



ALLIGOOD

INDUSTRIAL PARK

BUILDING 3

NEW CLASS A INDUSTRIAL

FOR LEASE

156,605 SF

PHASE II
AVAILABLE NOW

212 Alligood Way, Lebanon, TN 37090



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

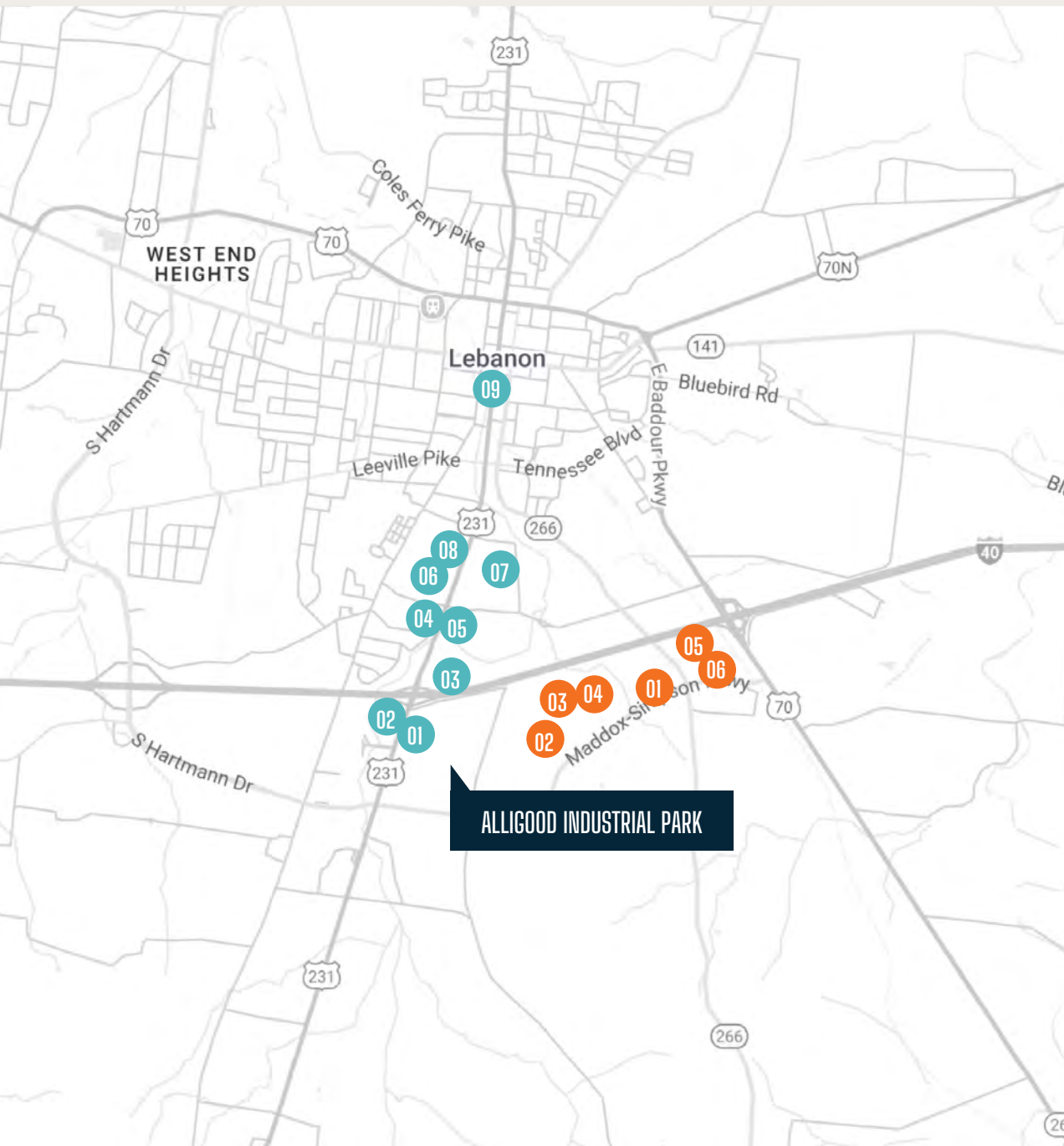


AERIAL OVERVIEW

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

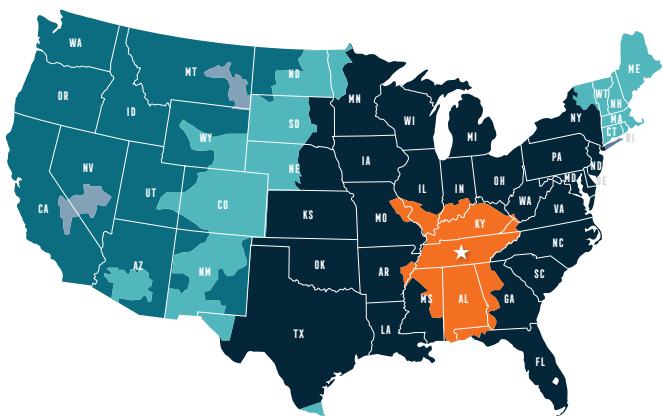
#1

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

Alligood 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

CONTACT US

JACK ARMSTRONG

Senior Vice President
+1 615 493 9257
+1 561 339 9071
jack.armstrong@cbre.com

STEVE PRESTON

Executive Vice President
+1 615 248 1114
+1 615 418 9470
steve.preston@cbre.com

WILL GOODMAN

First Vice President
+1 615 493 9256
+1 321 230 1522
will.goodman@cbre.com

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