

ALLIGOOD INDUSTRIAL PARK

215 & 303 ALLIGOOD WAY
LEBANON, TN 37090



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property overview



215 & 303 ALLIGOOD WAY | LEBANON, TN 37090

**WILSON
COUNTY**
SUBMARKET

±410,370
TOTAL PARK SF

38.77
ACRES

Q3 2023
DELIVERY DATE

32'
CLEAR HEIGHT

bldg 1



BUILDING OVERVIEW

Current Zoning	IP - Planned Business, Industrial Park	SF Available	±94,450 SF	Office SF	±2,084 SF
Building Dimensions	960' L x 255' D	Dock Configuration	Rear load, 135' deep truck court	Dock Doors	19 (9' x 10')
Automobile Parking	81	Truck/Trailer Parking	26	Building Floor Slab	6" thick concrete slab
Clear Height	32'	Column Bay Spacing	56' deep x 50' wide 60' deep loading bays	Drive-In Ramp Doors	1 (12' x 14')
Roof	45 mil TPO; 20-year manufacturer warranty	Fire Protection	ESFR sprinkler systems	Electrical	Each building has one 2,000-amp, 480-volt service (expandable)
Construction Type	Concrete tilt-wall	Warehouse Heating	Gas-fired unit heaters		

bldg 2

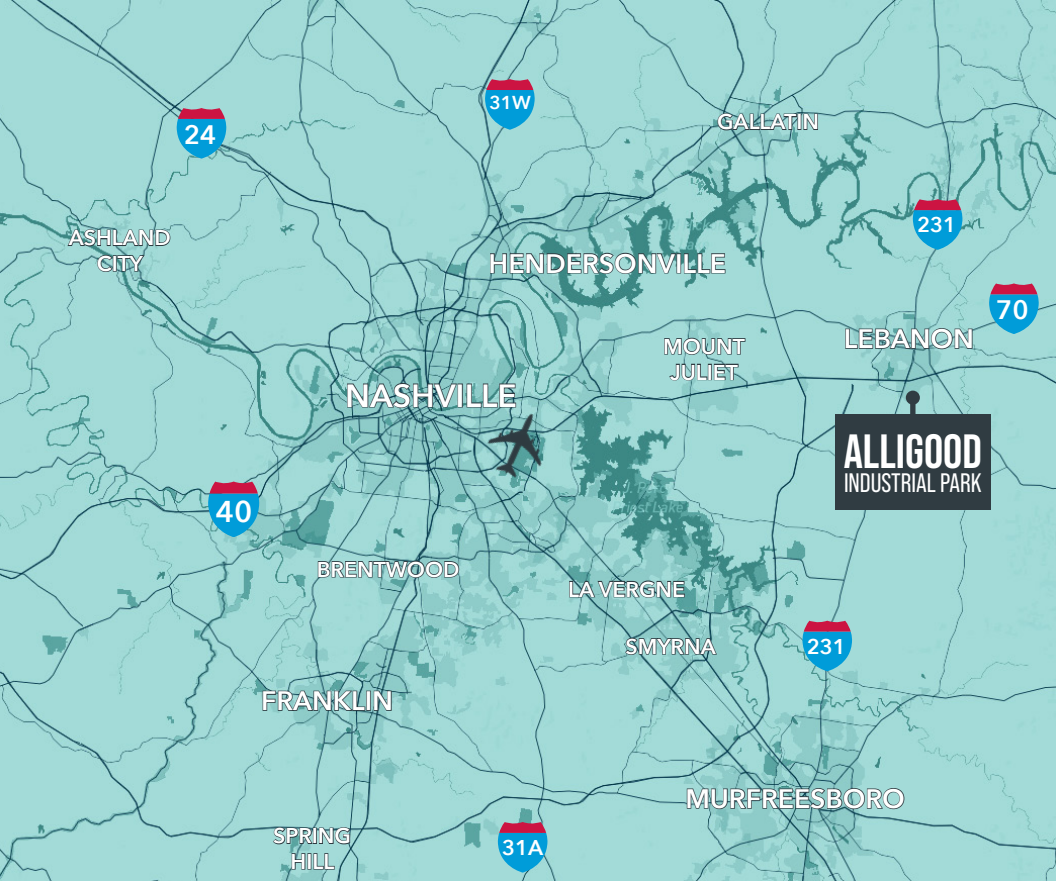


BUILDING OVERVIEW

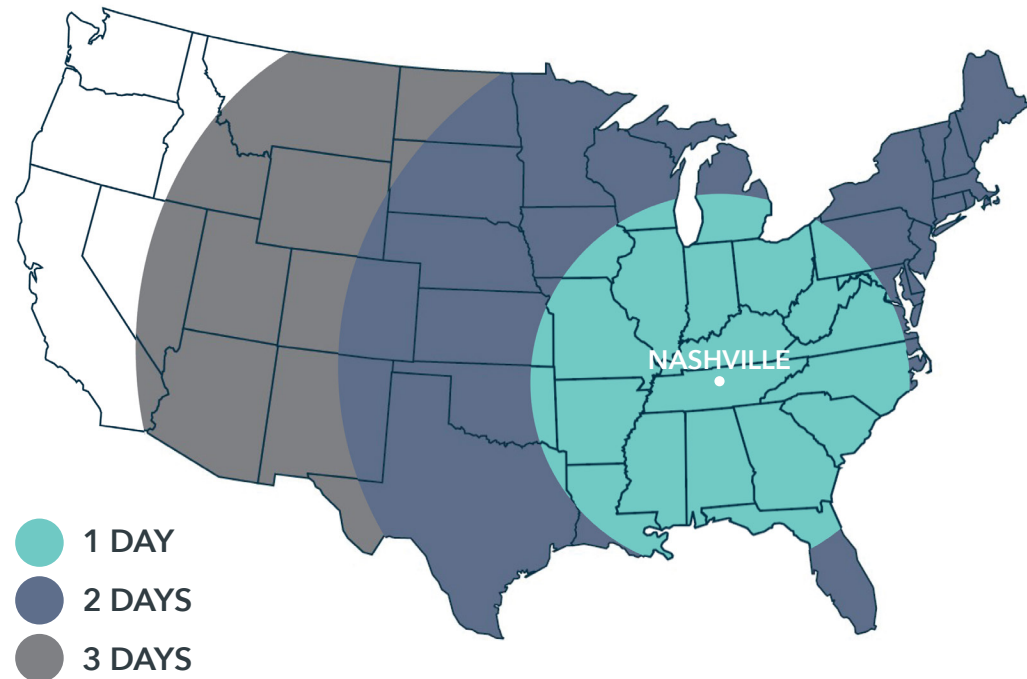
Current Zoning	IP - Planned Business, Industrial Park	SF Available	±109,760 SF	Office SF	±2,000 SF
Building Dimensions	840' L x 280' D	Dock Configuration	Rear load, 135' deep truck court	Dock Doors	19 (9' x 10')
Automobile Parking	75	Truck/Trailer Parking	25	Building Floor Slab	6" thick concrete slab
Clear Height	32'	Column Bay Spacing	56' deep x 50' wide 60' deep loading bays	Drive-In Ramp Doors	1 (12' x 14')
Roof	45 mil TPO; 20-year manufacturer warranty	Fire Protection	ESFR sprinkler systems	Electrical	Each building has one 2,000-amp, 480-volt service (expandable)
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spec
office





DAYS TRUCK DRIVE TO/FROM NASHVILLE



Location logistics



Alligood Industrial Park is located less than half a mile from I-40 Exit 238 off of US-231, a major local commercial corridor. Situated in the heart of Lebanon near downtown, the site is surrounded by abundant retail and industrial users with outstanding access to the local labor pool.



NASHVILLE MSA IS #8 fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day).



WILSON COUNTY IS #1 fastest growing county in Tennessee (145,000 residents; 11 new residents per day).

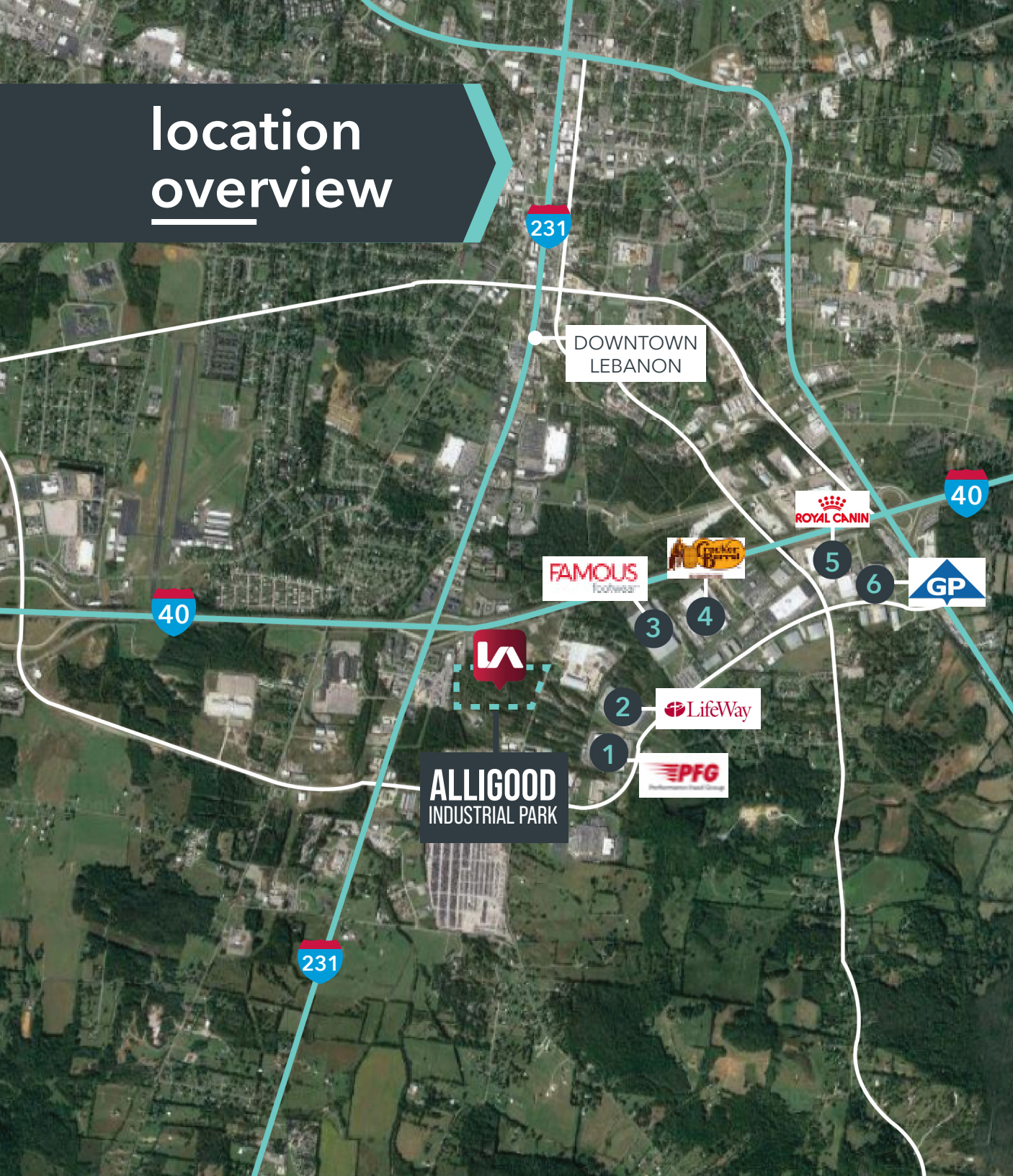


1 OF ONLY 6 US cities with 3 major interstates converging: I-24, I-65, I-40



Interstate 40	0.4 Mile
Downtown Lebanon	1.5 Miles
Interstate 840	3 Miles
Mount Juliet	10 Miles
Nashville Int. Airport	22 Miles
Downtown Nashville	28 Miles
Memphis	210 Miles
Atlanta	230 Miles

location overview



CORPORATE NEIGHBORS

1. *PERFORMANCE FOODS*
231,867 SF
2. *LIFEWAY BOOKS*
342,800 SF
3. *FAMOUS FOOTWEAR*
530,720 SF
4. *CRACKER BARREL*
383,150 SF
5. *ROYAL CANIN*
241,458 SF
6. *GEORGIA-PACIFIC*
107,779 SF



contact

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