

FOR LEASE

NEWLY RENOVATED INDUSTRIAL SERVICE FACILITY

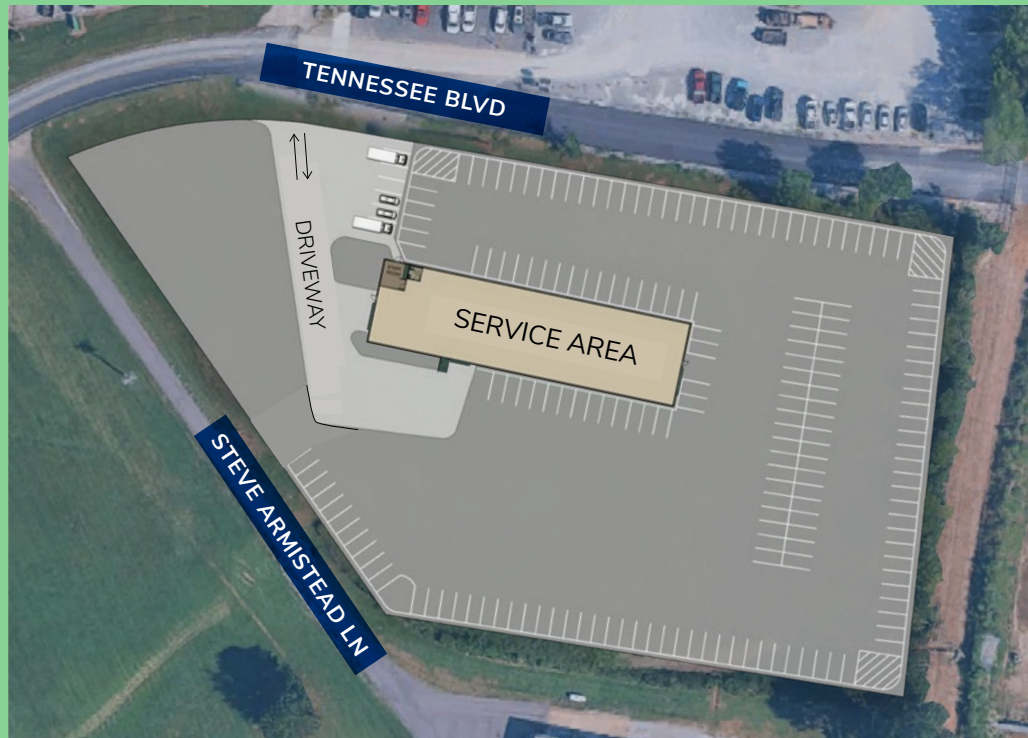
1030 TENNESSEE BLVD | LEBANON, TN 37087

7,530 SF Building on 2.94 Acres



Purpose-Built
for Bus & Trailer
Operations

PARKING | SERVICE | STORAGE



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PROPERTY OVERVIEW

| | |
|--------------------------|---|
| Site Size | 2.94 gross acres (approx. 2.75 usable) |
| Building Size | 7,530 SF |
| Zoning | Heavy Industrial (Wilson County) |
| Construction / Condition | Concrete block; newly renovated |
| Renovation Completion | Estimated June 2026 |
| Clear Height | 20' |
| Roof | New TPO |
| Electrical | 208/120V, 3-phase |
| Restroom | 1 ADA compliant |
| Loading | Two (2) 16' x 16' grade-level doors; drive-through |
| Parking / Yard | 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 |



AREA DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



39,710
TOTAL POPULATION



\$179,435
MEDIAN NET WORTH



24,276
TOTAL EMPLOYEES



1,782
TOTAL BUSINESSES

LABOR DIVISION



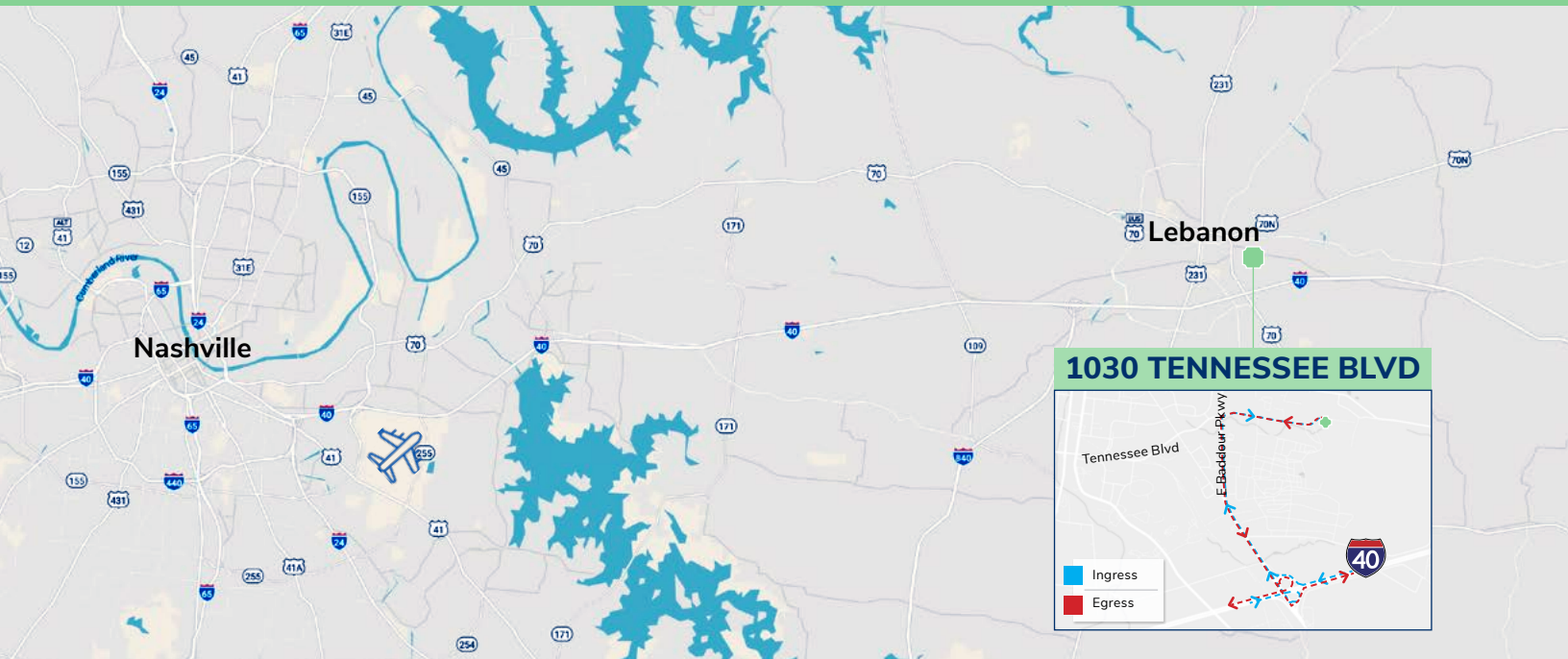
Source: Esri forecasts for 2025 and 2030.

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SITE LOCATION & DRIVE TIMES



5 MINS

Access to I-40

8 MINS

Lebanon
Municipal
Airport

10 MINS

Access to I-840

24 MINS

Nashville
International
Airport (BNA)

30 MINS

Downtown
Nashville

FOR MORE INFORMATION, CONTACT:

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