

Alligood

Industrial Park

LEBANON, TN 37090

For Lease or Sale

222,382 SF

BUILDING 3

Phase II
Fully Delivered



NEW CLASS A INDUSTRIAL

M MERUS

CBRE

The Offering



BUILDING 3 - SPECULATIVE PROJECT

Current Zoning:	IP - Planned Business, Industrial Park
Building Area:	222,382 SF
Building Dimensions:	728' L x 310' D
Dock Configuration:	Rear load, 135' deep truck court
Automobile Parking:	136 parking spaces
Truck/Trailer Parking:	32 truck/trailer parking spaces
Building Floor Slab:	6-inch conventional unreinforced slab on 4" compacted limestone base Wire-mesh reinforced at speed bays
Construction Type:	Concrete tilt-wall
Column Bay Spacing:	50' deep x 56' wide typical with 60' deep loading bays
Clear Height:	32' starting at one column line past the first speed bay
Roof:	45 mil TPO; 15-year manufacturer warranty
Dock Doors:	9' wide x 10' high dock doors Twenty-one (21) manual dock doors Eight (8) available future knock-outs
Drive-In Ramp Doors:	2 (12' wide x 14' high)
Warehouse Heating:	Two (2) 80/20 MAU gas-fired heating units
Warehouse Lighting:	LED High bays with motion sensors to achieve 25-foot candles
Fire Protection:	ESFR sprinkler systems
Electrical:	One (1) 2,000-amp, 480-volt, three-phase service (expandable) One (1) 200-amp house sub panel
Office:	2,500 square foot spec office space with two (2) unisex restrooms

3D Site Plan

THREE-BUILDING INDUSTRIAL PARK



BLDG 2

BLDG 1

222,382 SF
BUILDING 3

ALLIGOOD WAY

SE TATER PEELER ROAD

Aerial Overview

DIRECT AND EASY ACCESS TO INTERSTATE-40



BLDG 3

BLDG 1

BLDG 2

Pilot FLYING J

SE TATER PEELER ROAD



In Good Company

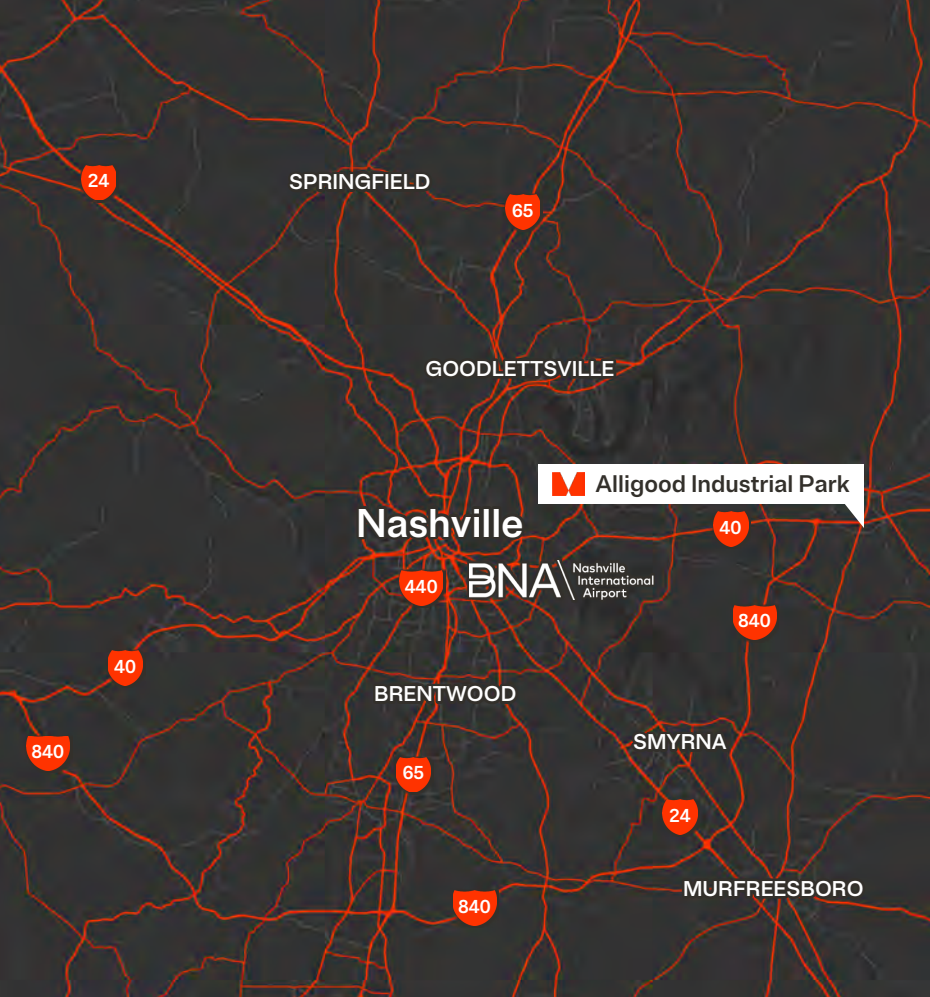


NEARBY INDUSTRIAL USERS

- 01 Performance Foods
GLA: 231,867 SF
- 02 Lifeway Books
GLA: 342,800 SF
- 03 Famous Footwear
GLA: 530,720 SF
- 04 Cracker Barrel
GLA: 383,150 SF
- 05 Royal Canin
GLA: 241,458 SF
- 06 Georgia-Pacific
GLA: 107,779 SF

NEARBY AMENITIES

- 01 Pilot Travel Center
DISTANCE: 0.17 MILE
- 02 O'Charley's Restaurant & Bar
DISTANCE: 0.4 MILE
- 03 Logan's Roadhouse
DISTANCE: 0.9 MILE
- 04 Chick-fil-A
DISTANCE: 1.0 MILE
- 05 McDonald's
DISTANCE: 1.0 MILE
- 06 Lowe's Home Improvement
DISTANCE: 1.1 MILES
- 07 Walmart Supercenter
DISTANCE: 1.4 MILES
- 08 Starbucks
DISTANCE: 1.3 MILES
- 09 Downtown Lebanon
DISTANCE: 2.4 MILES



Nashville Logistics by the Numbers

50%

OF THE U.S. POPULATION LIVES WITHIN 650 MILES (1-DAY TRUCKING DISTANCE)

12M

PEOPLE LIVE WITHIN A 2.5-HOUR DRIVE OF NASHVILLE

1 of 6

U.S. CITIES WITH 3 MAJOR INTERSTATES CONVERGING: I-24, I-65, I-40

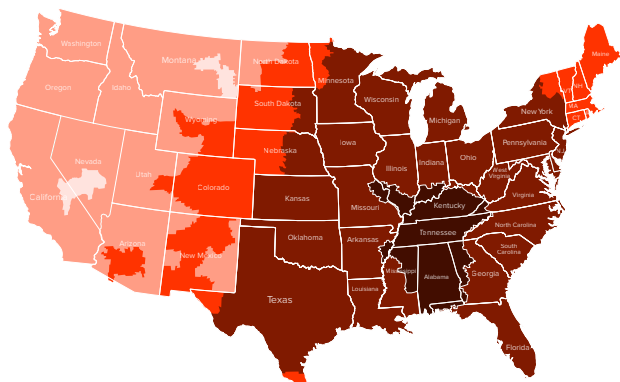
#8

FASTEST GROWING MAJOR MSA (NASHVILLE) IN THE U.S. - 1.9 MILLION RESIDENTS; 86 NEW RESIDENTS PER DAY

#1

FASTEST GROWING COUNTY (WILSON) IN TENNESSEE - 145,000 RESIDENTS; 11 NEW RESIDENTS PER DAY

FEDEX GROUND PARCEL DELIVERY



From Nashville, 72% of the US population is reached with FedEx's One- and Two-Day Ground Delivery.

- 1 Day
- 2 Days
- 3 Days
- 4 Days
- 5 Days

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.

Interstate 40	0.4 Miles
Downtown Lebanon	1.5 Miles
Interstate 840	3 Miles
Mount Juliet	10 Miles
Nashville Int'l Airport	22 Miles
Downtown Nashville	28 Miles
Memphis, TN	210 Miles
Atlanta, GA	230 Miles



Alligood Industrial Park

LEBANON, TN 37090

CONTACT US

Jack Armstrong

Senior Vice President

+1 615 493 9257

+1 561 339 9071

jack.armstrong@cbre.com

Steve Preston

Executive Vice President

+1 615 248 1114

+1 615 418 9470

steve.preston@cbre.com

Will Goodman

First Vice President

+1 615 493 9256

+1 321 230 1522

will.goodman@cbre.com

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

M MERUS

CBRE