



# ALLIGOOD INDUSTRIAL PARK

BUILDING 3

212 Alligood Way, Lebanon, TN 37090

NEW CLASS A INDUSTRIAL

FOR LEASE

156,605 SF

PHASE II  
AVAILABLE NOW



CBRE

# THE OFFERING

## BUILDING 3 – BUILDING SPECIFICATIONS



Current Zoning:	IP - Planned Business, Industrial Park
Available SF:	156,605 SF
Available Building Dimensions:	504' L x 310' D
Dock Configuration:	Rear load, 185' deep truck court
Available Automobile Parking:	95 parking spaces
Available Truck/Trailer Parking:	31 truck/trailer parking spaces
Building Floor Slab:	6-inch conventional unreinforced slab on 4" compacted limestone base Wire-mesh reinforced at speed bays
Construction Type:	Concrete tilt-wall
Column Bay Spacing:	50' deep x 56' wide typical with 60' deep loading bays
Clear Height:	32' starting at one column line past the first speed bay
Roof:	45 mil TPO; 15-year manufacturer warranty
Dock Doors:	9' wide x 10' high dock doors Eighteen (18) manual dock doors Six (6) available future knock-outs
Drive-In Ramp Doors:	1 (12' wide x 14' high)
Warehouse Heating:	One (1) 80/20 MAU gas-fired heating unit
Warehouse Lighting:	LED High bays with motion sensors to achieve 25-foot candles
Fire Protection:	ESFR sprinkler systems
Electrical:	One (1) 2,000-amp, 480-volt, three-phase service (expandable) One (1) 200-amp house sub panel
Office:	2,596 SF spec office space with two (2) unisex restrooms

# 3D SITE PLAN

## THREE-BUILDING INDUSTRIAL PARK



# AERIAL OVERVIEW

DIRECT AND EASY ACCESS TO INTERSTATE-40



# IN GOOD COMPANY



## NEARBY INDUSTRIAL USERS

- 01 **Performance Foods**  
GLA: 231,867 SF
- 02 **Lifeway Books**  
GLA: 342,800 SF
- 03 **Famous Footwear**  
GLA: 530,720 SF
- 04 **Cracker Barrel**  
GLA: 383,150 SF
- 05 **Royal Canin**  
GLA: 241,458 SF
- 06 **Georgia-Pacific**  
GLA: 107,779 SF

## NEARBY AMENITIES

- 01 **Pilot Travel Center**  
DISTANCE: 0.17 MILE
- 02 **O'Charley's Restaurant & Bar**  
DISTANCE: 0.4 MILE
- 03 **Logan's Roadhouse**  
DISTANCE: 0.9 MILE
- 04 **Chick-fil-A**  
DISTANCE: 1.0 MILE
- 05 **McDonald's**  
DISTANCE: 1.0 MILE
- 06 **Lowe's Home Improvement**  
DISTANCE: 1.1 MILES
- 07 **Walmart Supercenter**  
DISTANCE: 1.4 MILES
- 08 **Starbucks**  
DISTANCE: 1.3 MILES
- 09 **Downtown Lebanon**  
DISTANCE: 2.4 MILES



## NASHVILLE LOGISTICS BY THE NUMBERS

50%

OF THE U.S. POPULATION LIVES WITHIN  
650 MILES (1-DAY TRUCKING DISTANCE)

12M

PEOPLE LIVE WITHIN A  
2.5-HOUR DRIVE OF NASHVILLE

1 OF 6

U.S. CITIES WITH 3 MAJOR  
INTERSTATES CONVERGING: I-24, I-65, I-40

#8

FASTEST GROWING MAJOR MSA (NASHVILLE) IN THE U.S.  
– 1.9 MILLION RESIDENTS; 86 NEW RESIDENTS PER DAY

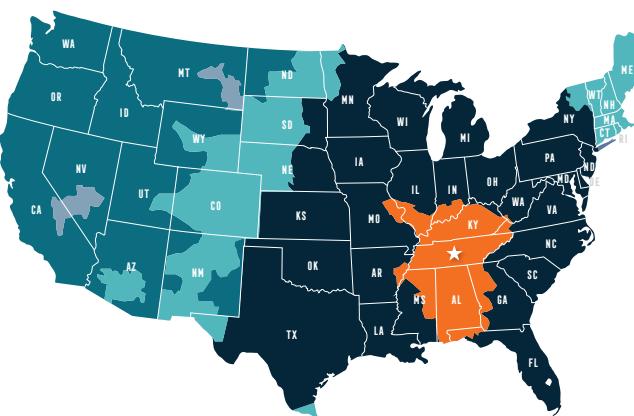
#1

FASTEST GROWING COUNTY (WILSON) IN TENNESSEE  
– 145,000 RESIDENTS; 11 NEW RESIDENTS PER DAY

### FEDEX GROUND PARCEL DELIVERY

From Nashville, 72% of the US population is reached with FedEx's One and Two-Day Ground Delivery.

- 1 DAY
- 2 DAYS
- 3 DAYS
- 4 DAYS
- 5 DAYS



### ACCESS

Allgood Industrial Park is located less than half a mile from I-40 Exit 238 off of US- 231, a major local commercial corridor.

Situated in the heart of Lebanon near downtown, the site is surrounded by abundant retail and industrial users with outstanding access to the local labor pool.

Interstate 40	0.4 Miles	Nashville Int'l Airport	22 Miles
Downtown Lebanon	1.5 Miles	Downtown Nashville	28 Miles
Interstate 840	3 Miles	Memphis, TN	210 Miles
Mount Juliet	10 Miles	Atlanta, GA	230 Miles



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BUILDING 3



CBRE

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