

FOR LEASE

±2,550 SF AVAILABLE | FLEX/SMALL BAY INDUSTRIAL SUITE

CHARLES
HAWKINS CO.
Commercial Real Estate Services

802 N CUMBERLAND ST

LEBANON, TN 37087



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2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

SMALL BAY FLEX SPACE

802 N Cumberland Street, Lebanon, TN

High-Visibility U.S. 231 Corridor: Positioned directly on N. Cumberland Street / U.S. 231 (16,740 AADT), a major north-south commercial artery, at the signalized intersection of W. Forrest Avenue.

Excellent Interstate Access: Convenient access to I-40, providing efficient connectivity throughout Wilson County and the greater Nashville market.

Minutes from Historic Downtown Lebanon: Located just north of Lebanon Town Square, providing proximity to the city's established business, retail, and residential core.

Growing Local Customer Base: Approximately 10,474 residents within 1 mile, 32,918 within 3 miles, and 49,576 within 5 miles.

Move-in Ready: Modern 2021/2022 construction with finished office space, warehouse area, private restroom, HVAC, and security features.

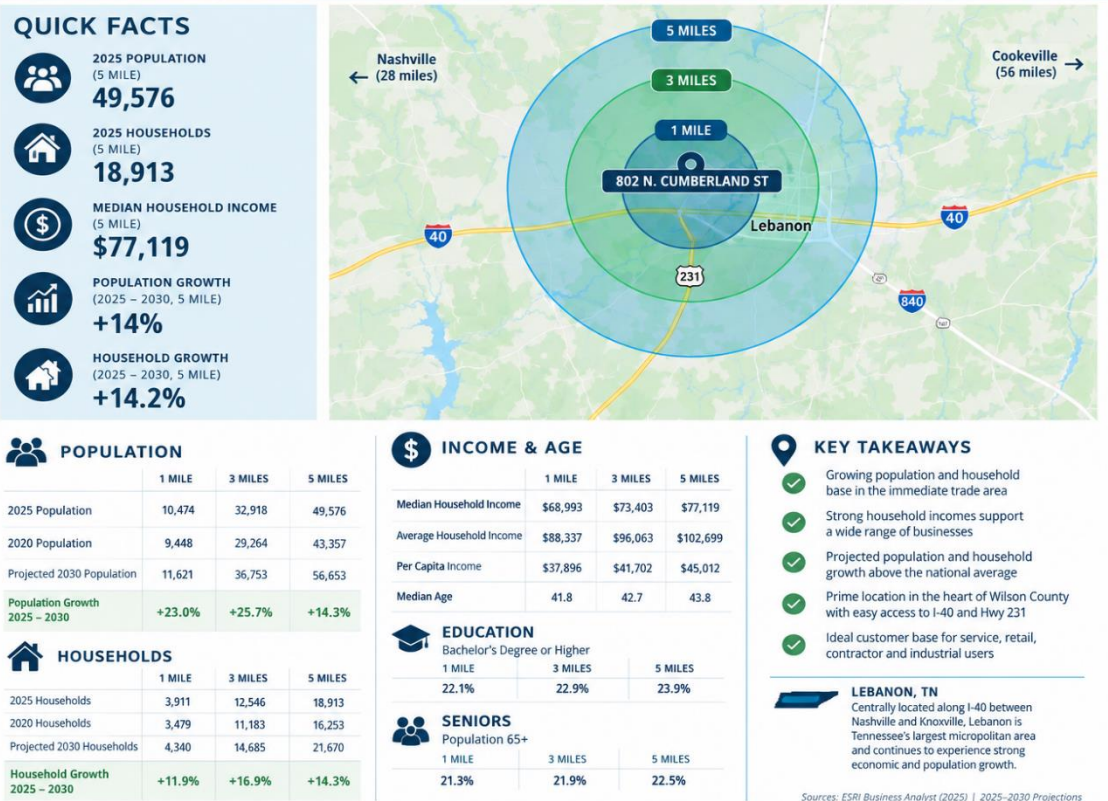
Professional Environment: Class A flex/small-bay building in a service-oriented tenant environment.

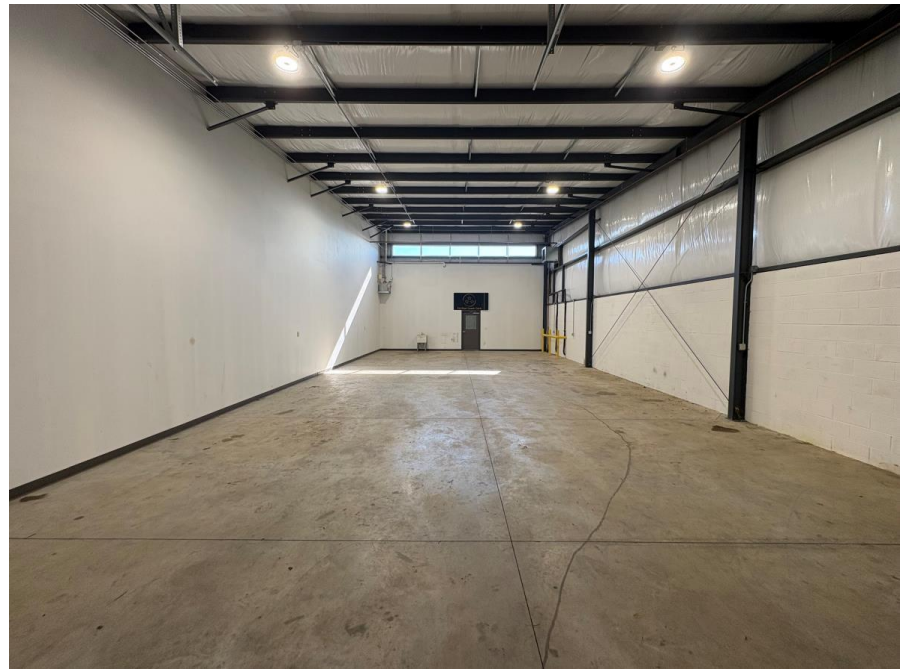
User Profile: Ideal for businesses in need of small office plus storage/shop space.

Strong Co-tenancy: Solitude Lake Management + Tri-Star Lawn Care.

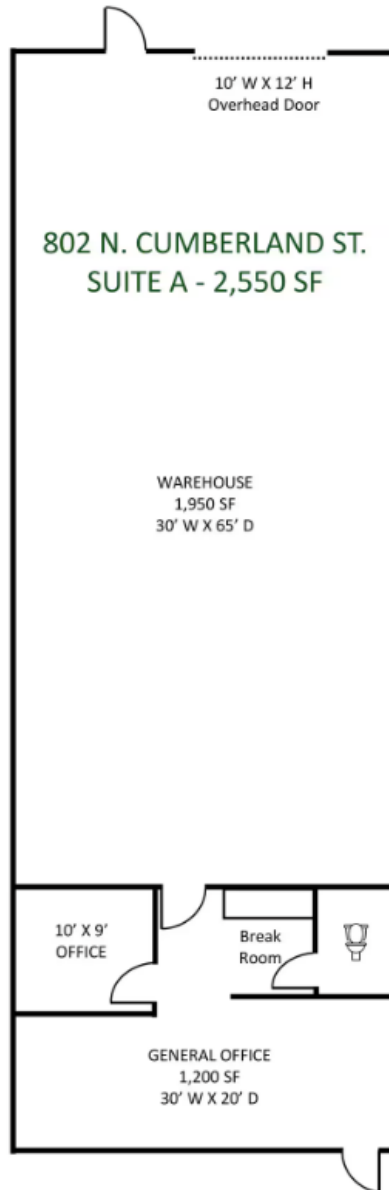
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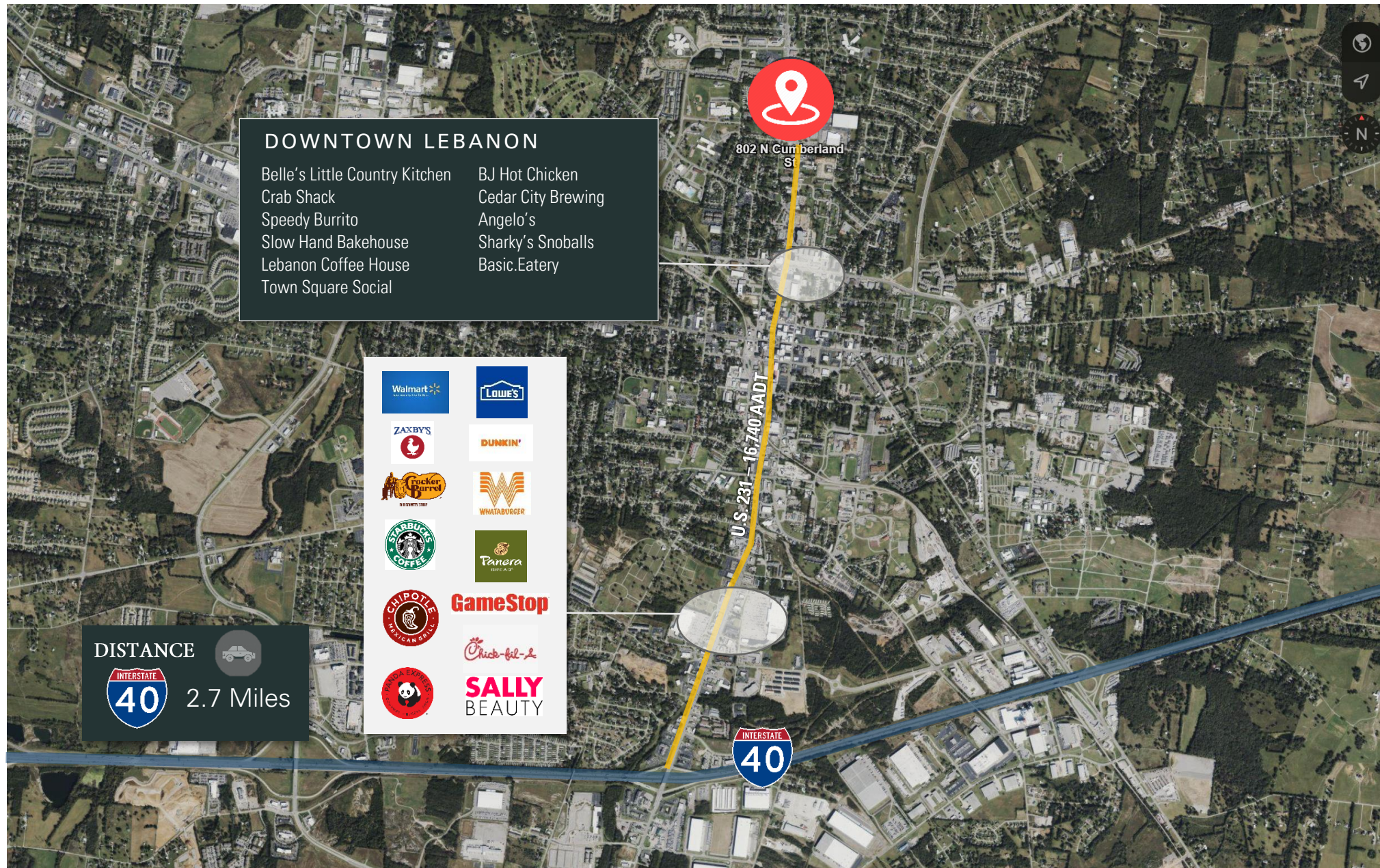
Suite Size	±2,550 SF
Lease Rate	\$13.50/SF NNN
Operating Expenses	\$3.50/SF
Office Area	±600 SF
Warehouse Area	±1,950 SF
Doors	(1) 10' x 12' Overhead Door
Power	3-Phase
Clear Height	14'-5 3/16" Rear Wall 19'-7 3/16" Front Wall
Parking	5-6 Spaces
Space Features	Air Conditioning, Breakout Area, Central Heating, Drop Ceiling, Exposed Ceiling, High Ceilings, Kitchenette, Plug & Play, Private Restrooms, Reception, Security System, Smoke Detector





FLOOR PLAN





802 N CUMBERLAND STREET
LEBANON TN

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