

FOR SALE

±12,500 SF INDUSTRIAL FACILITY | REDEVELOPMENT/EXPANSION POTENTIAL

CHARLES
HAWKINS CO.
Commercial Real Estate Services

1818 SPARTA PIKE

LEBANON, TN 37090



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INDUSTRIAL BUILDING WITH REDEVELOPMENT/EXPANSION POTENTIAL

1818 Sparta Pike, Lebanon, TN

Charles Hawkins Co. is pleased to present the exclusive offering of 1818 Sparta Pike, a rare light industrial opportunity located on ± 4.88 acres in Lebanon, Tennessee. The property includes $\pm 12,500$ SF of existing industrial building area, 3-phase 440 amp power, and is offered at \$3,100,000. Located just ± 1.6 miles from I-40, the site sits along Sparta Pike, a growing industrial corridor in one of Middle Tennessee's most active logistics markets.

With Light Industrial I-1 zoning, the property offers immediate usability for a wide range of industrial, contractor, storage, warehousing, and service-related uses, while also presenting long-term redevelopment and/or expansion potential. Industrial-zoned land in Wilson County has become increasingly difficult to secure, and rezoning remains a challenge, making 1818 Sparta Pike a compelling opportunity for users, investors, or developers seeking an already-entitled site in the path of growth. Nearby large-scale development, including The Cubes at Sparta Pike, which is bringing over 1M SF next door, further reinforces the corridor's momentum and the property's long-term upside.



CHARLES
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Building Size	$\pm 12,500$ SF
Pricing	\$3,100,000
Acreage	± 4.88 Acres
Zoning	I-1 (Light-Industrial)
Power	3-Phase, 440 Amp

EXCELLENT LOCATION

The corridor sits less than a mile south of a full-service I-40 interchange and about 24 miles from the Nashville International Airport.

GROWING MARKET

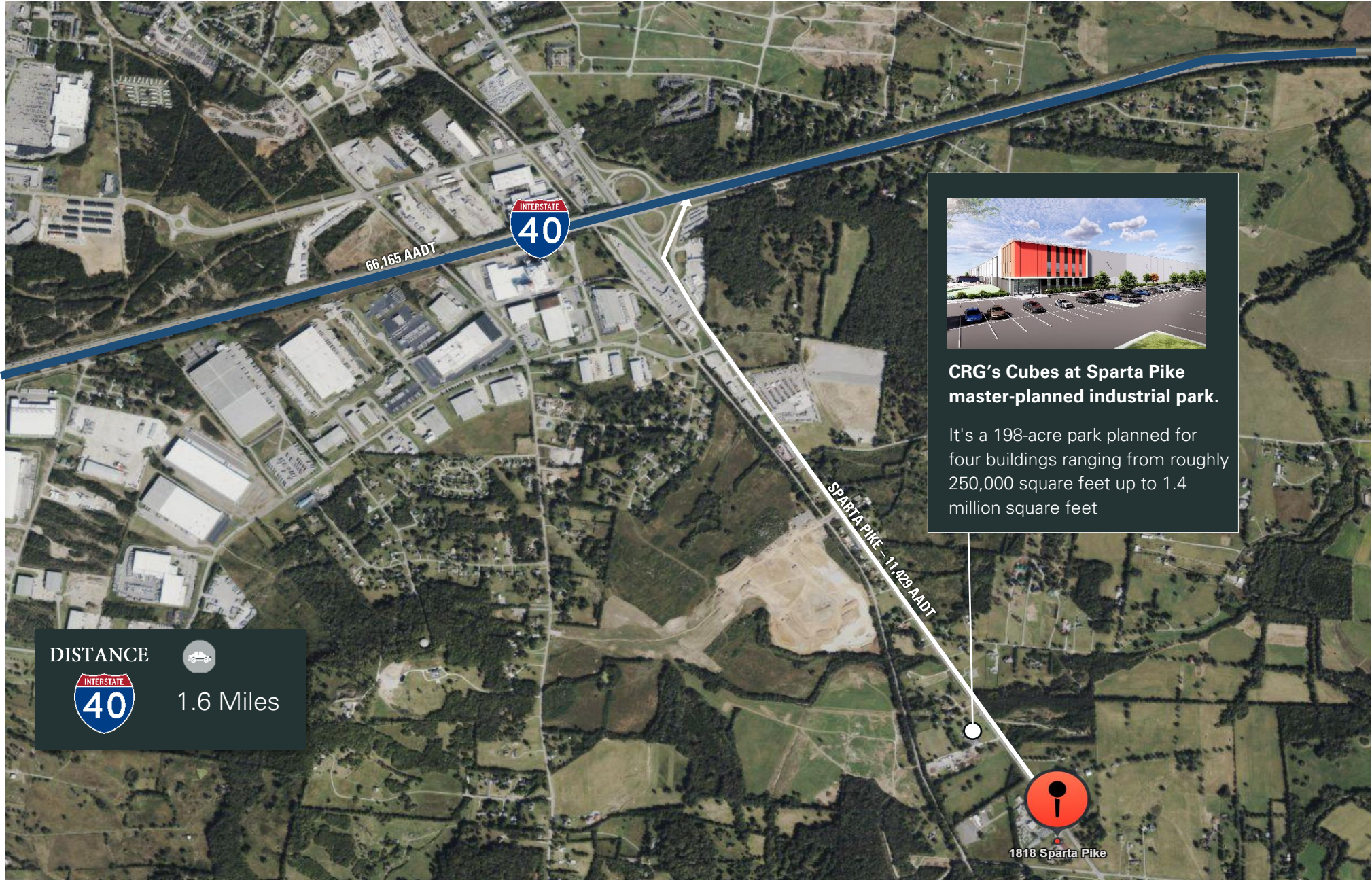
Wilson County is one of Tennessee's fastest-growing counties; Lebanon has an established logistics cluster (Amazon and other major distribution operations), and Tennessee's no-income-tax, incentive-friendly climate keeps pulling industrial users into the I-40 corridor east of Nashville.

IN THE PATH OF DEVELOPMENT

The Cubes at Sparta Pike, situated at 1526-1846 Sparta Pike, is positioned next to the subject property. This expansive 198-acre master-planned Class A industrial park is supported by a national developer, reinforcing the corridor and minimizing risks for the surrounding area.

EMERGING INDUSTRIAL HUB

Home to Under Armour's distribution hub, Amazon fulfillment center, Cracker Barrel's corporate headquarters, Bridgetown Natural Foods, REI, NewBasis, and New Balance distribution Center.





PROPOSED L-1 ZONING USES



A. Billboards and signs, subject to the provisions in Section 4.10 of these Regulations;

B. Building contractor's supply;

C. Cabinet shop;

D. Compact disc and/or record stamping;

E. Contractor's office and/or equipment storage yard;

F. Electrical contractor's supply;

G. Engraving and/or printing plant;

H. Farming;

I. Furniture refinishing and/or upholstery shop;

J. Heating/cooling equipment sales, service, and/or installation;

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K. Manufacturing and/or assembly of products from previously prepared material;

L. Mini warehouse;

M. Music production;

N. Office;

O. Optical goods manufacturing;

P. Packaging of products which have been previously manufactured/assembled, whether or not the previous operation occurred on the premises;

Q. Plumbing Contractor's Supply;

R. Processing of food products from previously slaughtered and dressed animals, fish and fowls, or preparation of dairy products;

S. Retailing of products/materials produced on the site, with all sales activity conducted indoors;

T. Swimming pool sales, maintenance and/or installation shop;

U. Tool and die business;

V. Utility and/or governmental use;

W. Vehicle repair and service;

X. Warehousing;

Y. Wholesaling;

Z. Accessory structures and use customarily incidental to the above permitted uses.

PRIME

REDEVELOPMENT POTENTIAL

Proposed Road Improvements

There is a proposed plan for road improvements that, if approved, would allow for the development of the private drive along the southern property boundary to widen the road, installation of a turning lane for Southbound truck traffic on Sparta Pk, and a signalized intersection at Sparta Pk and Poplar Hill Rd.

These infrastructure improvements are intended to serve two large industrial developments which are in various stages of planning, approval, and development that are being developed nearby to the West.

Conceptual artist rendering for illustrative purposes only; not an official site plan.



THE CUBES AT SPARTA PIKE

NEXT DOOR TO THE SUBJECT PROPERTY

Master-Planned Development

The Cubes at Sparta Pike is a large master-planned industrial park being developed by CRG (the real estate arm of construction giant Clayco) on the southeast side of Lebanon, in Wilson County. It's a 198-acre park planned for four buildings ranging from roughly 250,000 square feet up to 1.4 million square feet, with capacity for up to 2.8 million total square feet of facilities. Construction is expected to be completed in early 2027.

Its Impact

On Lebanon and Wilson County — the project expands the city's industrial tax base substantially and continues Lebanon's trajectory as a distribution hub along the I-40 corridor east of Nashville (it already hosts major operations like Amazon and Under Armour fulfillment centers). Developers expect the park to attract more tenants, employees, and supply-chain operations to the city.



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