

Join occupants such as Tritium, Novamet Specialty Products & Tennessee Cheesecake within this 498,000sf mixed-use industrial facility on 98 acres with three (3) gated access points, locally owned with on-site property management

NOVAMET TECH CENTER

1420 Toshiba Drive
Lebanon, TN 37087

AVAILABLE FOR LEASE:

~16,510sf industrial space

~1,510sf office within (985sf front & 525sf rear w/bathroom)

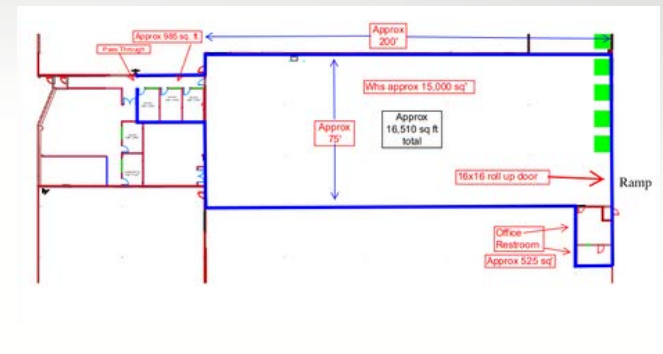
Four (4) docks

One (1) ramp to 16' x 16' drive-in

Availability Date: **July 1, 2024**

Lease Rate: **\$12.00/sf NNN**

*Short Term Lease Preferred



ALSO AVAILABLE (separately):

6+ Acre Gravel Lot

[details on following page]



Contact: Billy Gibbs
Principal Broker, Liberty Commercial Realty, LLC
303 31st Ave N, Suite 105, Nashville, TN 372033
(615) 630-4441 o (615) 812-2519 c
billy@liberty-cr.com



Currently available
in whole or in part
Call for lease rate info

Gravel Lot Capability Example:



Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com



MORE ABOUT LEBANON:

Info per the City/Wilson Chamber

+53% POPULATION in 10 years
+32% Sales Tax Collections in 5 years
+113% Building Permit Growth in 5 years
+54% Business Licenses Issued in 5 years
+ 73% Property Valuations in 5 years

#1 Fastest Growing County in TN
#1 Metro Statistical Area in U.S. for Economic Growth
#1 Ranked Airport in TN
#2 Wealthiest County in TN
#2 Highest ACT Scores in TN



Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com

