



# SPACE FOR LEASE

+/- 7,000 SF Industrial/Flex Warehouse



## 107 N. COLLEGE STREET LEBANON, TN 37087

### PROPERTY HIGHLIGHTS

- +/− 7,000 SF industrial/flex building
- Zoned CS
- 3-phase power
- New TPO roof covering in 2024
- 3 roll-up doors
- +/−1,500 SF conditioned space
- Gated gravel lot for parking/storage
- Additional public parking adjacent to property
- Located *outside* flood hazard zone
- Available within 30 days

### PROPOSED LEASE TERMS

- \$7,000/month Year 1
- 3% annual rent increase
- 3 – 5 year lease term
- Tenant responsible for utilities, HVAC, leasehold improvements, non-structural elements
- Landlord responsible for roof, structural elements

For more information contact:  
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**DUNN COMMERCIAL GROUP**  
567 Stewarts Ferry Pike  
Nashville, TN  
615.981.3022



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