

1564 SE TATER PEELER ROAD, LEBANON, TN



**AVAILABLE FREEZER/COOLER**

**±154,782 SF**

**CBRE**

# BUILDING SPECIFICATIONS



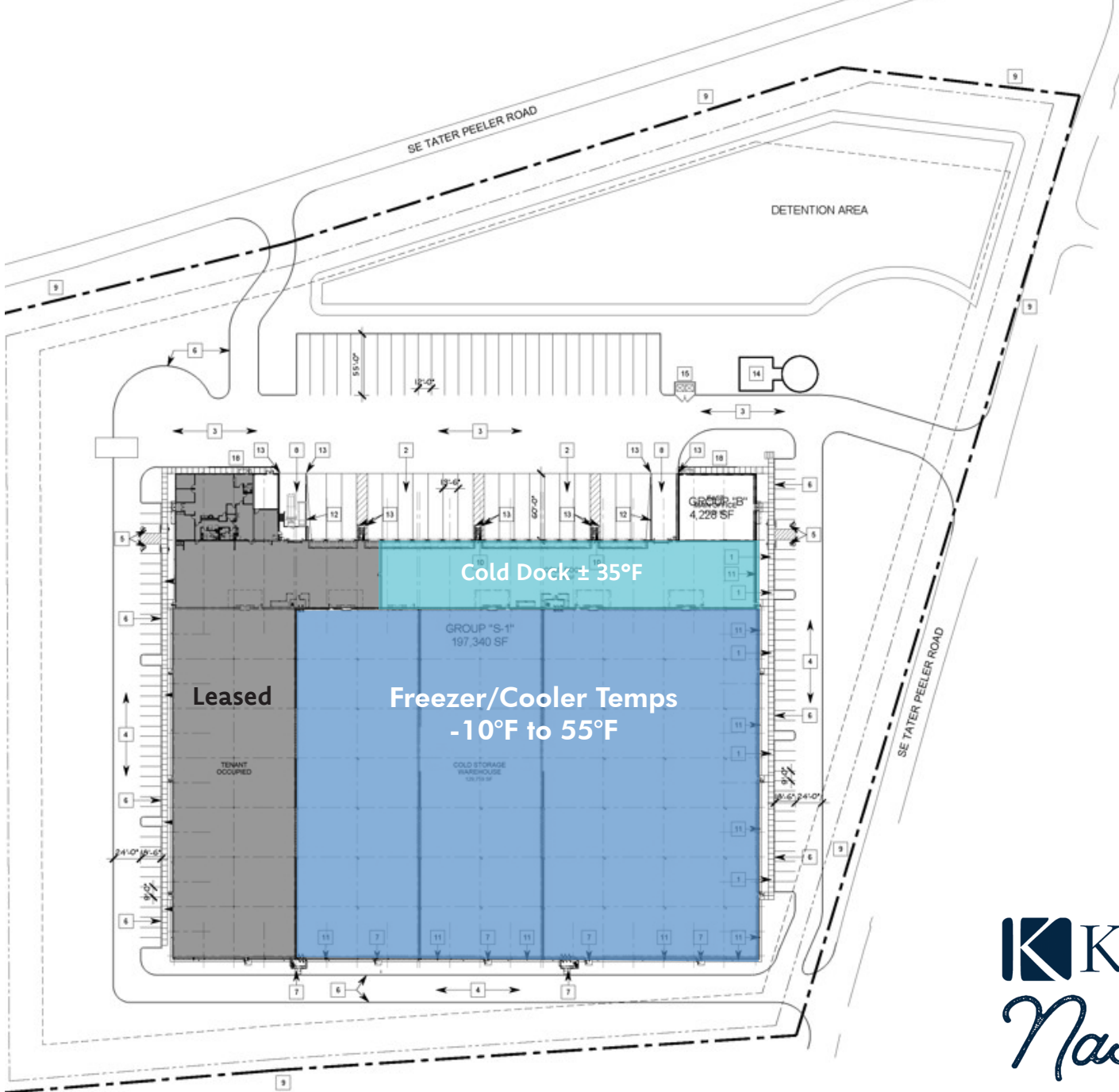
<b>Address:</b>	1564 SE Tater Peeler Rd., Lebanon, TN 37090
<b>County:</b>	Wilson County
<b>Available SF:</b>	154,782 SF (RBA 205,845 SF)
<b>Divisible:</b>	87,000 SF min
<b>SF Breakdown:</b>	<ul style="list-style-type: none"><li>Freezer/Cooler Vaults #2-3: (2) 34,594 SF sections</li><li>Freezer/Cooler Vault #4: 60,650 SF section</li><li>Refrigerated Dock: 20,089 SF</li><li>Offices: 4,228 SF</li></ul>
<b>Temperature Flexibility:</b>	Freezer or cooler temps -10°F to 55°F
<b>Land:</b>	15.4 Acres
<b>Clear Height:</b>	50'
<b>Column Spacing:</b>	54' x 43'
<b>Pallet Position Capabilities:</b>	Double Deep: 24,642 pp Single Deep: 14,733 pp
<b>Loading/Dock Equipment:</b>	Docks: 16 dock doors with continuous pit; all have vertical levelers with dock shelters and interlocked doors, levelers, locks, and lights Ramps: 2

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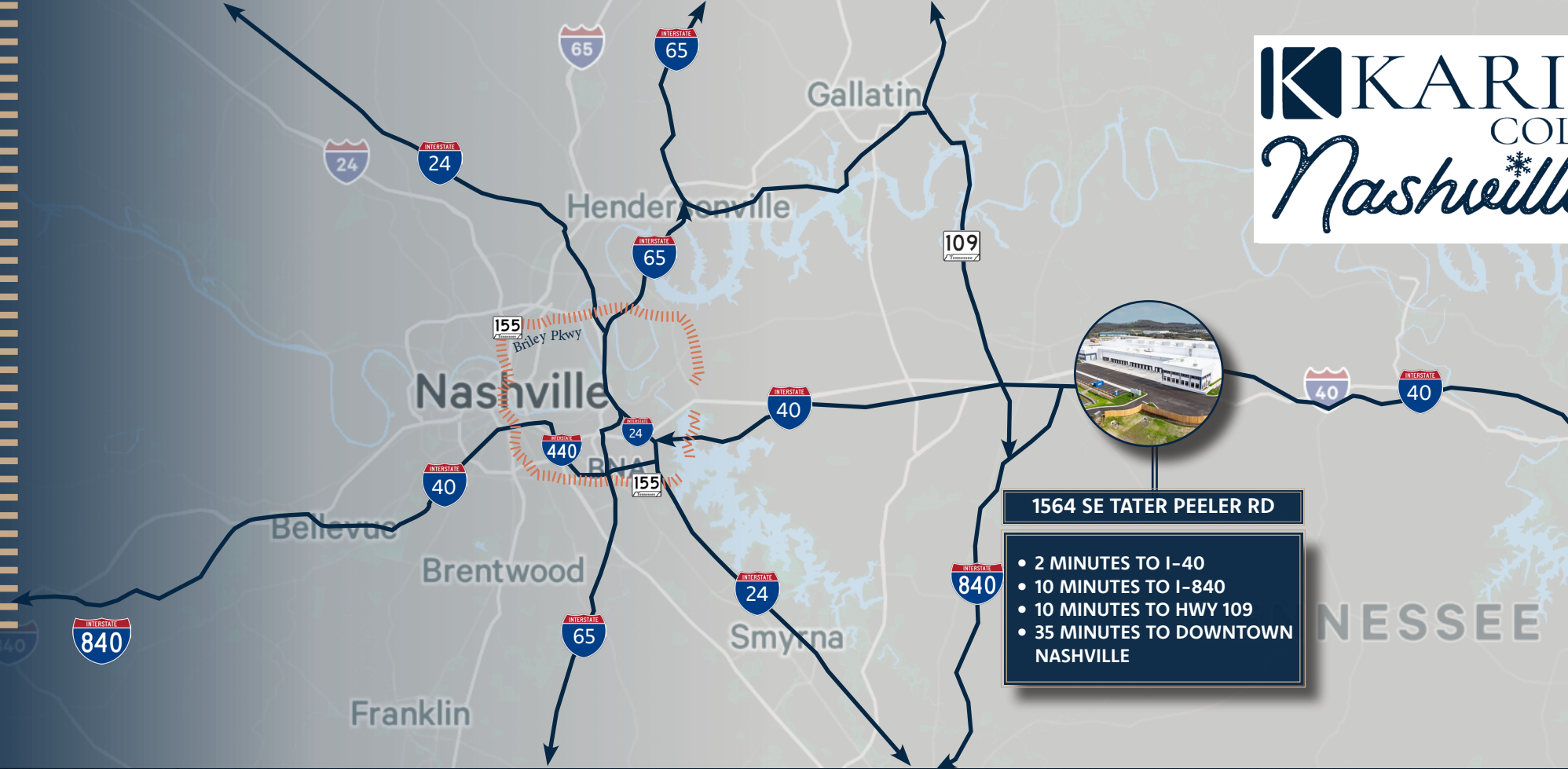
<b>Dock Depth:</b>	60'
<b>Truck Court:</b>	130' (185' including trailer parking stalls)
<b>Building Dimensions:</b>	360' x 585'
<b>Fire Protection and Type:</b>	Tyco Quell Dry System
<b>Lights:</b>	LEDs
<b>Parking Spaces:</b>	42 Spaces
<b>Trailer Parking:</b>	20 Stalls
<b>Zoning:</b>	IWD
<b>Year Built:</b>	2024
<b>Refrigeration System:</b>	Alta Expert
<b>Power:</b>	2 main building services: 1600A & 2000A
<b>Submarket:</b>	East Nashville
<b>Highway Proximity:</b>	2 min to I-40E 10 min I-840 10 min to Hwy 109 35 min to Downtown Nashville

# SITE PLAN



# NEIGHBORING FOOD COS.





**1564 SE TATER PEELER RD**

- 2 MINUTES TO I-40
- 10 MINUTES TO I-840
- 10 MINUTES TO HWY 109
- 35 MINUTES TO DOWNTOWN NASHVILLE

# FOR MORE INFORMATION, CONTACT:

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