

# ALLIGOOD INDUSTRIAL PARK

215 & 303 ALLIGOOD WAY  
LEBANON, TN 37090



**AERIAL VIDEO**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES





# property overview



215 & 303 ALLIGOOD WAY | LEBANON, TN 37090

**WILSON  
COUNTY**  
SUBMARKET

**±410,370**  
TOTAL PARK SF

**38.77**  
ACRES

**2024**  
YEAR BUILT

**32'**  
CLEAR HEIGHT





**bldg 1**

**LEASED**  
42,175 SF

**AVAILABLE**  
52,275 SF

**LEASED**  
81,500 SF

## SPACE OVERVIEW

<b>Current Zoning</b>	IP - Planned Business, Industrial Park	<b>SF Available</b>	±52,275 SF	<b>Office SF</b>	BTS
<b>Space Dimensions</b>	205' L x 255' D	<b>Dock Configuration</b>	Rear load, 135' deep truck court	<b>Dock Doors</b>	Up to 11
<b>Automobile Parking</b>	45	<b>Truck/Trailer Parking</b>	14	<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>	0 (can install)
<b>Roof</b>	45 mll TPO; 20-year manufacturer warranty	<b>Fire Protection</b>	ESFR sprinkler systems	<b>Electrical</b>	400 amps (expandable)
<b>Construction Type</b>	Concrete tilt-wall	<b>Warehouse Heating</b>	Gas-fired unit heaters		



**bldg 2**



## SPACE OVERVIEW

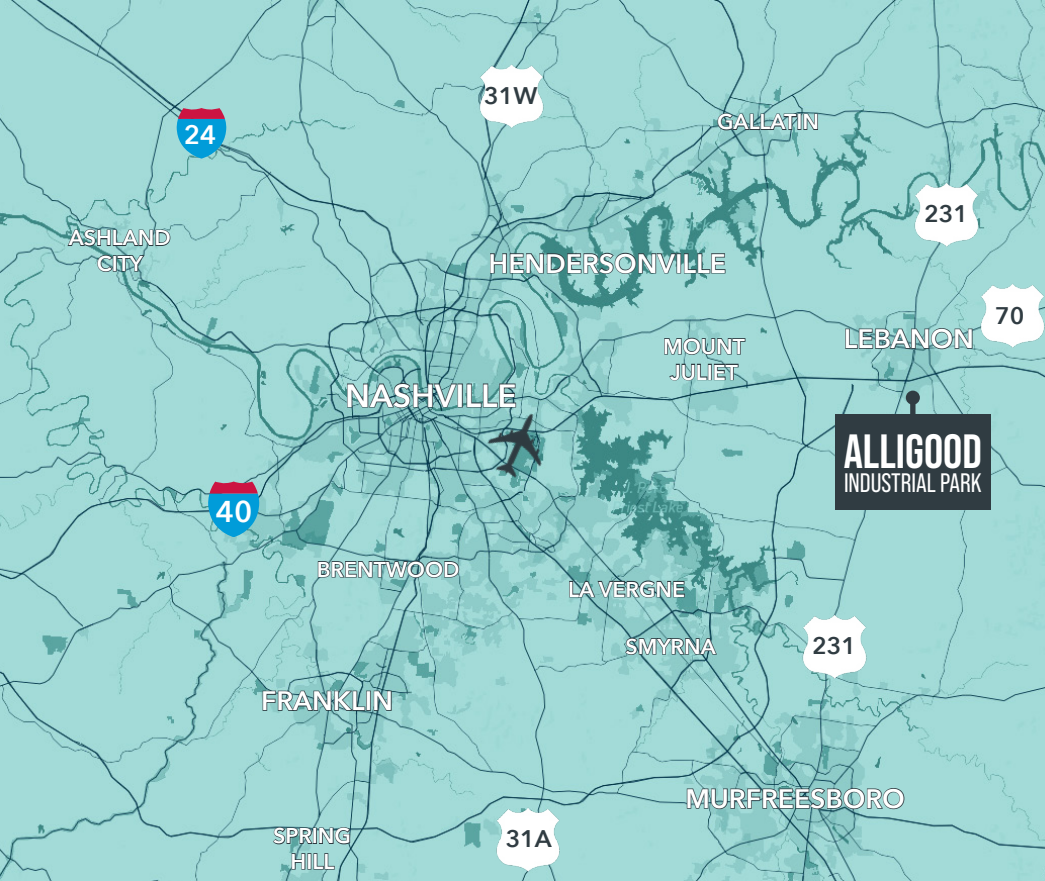
<b>Current Zoning</b>	IP - Planned Business, Industrial Park	<b>SF Available</b>	±109,760 SF	<b>Office SF</b>	±2,000 SF
<b>Space Dimensions</b>	390' L x 280' D	<b>Dock Configuration</b>	Rear load, 135' deep truck court	<b>Dock Doors</b>	Up to 18
<b>Automobile Parking</b>	75	<b>Truck/Trailer Parking</b>	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		



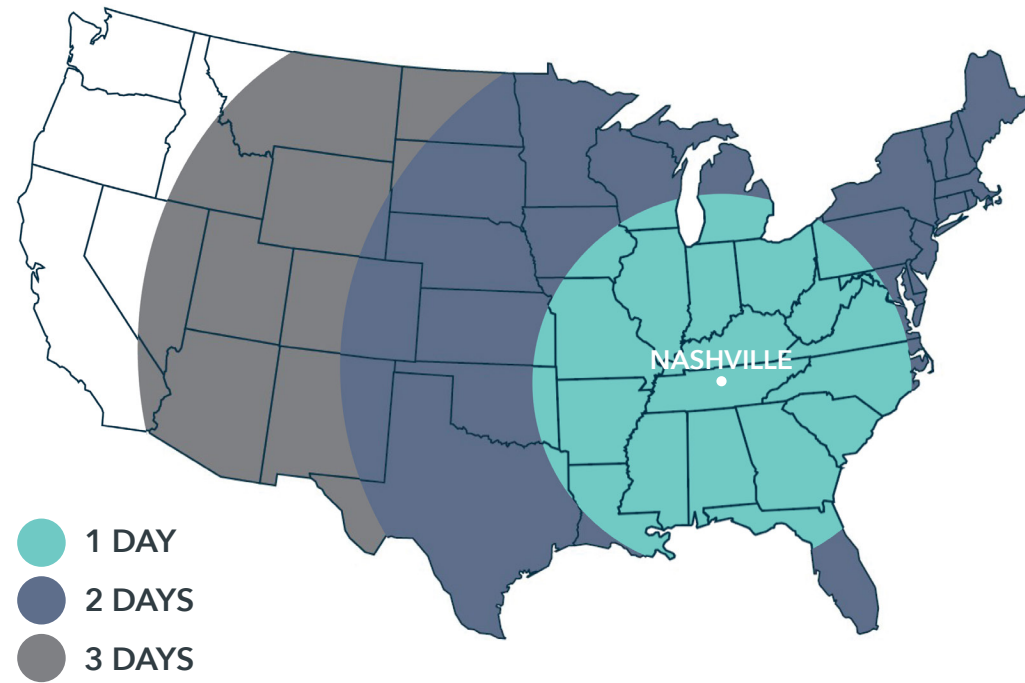
spec  
office







## 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).



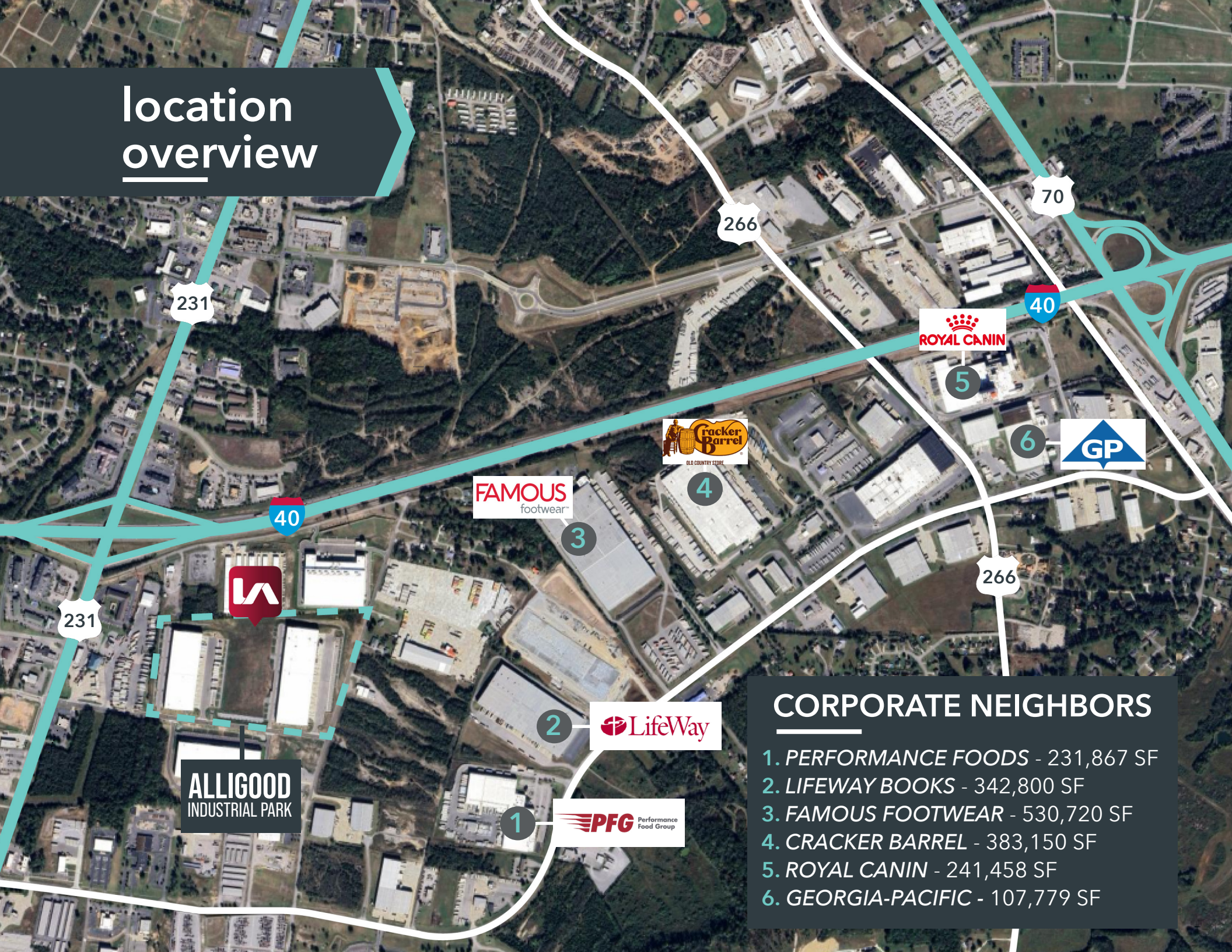
**1 OF ONLY 6**  
US cities with 3 major interstates converging: I-24, I-65, I-40



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



**ALLIGOOD  
INDUSTRIAL PARK**

**FAMOUS**  
footwear



## 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





All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without liability of any kind to be imposed on Lee & Associates.

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