

CHARLES HAWKINS CO.



FOR LEASE

(3) Flex/Industrial Units

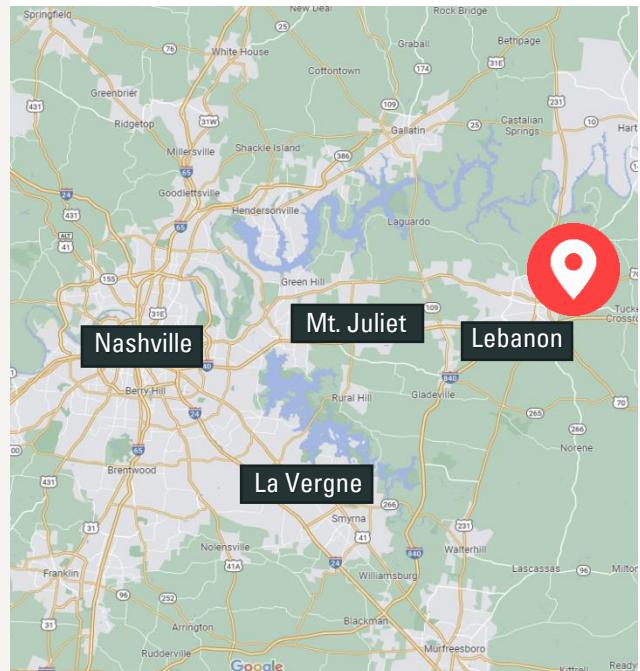
Opportunity to Lease (3) Individual 2,400 SF Flex/Industrial Units Minutes from Downtown Lebanon

825 Carthage Hwy, Lebanon, TN 37087



HIGHLIGHTS

- (3) Individual ±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 ±1 Mile from Downtown Lebanon in a highly trafficked corridor
- Convenient interstate access (±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



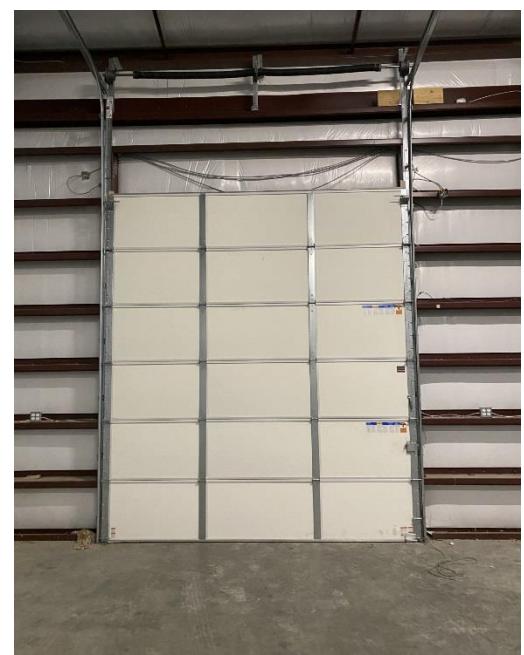
Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

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

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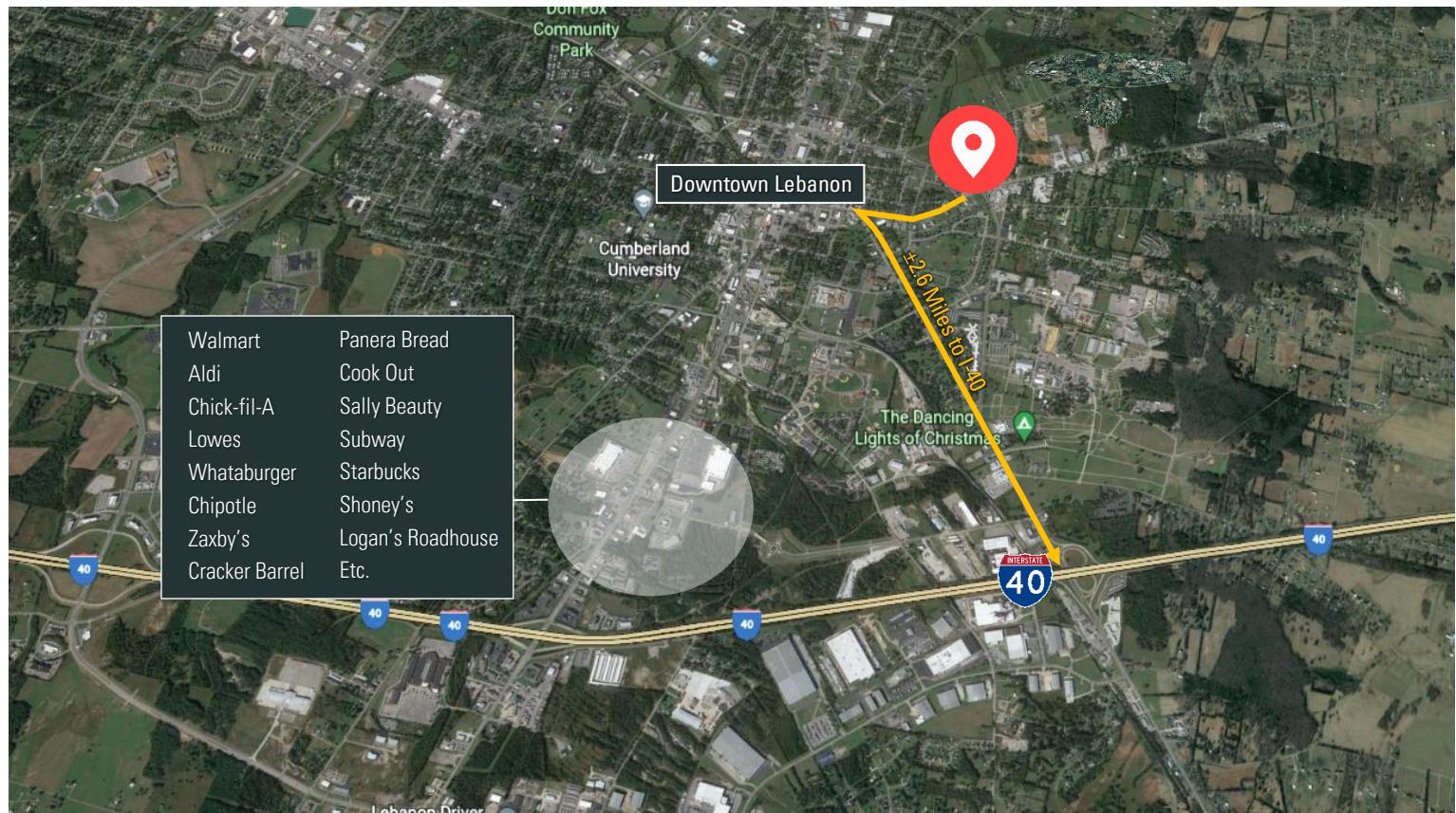
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