

**±10,032 SQ.FT.
FREESTANDING
DISTRIBUTION
BUILDING
FOR LEASE**



102-104 SOUTHSIDE PARK DR, LEBANON, TN, 37090



PROPERTY FEATURES

- ▶ ±10,032 SF with ±2,114 SF of office on ±1.50 Acres
- ▶ Five (5) Dock-High Doors
- ▶ 70'-140' Truck Court with Room for Trailer Parking
- ▶ Portion of Warehouse is Climate Controlled
- ▶ Located in Lebanon, TN with Great Access to Highway 70, I-40, I-840
- ▶ Ideal Property for Distribution or E-Commerce Tenants Seeking Stand-Alone Warehouse Space
- ▶ **AVAILABLE - January 1, 2025**
- ▶ **LEASE RATE - \$15.35 NNN with \$2.40 OpEx**

CONTACT INFORMATION

Kevin Coleman

Kevin.Coleman@FinialGroup.com
(615) 219-2787

Jack Gaffney, SIOR

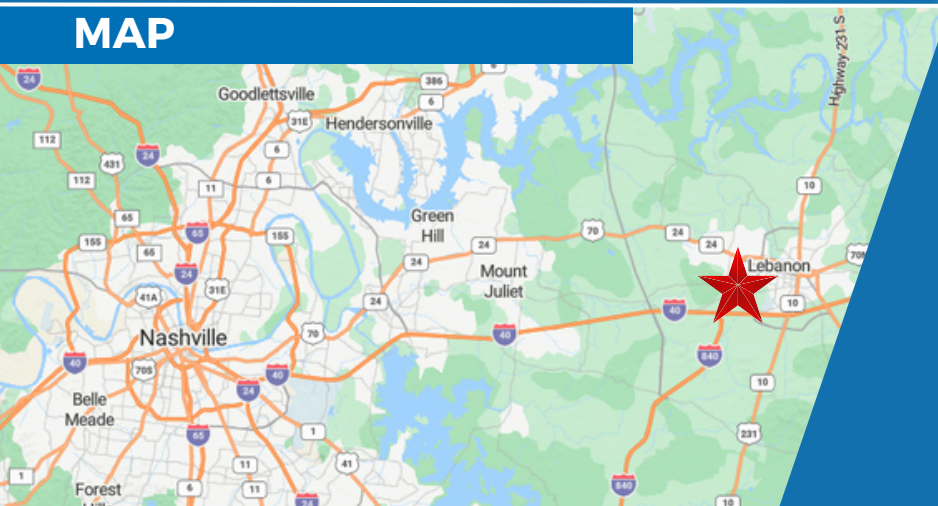
Jack.Gaffney@FinialGroup.com
(713) 814-4921



102-104 SOUTHSIDE PARK DR, LEBANON, TN, 37090

Southside Park is owned and managed by Finial Group, a prominent landlord across many markets in the Southern US. They have established a reputation for excellence in managing their vast portfolio of similar single-tenant properties in these markets through effective and professional property management and leasing. Southside Park is located in Lebanon, TN, one of Middle Tennessee's fastest growing residential and commercial submarkets. The property itself boasts great functionality, with excellent loading, plus a large truck court area to park trailers or store materials and equipment outside. The location and functionality combined make Southside Park the ideal property for distribution or e-commerce tenants seeking freestanding warehouse space in a highly sought after submarket of Nashville.

MAP



CONTACT INFORMATION

Kevin Coleman

Kevin.Coleman@FinialGroup.com
(615) 219-2787

Jack Gaffney, SIOR

Jack.Gaffney@FinialGroup.com
(713) 814-4921



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Finial Group, LLC _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	602078 _____ License No.	info@finialgroup.com _____ Email	713-422-2100 _____ Phone
Keith Bilski _____ Designated Broker of Firm	540115 _____ License No.	keith.bilski@finialgroup.com _____ Email	713-422-2090 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date