

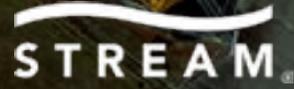


MADDOX-SIMPSON PKWY

FOR LEASE

3,200 SF Industrial Building
on 1.83 Acres

333 MADDOX SIMPSON PKWY | LEBANON, TN 37090



INDUSTRIAL SHOP WITH SECURE OUTDOOR STORAGE YARD

333 Maddox Simpson Pkwy offers a rare opportunity to lease a secure industrial shop with expansive outdoor storage in Lebanon's growing industrial corridor.

The 3,200 SF metal shop sits on approximately 1.83 acres and features two drive-in doors, fully fenced and gated access, and a mix of asphalt and gravel surfaces designed for efficient circulation and storage.

Zoned IP (Industrial) in Wilson County, the property is well suited for contractors, service providers, and industrial users seeking a functional building paired with flexible yard space.





FRONT BUILDING ELEVATION



SITE SPECIFICATIONS

Address	333 Maddox Simpson Pkwy, Lebanon, TN 37090
Property Type	Industrial Outdoor Storage
Availability	Vacant - Available Now
Building Size	3,200 SF
Land Area	1.83 Gross Acres / ±1.75 Usable Acres
Zoning	IP – Industrial (Wilson County)
Year Built	2000
Clear Height	18' clear
Construction	Metal building with metal roof
Drive-In Doors	Two (2) Doors (12' × 12', 14' × 14') Planned 20' × 14' east-side door for drive-through
Electrical Service	120/240V, Single Phase
Lighting	Building wall packs
Parking	±11 standard spaces + 2 handicapped accessible
Surface	Asphalt drive lanes & parking; gravel front and rear yard
Site Security	Fully fenced with gated keypad access
Utilities	City water, sewer & natural gas; MTE electric



SECURE OUTDOOR STORAGE YARD



FULLY FENCED AND GATED SITE



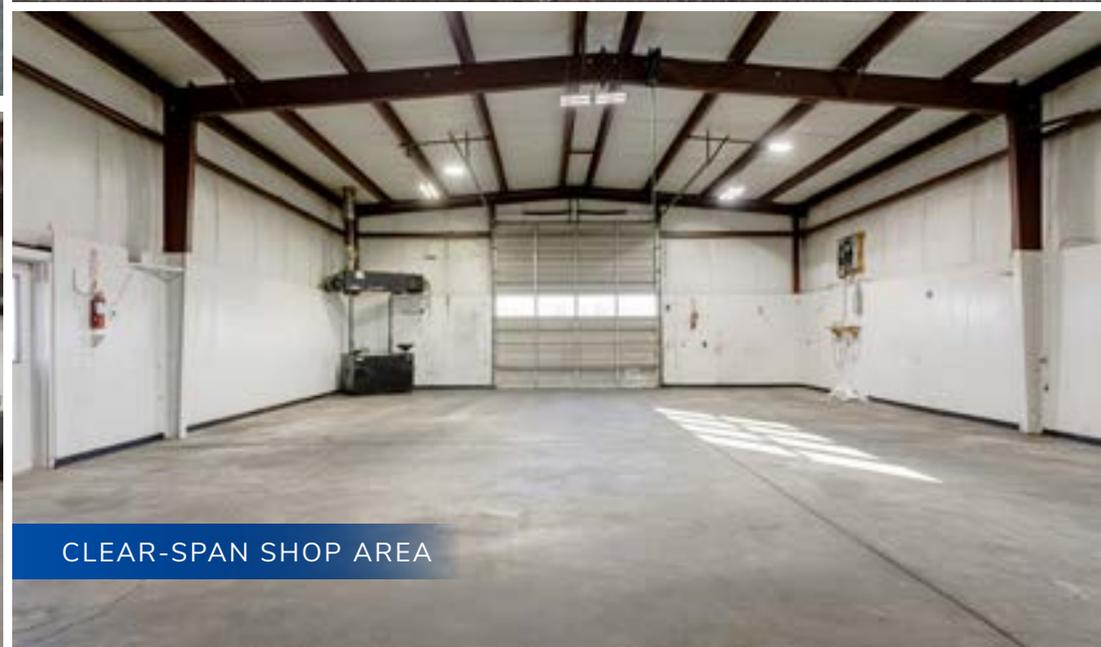
FRONT GRAVEL YARD



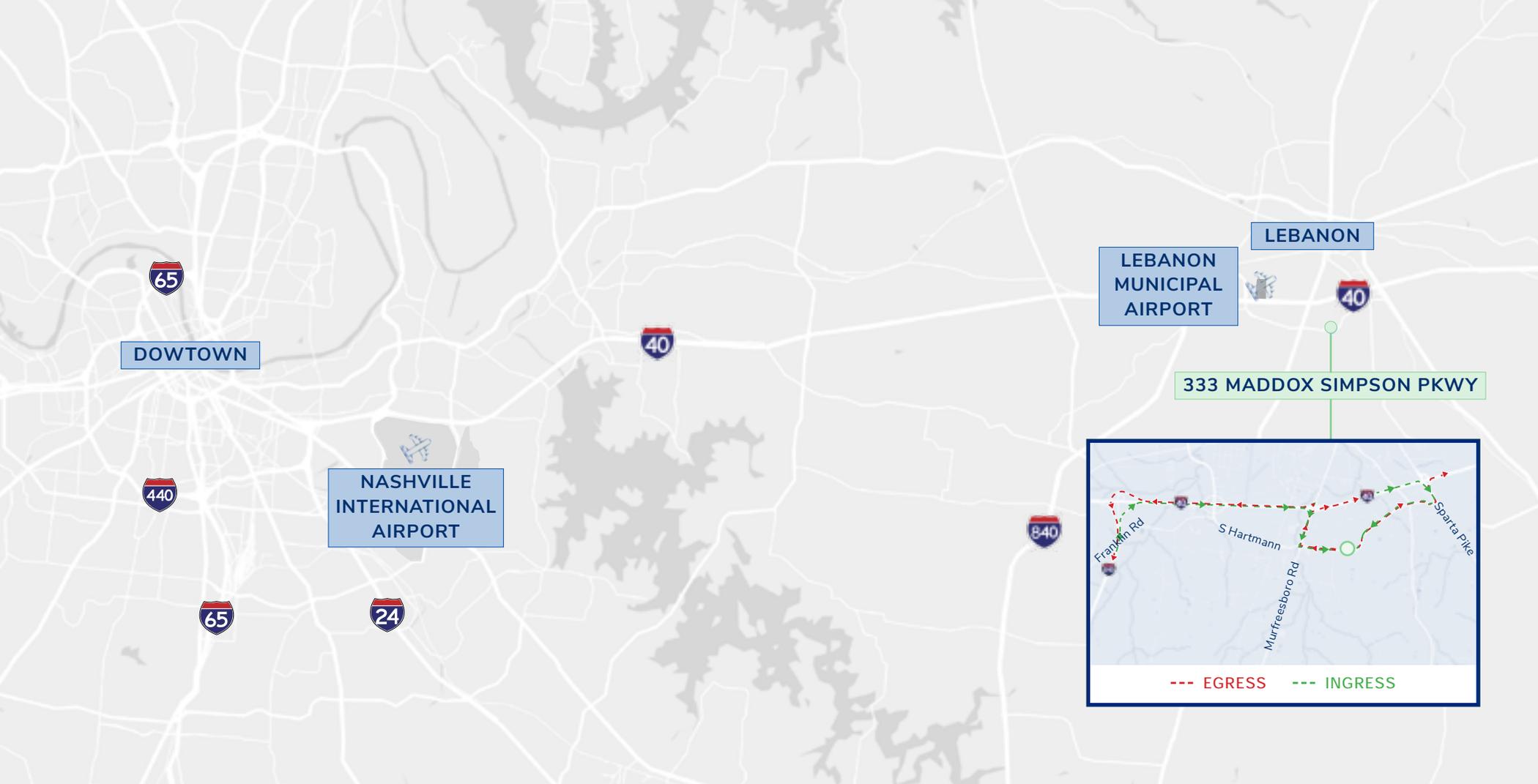
PARKING & DRIVE-IN DOOR ACCESS



FUNCTIONAL INDUSTRIAL LAYOUT



CLEAR-SPAN SHOP AREA



DRIVE TIMES

- 4 MINS to I-40 via Murfreesboro Rd
- 7 MINS to I-40 via Sparta Pike (S.R. 70/ Exit 239)
- 7 MINS to Lebanon Municipal Airport via US-231 N

- 8 MINS to I-840 via I-40
- 26 MINS to Nashville International Airport via I-40
- 37 MINS to Downtown Nashville via I-40



For Lease
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