



FOR LEASE

(3) Flex/Industrial Units

Opportunity to Lease (3) Individual 2,400 SF Flex/
Industrial Units Minutes from Downtown Lebanon

825 Carthage Hwy, Lebanon, TN 37087

HIGHLIGHTS

- (3) Individual \pm 2,400 SF Flex/Industrial Units
- Lease Rate: \$16/ SF NNN
- (18) Parking spots
- Metal demising walls could be removed to accommodate larger square footage needs
- Zoned CS (Commercial Service)
- Located \pm 1 Mile from Downtown Lebanon in a highly trafficked corridor
- Convenient interstate access (\pm 2.6 Miles to I-40 on/off ramp)

▪ Suite A

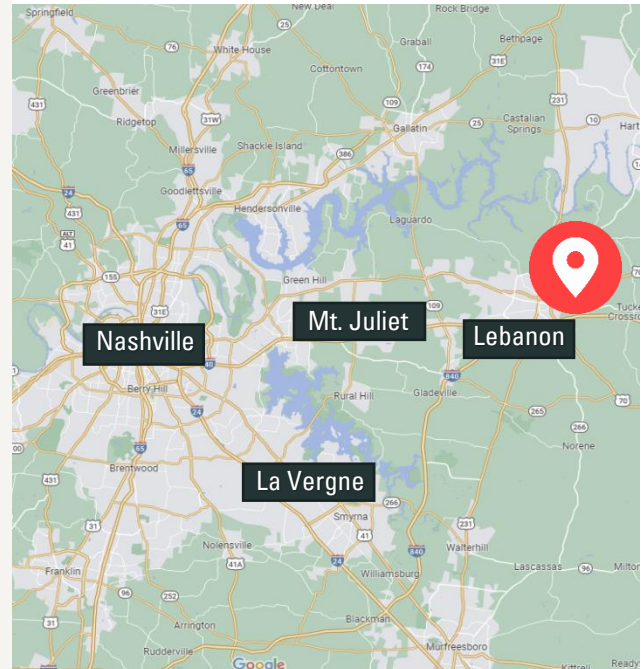
- (1) 10' x 12' Roll-up door
- (1) Man door
- (1) Retail storefront entryway
- Industrial space
- 2,400 SF
- 200 AMP single phase power
- 16' Ceiling height at eave
- 20' Ceiling height at peak

▪ Suite B

- (2) 10' x 12' Roll-up doors
- (1) Man door
- (1) Retail storefront entryway
- Industrial space
- 2,400 SF
- 200 AMP single phase power
- 16' Ceiling height at eave
- 20' Ceiling height at peak

▪ Suite C

- (1) 10' x 12' Roll-up door
- (1) Man door
- (1) Retail storefront entryway
- Industrial space with office built out
- 2,400 SF
- 200 AMP single phase power
- 16' Ceiling height at eave
- 20' Ceiling height at peak



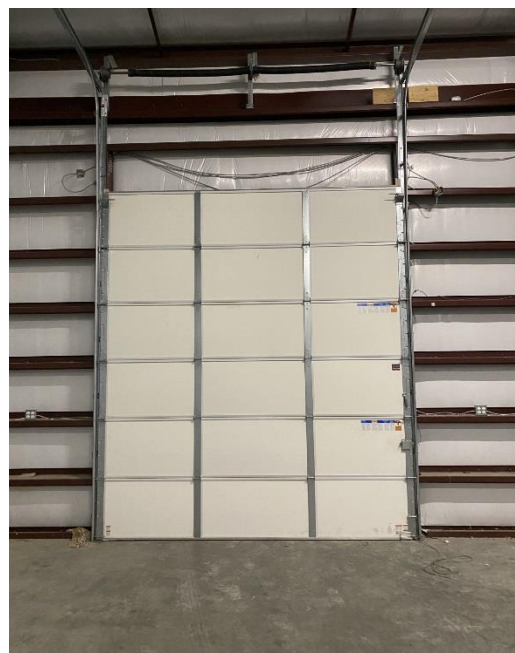
Jamie Phillips
Vice President
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Wilson County

**CHARLES
HAWKINS CO.**



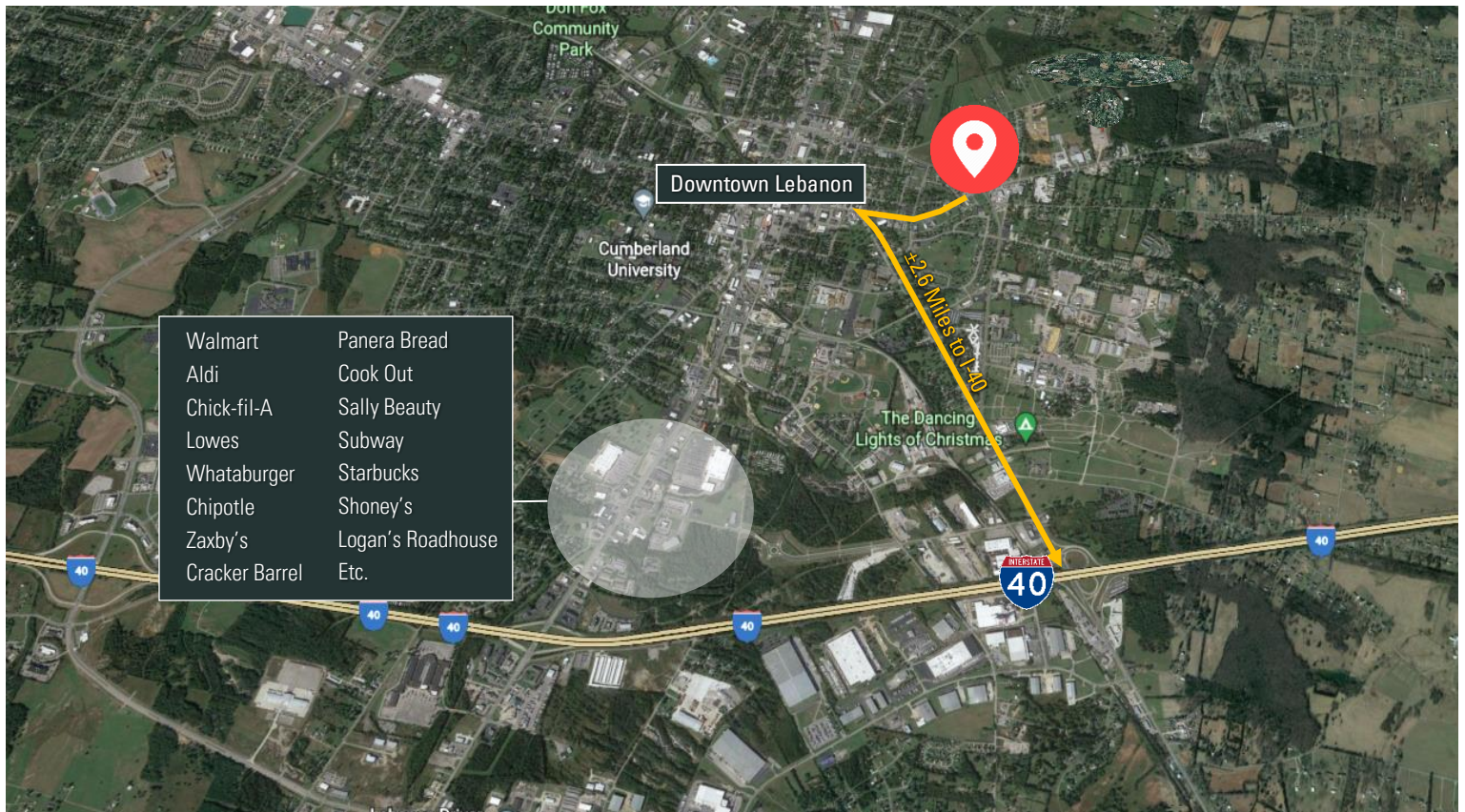
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