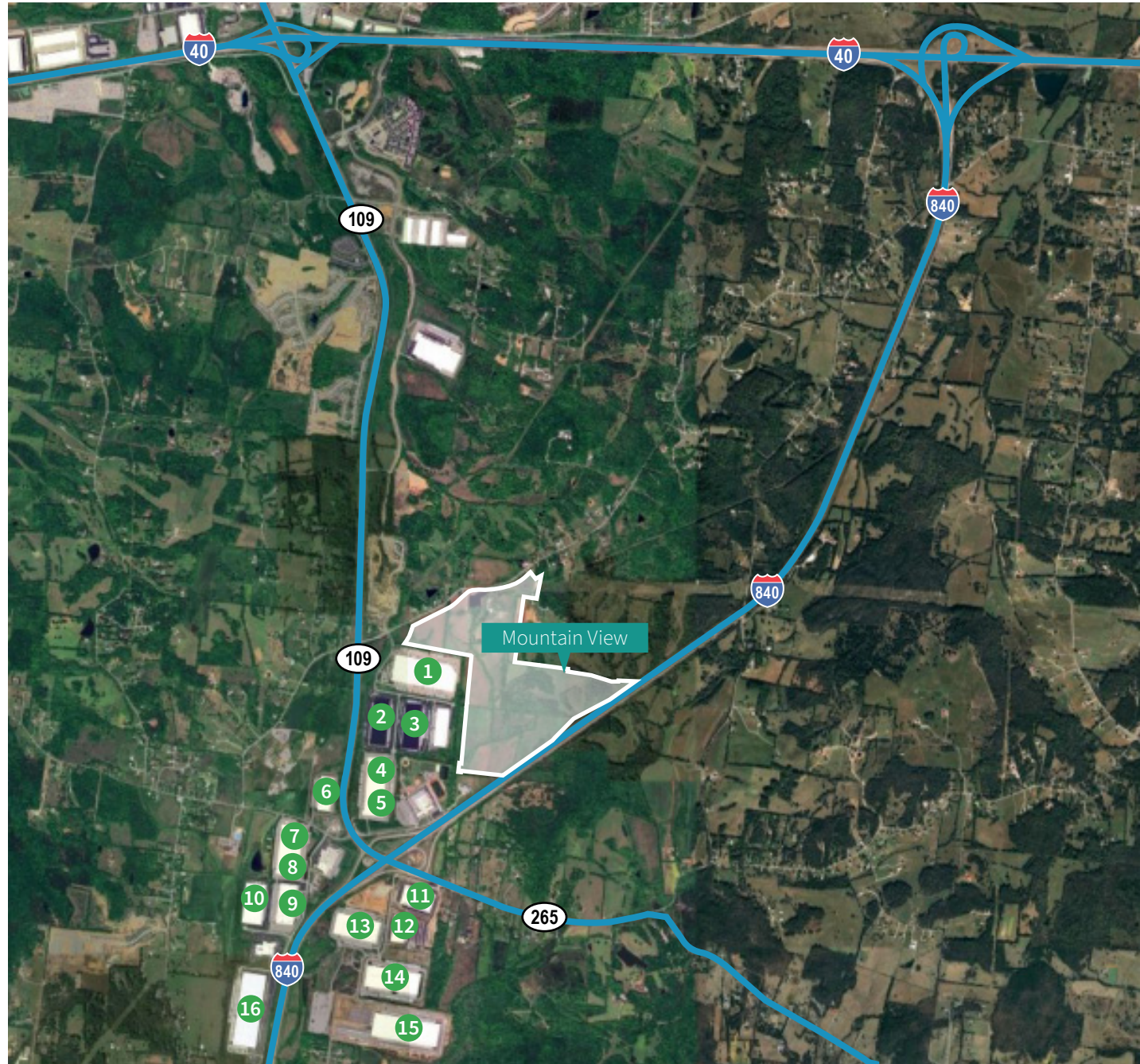
## HIGHWAY ACCESS

- The property is located in the heart of the Wilson County Submarket with immediate access to I-840 and Highway 109. I-840 provides access to I-40, I-24 and I-65 and allows labor to access the area quickly.

- I-840 2.2 Miles
- I-40 4.6 Miles
- Nashville Airport 19.6 Miles
- Downtown Nashville 27.2 Miles

## CORPORATE NEIGHBORS

- |                         |                           |
|-------------------------|---------------------------|
| 1 Bridgestone Firestone | 9 O'Reilly Auto Parts     |
| 2 Carlex Glass America  | 10 Leviton Manufacturing  |
| 3 Prime Source          | 11 Averitt Express        |
| 4 XPO Logistics         | 12 Monster Energy Company |
| 5 GEODIS                | 13 FedEx Supply Chain     |
| 6 Kloeckner Metals      | 14 Starbucks              |
| 7 B & G Foods           | 15 Walmart                |
| 8 Optoro                | 16 Amazon                 |



## Nashville Demographics

(drive time)



Population



Median  
Household Income

**20  
Minutes**

71,842

\$76,977

**30  
Minutes**

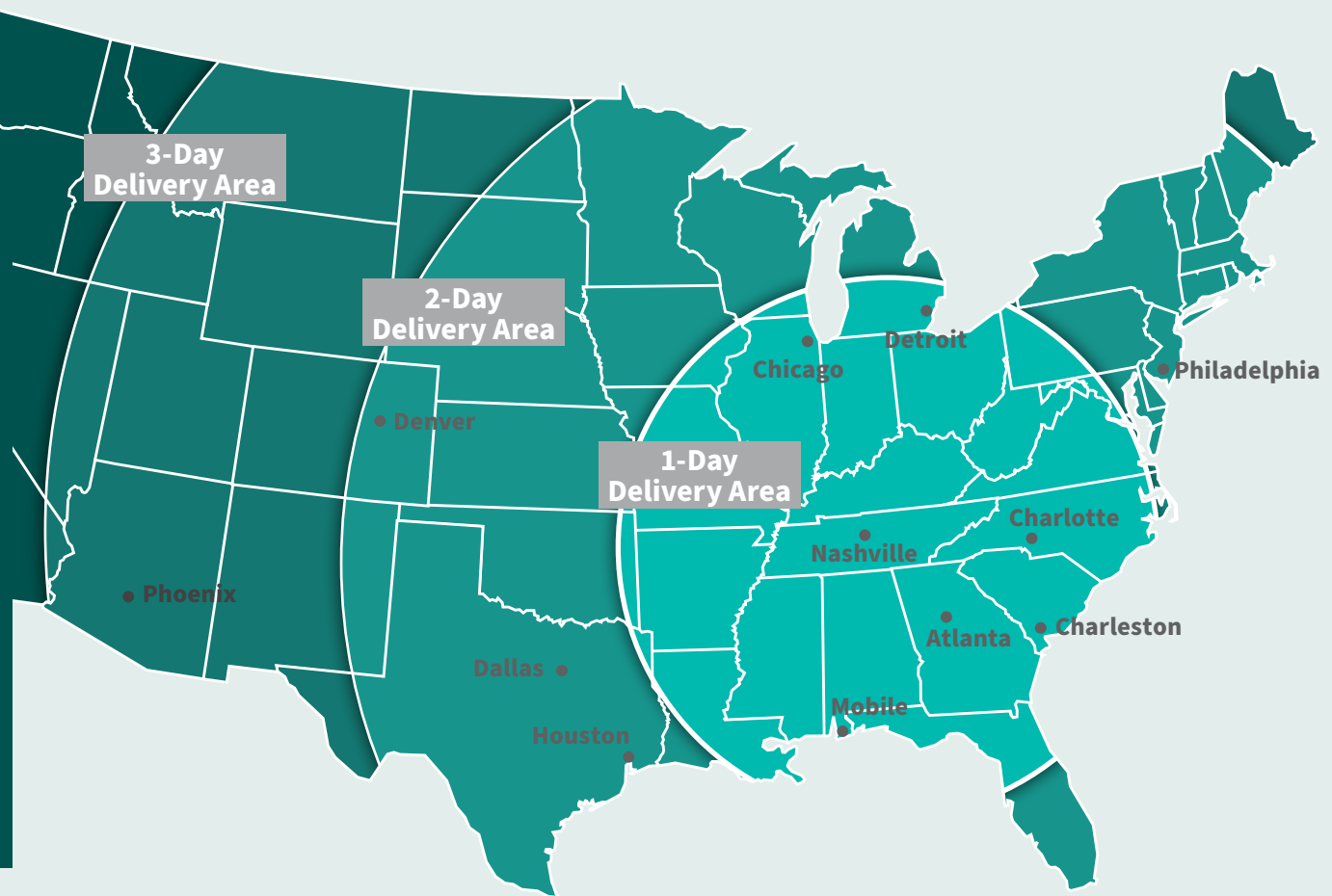
229,991

\$82,025

**3-Day  
Delivery Area**

**2-Day  
Delivery Area**

**1-Day  
Delivery Area**



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of May 14, 2025, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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