



# Cedar Tree Farm - Building A1

Lebanon, Tennessee

## Key facts

|                 |                  |
|-----------------|------------------|
| Property type   | Industrial space |
| Building size   | 182,000 SF       |
| Space available | 182,000 SF       |

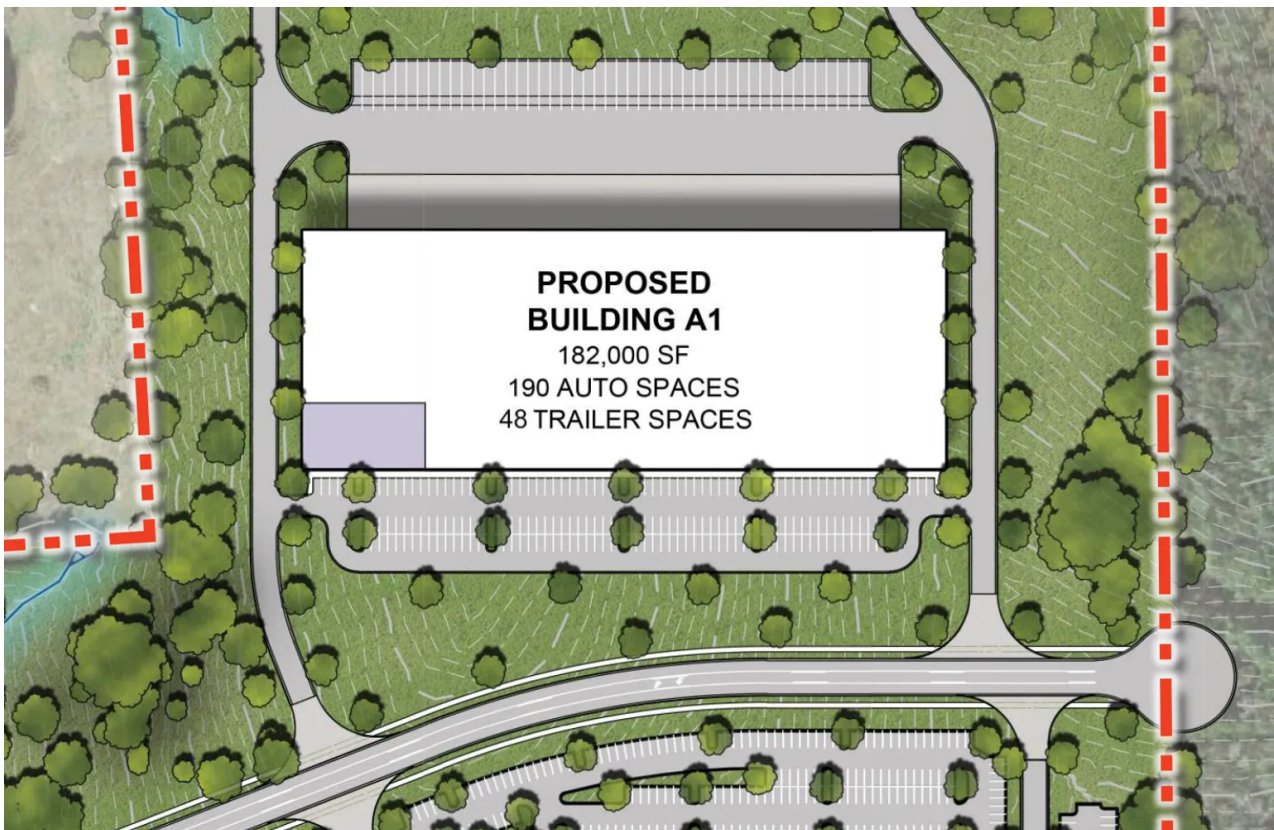


|  |  |
|--|--|
| Building Dimensions: 700' x 260'                       | Clear Height: 36'-0"                                 |
| Typical Bay Spacing: 54' x 50' with 53' x 50' end bays | Speed Bay Spacing: 54' x 60'                         |
| Car Parking: 190 spaces                                | Trailer Stalls: 48 spaces                            |
| Dock Positions: 19 equipped out of 38 available        | Drive-In Doors: (2) 12' x 14', electrically operated |
| Electrical: 2,000 Amps, 3-phase, 480/277 Volt          | Fire Protection: ESFR                                |

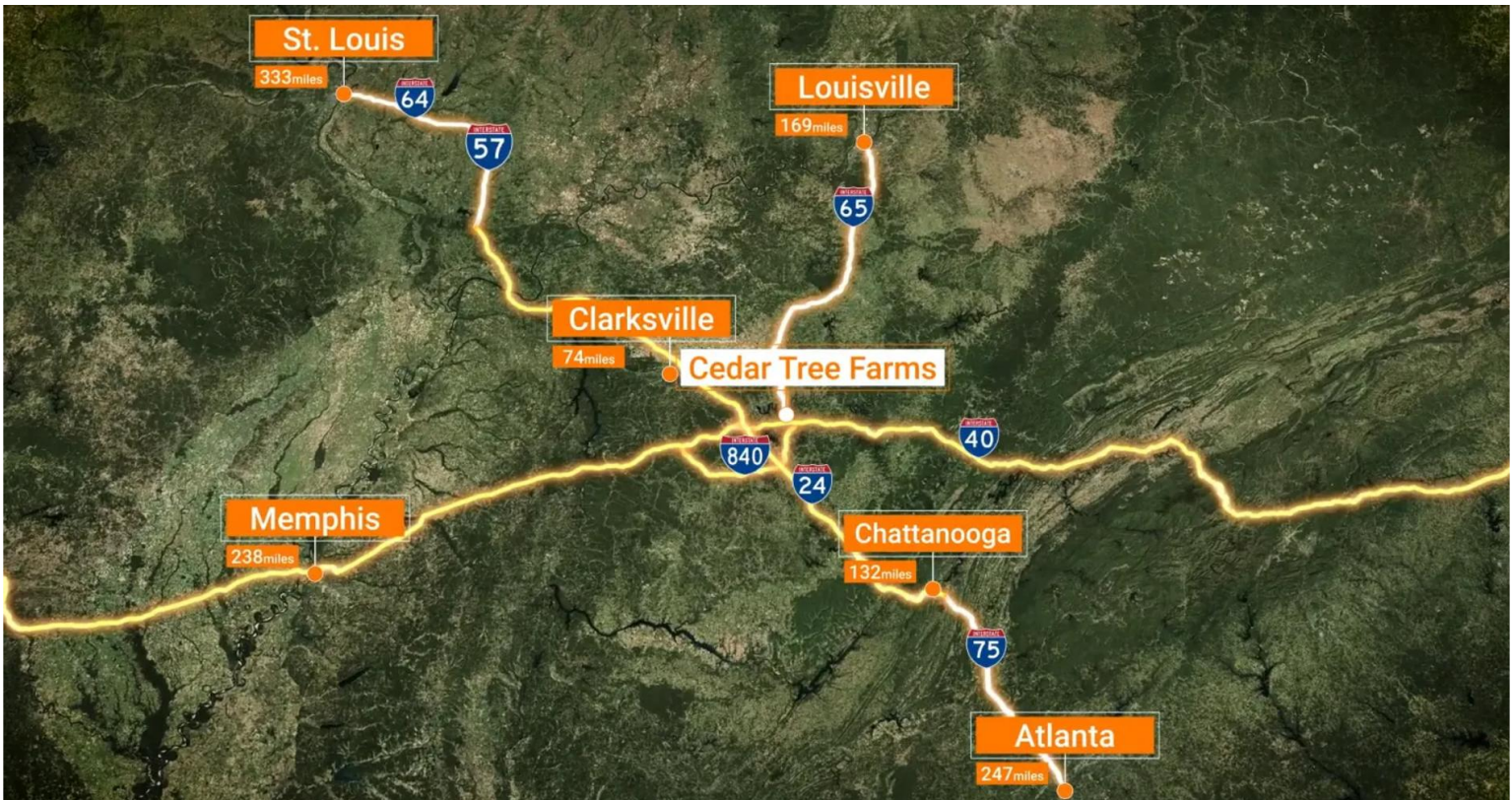
- Build-to-Suit Opportunity
- Site Area: 298 Acres
- Warehouse: 7 Buildings, ± 2.0 MSF
- Zoning: Industrial
- Location: Intersection of Hwy 109 and Hwy 70 | Lebanon, TN
- Labor: Less than 10 miles to Lebanon, Mt. Juliet and Gallatin Access: 4 miles to
- Interstate 40, 8 miles to Interstate 840, access to Music City Star (commuter train), intersection of major highways, 19 miles to Nashville International Airport

An aerial map of the Nashville, Tennessee area. A yellow line traces a path from the city center, past the Nashville International Airport, and then eastward along Interstate 40. Cedar Tree Farms is marked with a white dot on Interstate 40, east of the airport. Orange callout boxes indicate distances: 27.4 miles from Nashville and 20.3 miles from the Nashville International Airport. Highway shields for Interstate 24, Interstate 40, Interstate 840, and State Route 231 are visible. The background is a satellite-style aerial view of the landscape.









## Location

### Transportation

#### Transit

|                            |                     |
|----------------------------|---------------------|
| Bus                        | 4 min walk0.2 miles |
| Bus, 716 <sup>th</sup> Ave | 6 min walk0.3 miles |

### Population

|                         |          |
|-------------------------|----------|
| Total Population        | 123,691  |
| Total Labor Force       | 44,639   |
| Unemployment Rate       |          |
| Median Household Income | \$86,931 |
| Warehouse Employees     | 2,256    |
| High School Education   | 69.2%    |

## Contact us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.