

FOR SALE

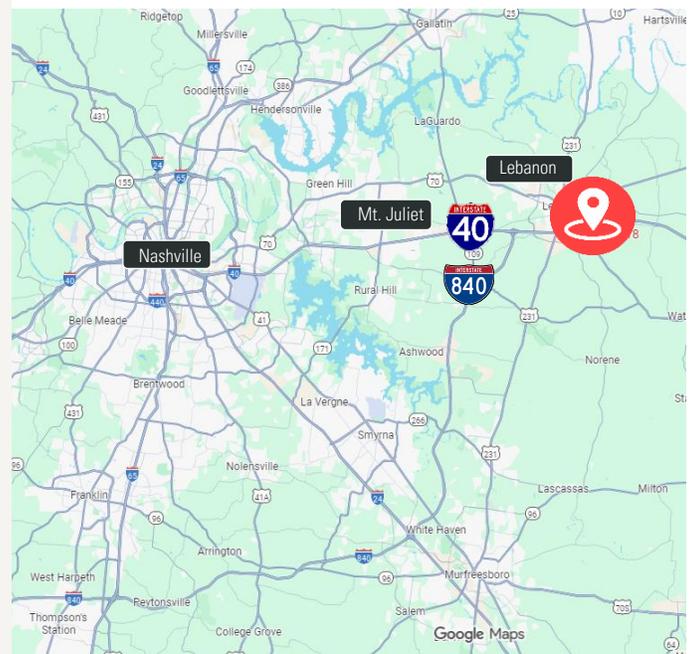
±12,500 SF on ±4.88 Acres
Industrial Building on an Industrial Site with
Redevelopment and/or Expansion Potential

1818 Sparta Pike, Lebanon, TN 37090



HIGHLIGHTS

- ±12,500 SF of industrial building on an industrial site with redevelopment and/or expansion potential
- ±4.88 Acres
- Sale Price: \$3,100,000
- Light Industrial (I-1)
- 3 Phase 440 Amp Power
- ±1.6 Miles to access I-40 on/off ramp
- Located In Lebanon - an emerging Industrial/Logistics Hub home to Under Armour's distribution hub, Amazon fulfillment center, Cracker Barrel's corporate headquarters, Bridgetown Natural Foods, REI, NewBasis, and New Balance



Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

Sam Still
Vice President
C: 608.556.1596
sstill@charleshawkinsco.com

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189
charleshawkinsco.com

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Industrial Building + Land

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PROPOSED L-I 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.

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.

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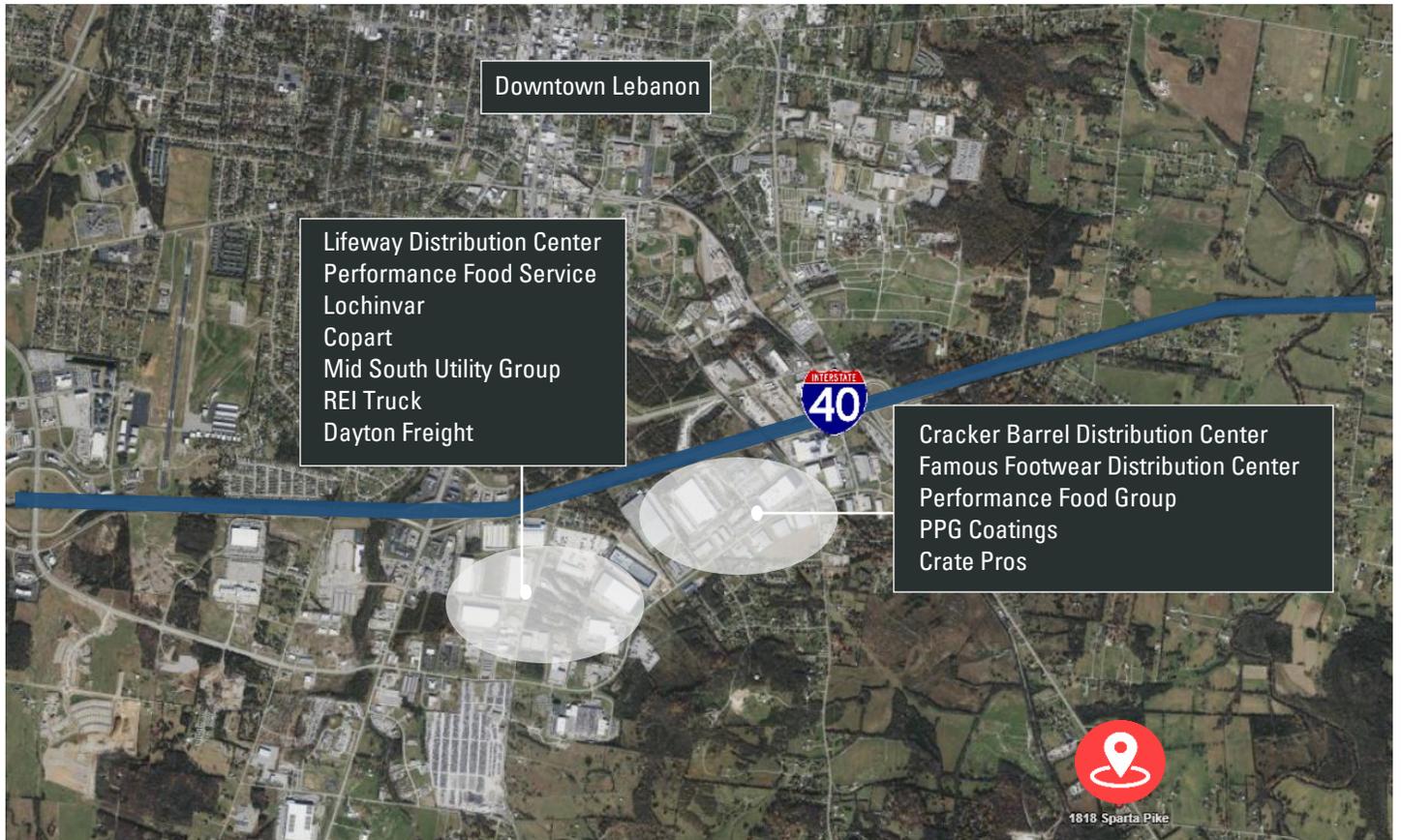
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