

# ALLIGOOD INDUSTRIAL PARK

215 & 303 ALLIGOOD WAY  
LEBANON, TN 37090



**AERIAL VIDEO**

**WILLIAM SISK, SIOR**

*Partner*

[wsisk@lee-associates.com](mailto:wsisk@lee-associates.com)

O: 615.751.2344

C: 615.628.7064

**BRETT WALLACH**

*Partner*

[bwallach@lee-associates.com](mailto:bwallach@lee-associates.com)

O: 615.751.2345

C: 714.401.0615

**BRYAN CAHILL**

*Associate*

[bcahill@lee-associates.com](mailto:bcahill@lee-associates.com)

O: 615.751.2350

C: 410.404.6822



# bldg 2



## SPACE OVERVIEW

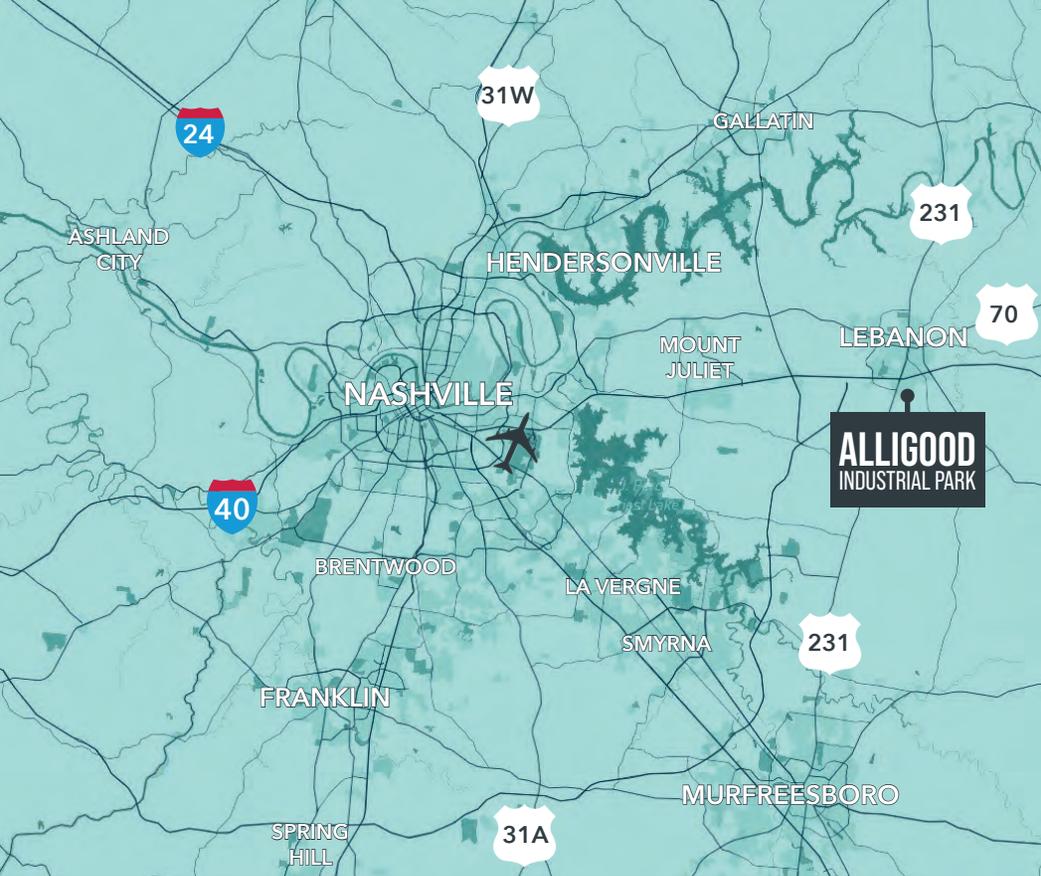
<b>Current Zoning</b>	IP - Planned Business, Industrial Park	<b>SF Available</b>	±109,760 SF	<b>Office SF</b>	±2,000 SF
<b>Space Dimensions</b>	390' L x 280' D	<b>Dock Configuration</b>	Rear load, 135' deep truck court	<b>Dock Doors</b>	Up to 18
<b>Automobile Parking</b>	75	<b>Truck/Trailer Parking</b>	25	<b>Building Floor Slab</b>	6" thick concrete slab
<b>Clear Height</b>	32'	<b>Column Bay Spacing</b>	56' deep x 50' wide 60' deep loading bays	<b>Drive-In Ramp Doors</b>	1 (12' x 14')
<b>Roof</b>	45 mil TPO; 20-year manufacturer warranty	<b>Fire Protection</b>	ESFR sprinkler systems	<b>Electrical</b>	800 amps (expandable)
<b>Construction Type</b>	Concrete tilt-wall	<b>Warehouse Heating</b>	Gas-fired unit heaters		

spec office

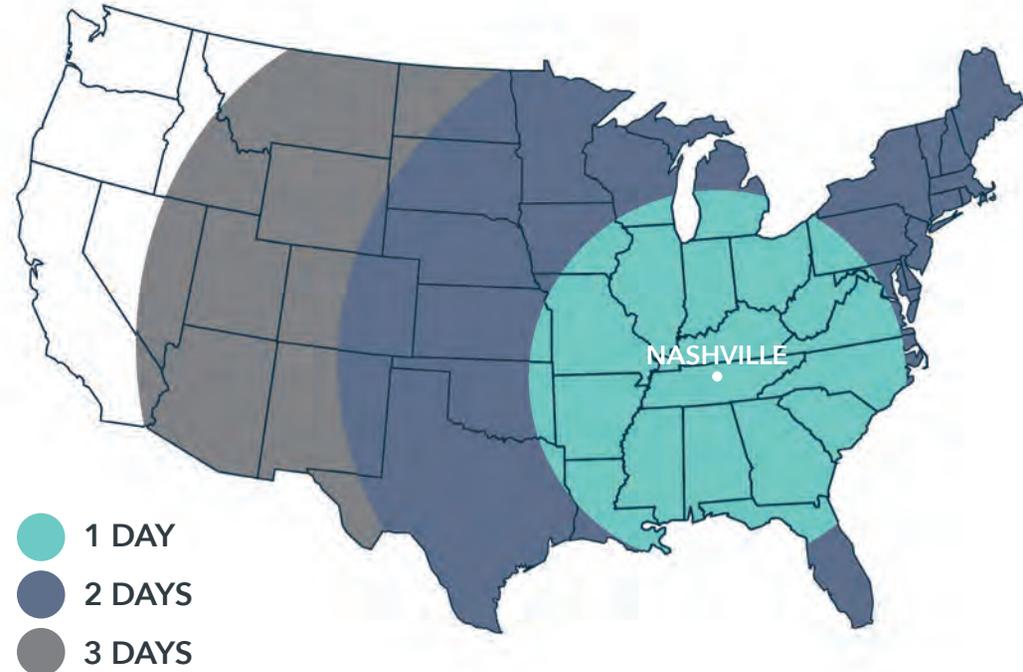


Warehouse





## 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

231

40

266

70

40

266



**ALLIGOOD**  
INDUSTRIAL PARK

**FAMOUS**  
530,720  
SF

**Cracker Barrel**  
83,150  
SF

**ROYAL CANIN**  
241,458  
SF

**LifeWay**  
342,800  
SF

**GP**  
107,779  
SF

**PFG** Performance  
Food Group  
231,867  
SF



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## contact

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*Partner*

[wsisk@lee-associates.com](mailto:wsisk@lee-associates.com)

O: 615.751.2344

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