

Join occupants such as Tritium, Novamet Specialty Products & Tennessee Cheesecake within this 498,000sf mixed-use industrial facility on 98 acres with three (3) gated access points, locally owned with on-site property management

No warranty on the information contained herein. All information should be independently verified.

## NOVAMET TECH CENTER

1420 Toshiba Drive  
Lebanon, TN 37087

### AVAILABLE FOR LEASE:

**~16,510sf industrial space**

~1,510sf office within (985sf front & 525sf rear w/bathroom)

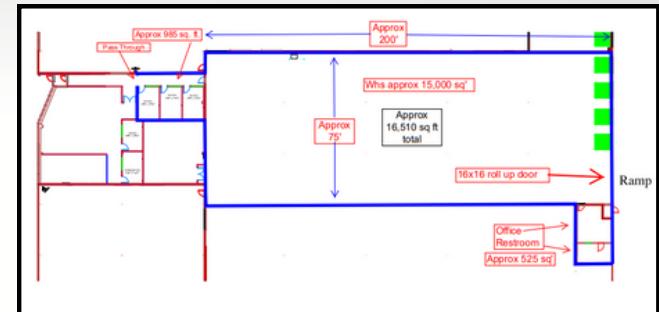
Four (4) docks

One (1) ramp to 16' x 16' drive-in

\*includes small gravel lot contiguous to truck court

*Lease Rate: \$12.00/sf*

*\*rate includes basic heat/water/electric usage*



ALSO AVAILABLE (separately):

#### **3 Surface Lot Opportunities:**

~ 97 Trailer Lot, lighted w/concrete pads

~60 Trailer Lot, lighted w/concrete pads

6+ Acres Gravel Lot

*[images below/call for rates]*

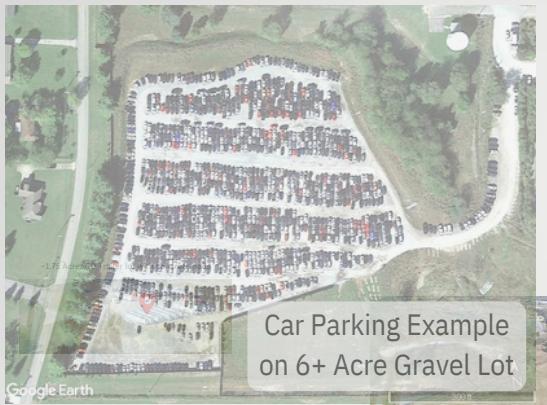


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*1420 Toshiba Drive, Lebanon, TN 37087*

## 3 Surface Lot Opportunities:



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## MORE ABOUT LEBANON:

Info per the City/Wilson Chamber

- +53% POPULATION in 10 years
- +32% Sales Tax Collections in 5 years
- +113% Building Permit Growth in 5 years
- +54% Business Licenses Issued in 5 years
- + 73% Property Valuations in 5 years

- #1 Fastest Growing County in TN
- #1 Metro Statistical Area in U.S. for Economic Growth
- #1 Ranked Airport in TN
- #2 Wealthiest County in TN
- #2 Highest ACT Scores in TN



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