



6978 Lebanon Rd

6978 Lebanon Rd, Mount Juliet, TN 37122



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6978 Lebanon Rd

\$3,695,000

Rare opportunity to acquire a 17,850 SF multi-tenant industrial property offering immediate cash flow with owner-user flexibility and investment upside. Two suites are currently available for lease, including approximately 5,000 SF that is owner occupied, giving a buyer the option to occupy the space for their own business or lease it to increase income. As available space is leased and rents continue to adjust with the market, the property offers strong long-term upside. The excess land also provides additional potential for future improvements or expanded income opportunities. Conveniently located with excellent access to the greater Nashville market, this property is ideal for both owner-users and investors alike....

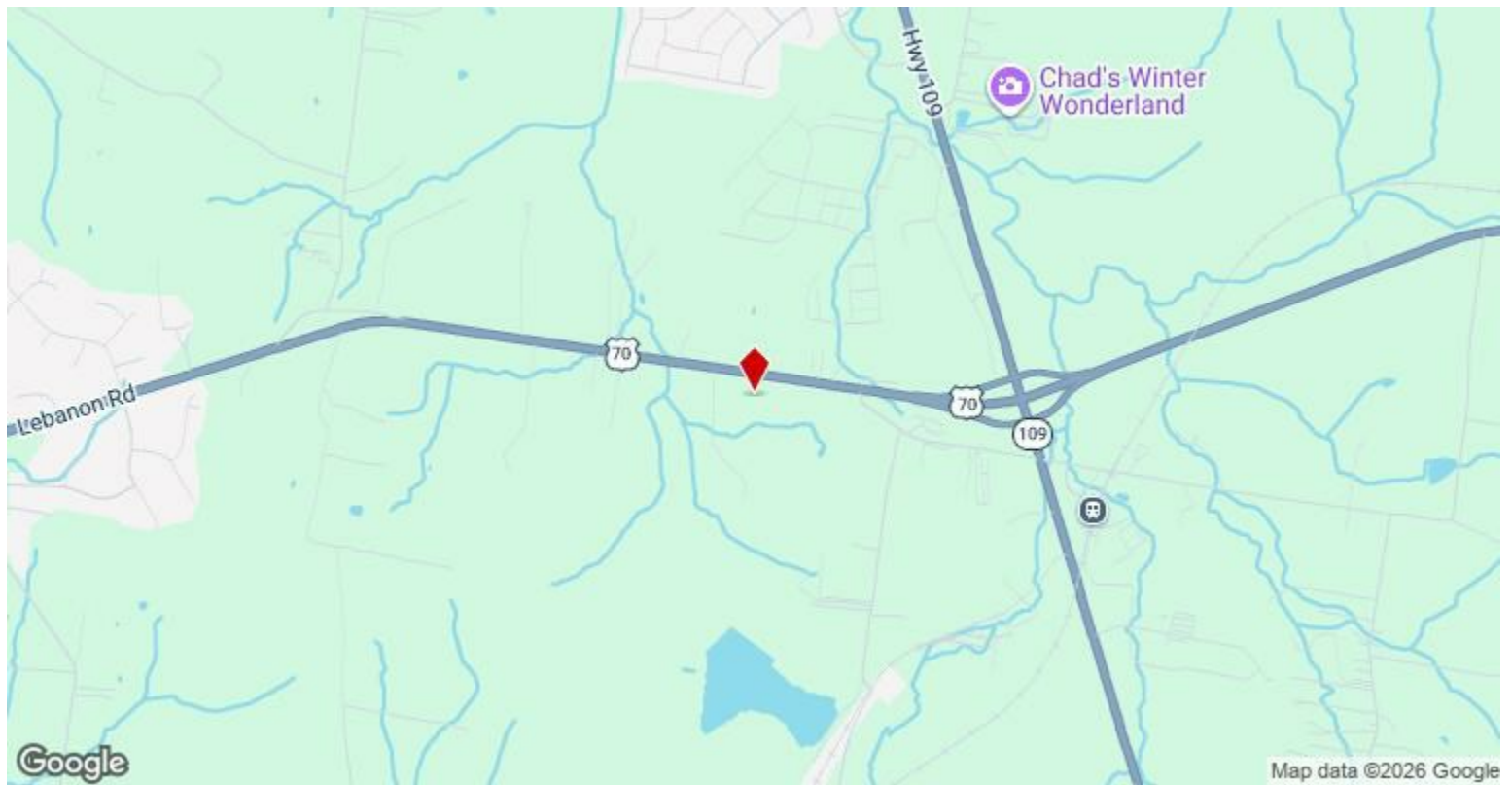
- Great Frontage
- Ample Parking
- Busy Main Road



Price:	\$3,695,000
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.54%
Lot Size:	2.23 AC
Gross Building Area:	18,877 SF
Rentable Building Area:	17,850 SF
No. Stories:	1
Year Built:	2010
Tenancy:	Multi
Parking Ratio:	5.6/1,000 SF
No. Drive In / Grade-Level Doors:	2
Zoning Description:	C3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Deaconess Homecare	-	
Encore Theatre Co.	-	
Life Church Llc	-	
Misty Blue Event Venue	-	
Superior Construction & Design Llc	-	



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Property Photos



Property Photos



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Property Photos



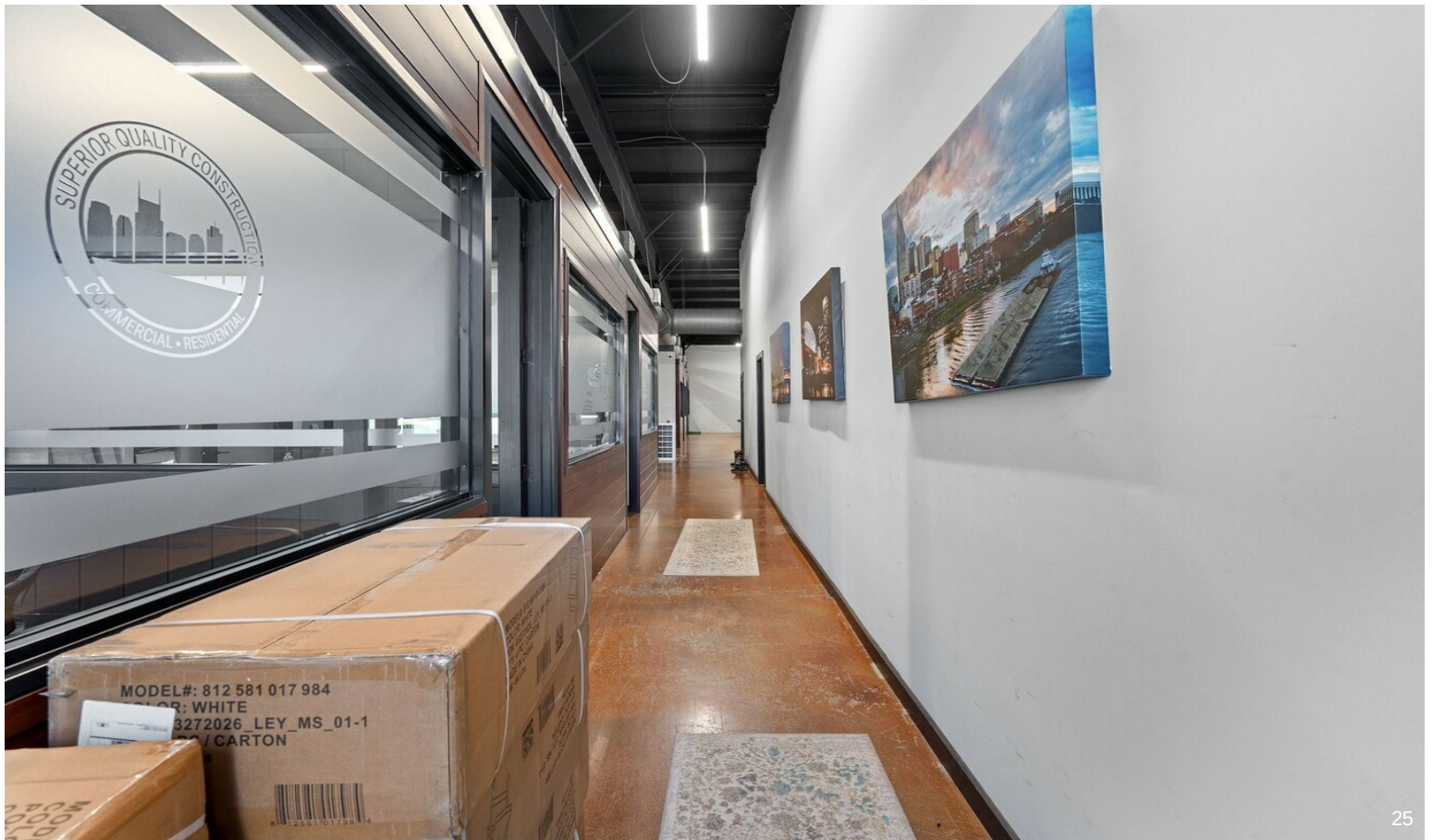
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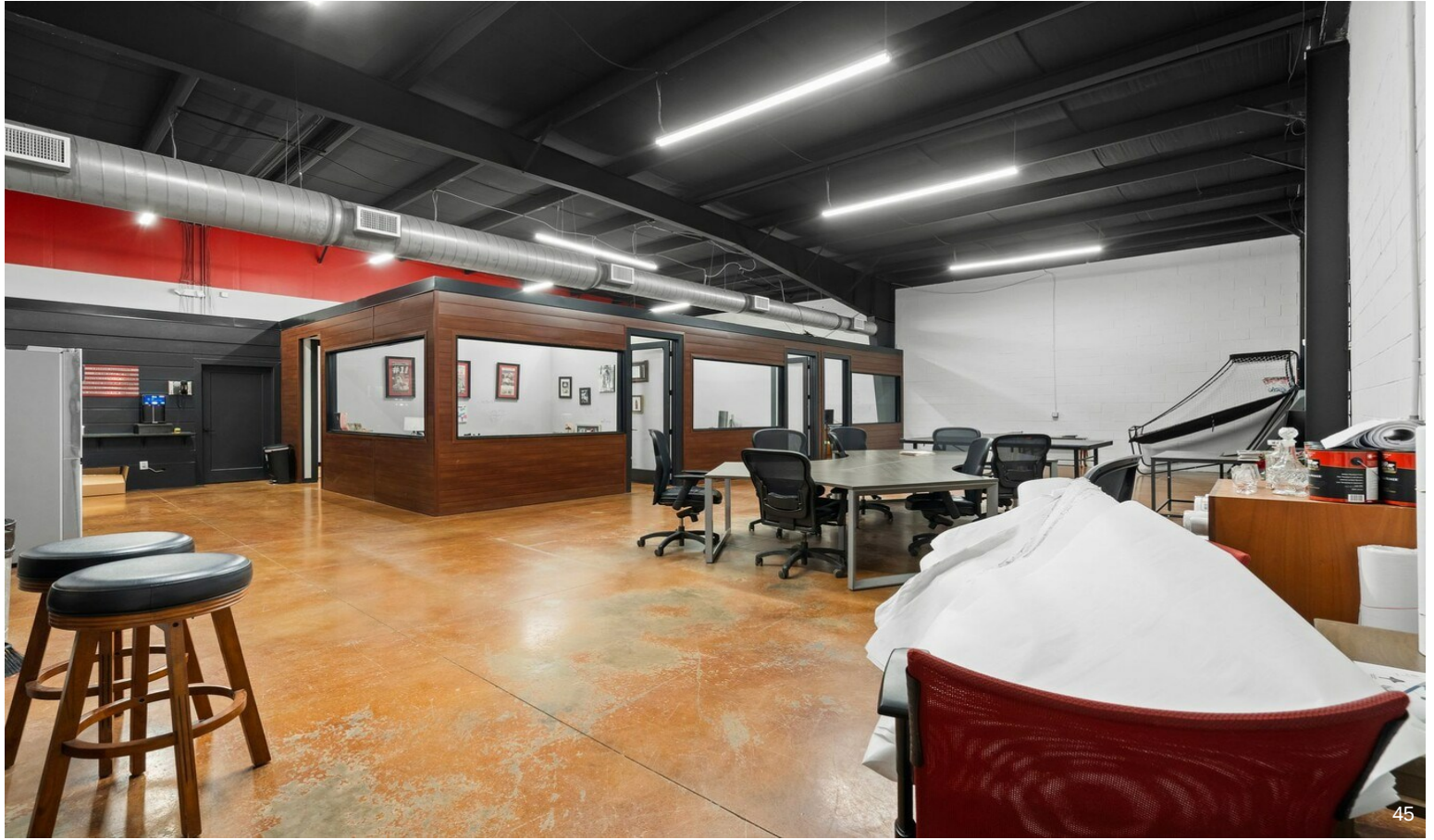
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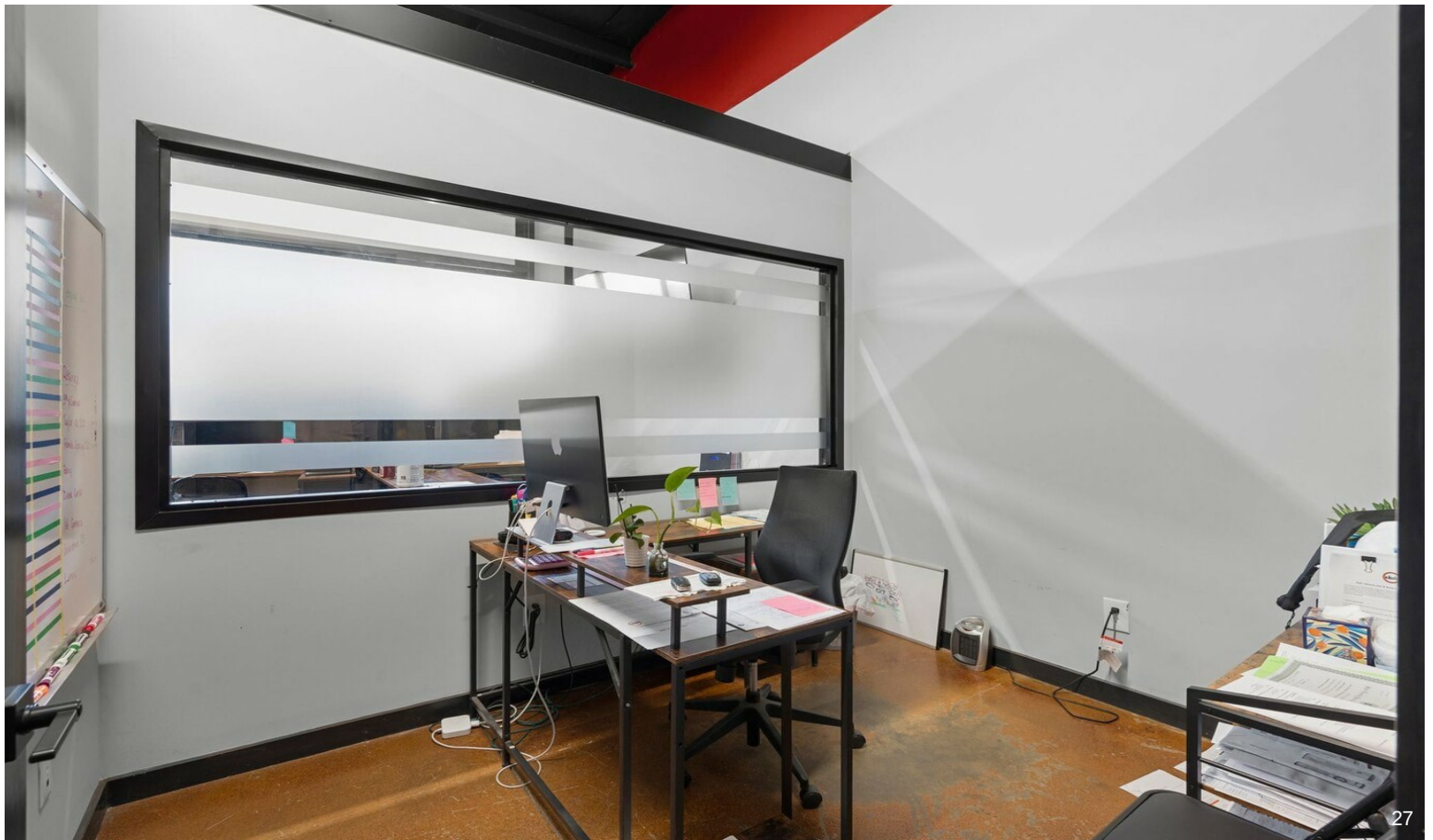
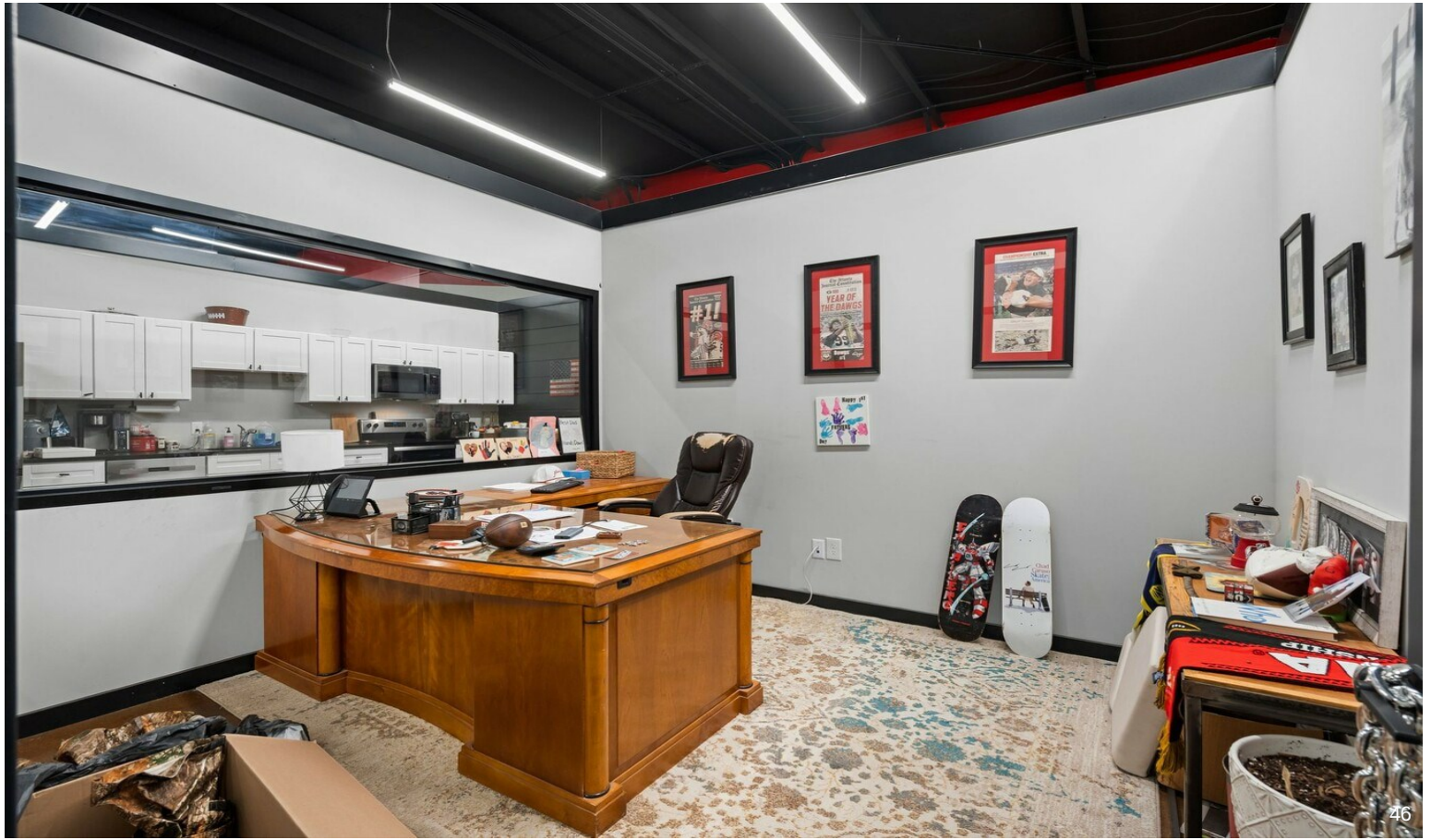


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Property Photos



Property Photos



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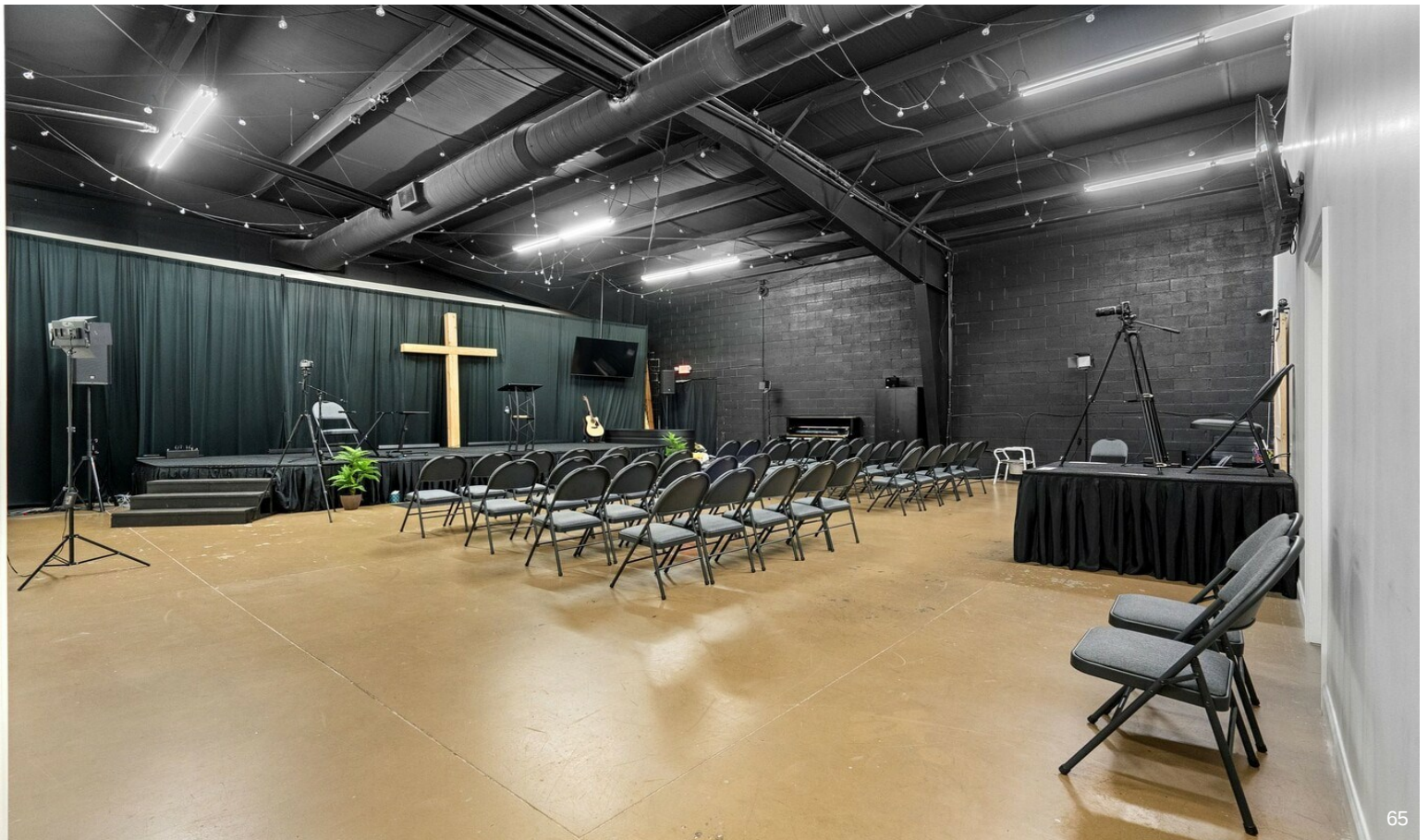
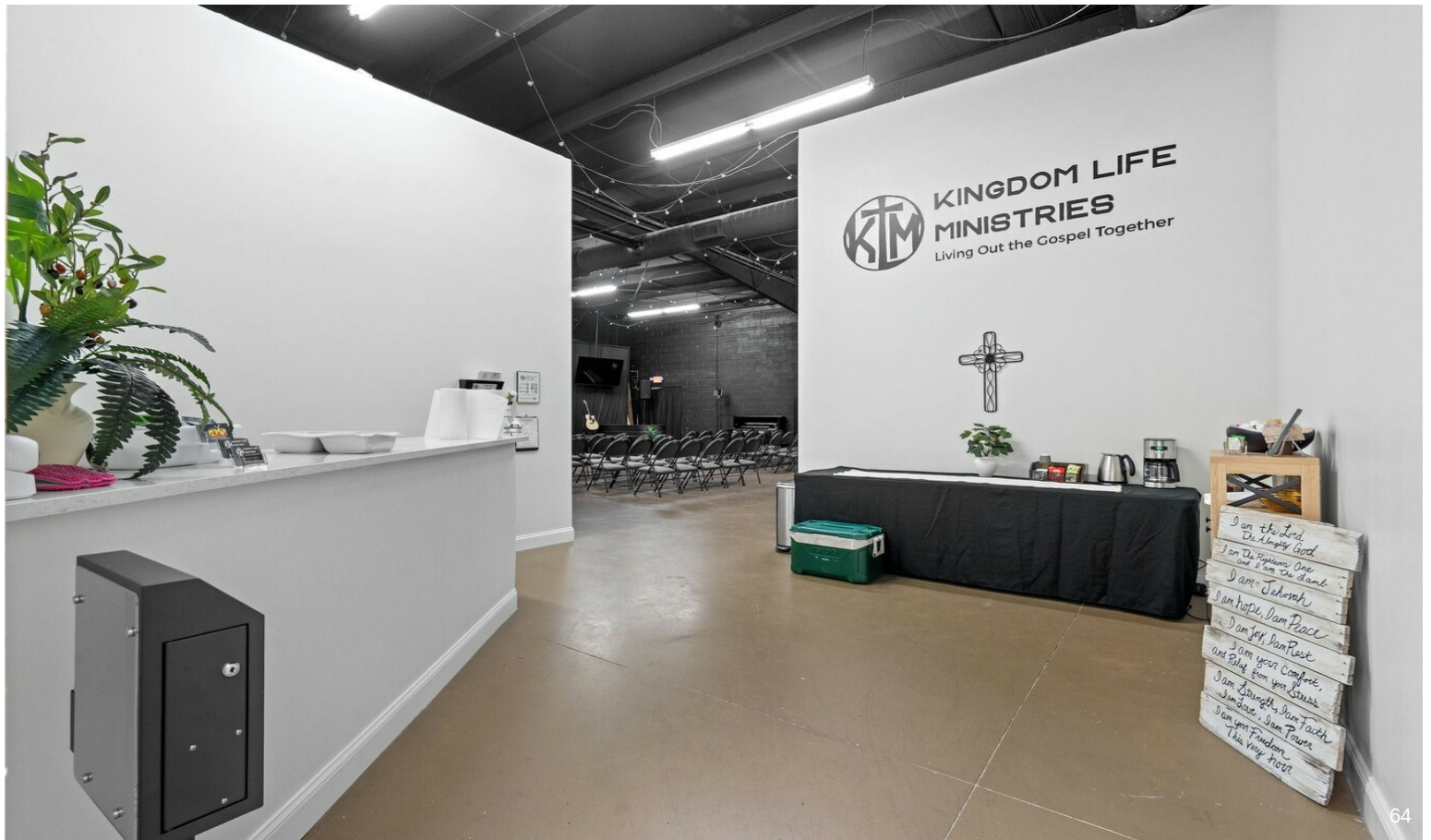


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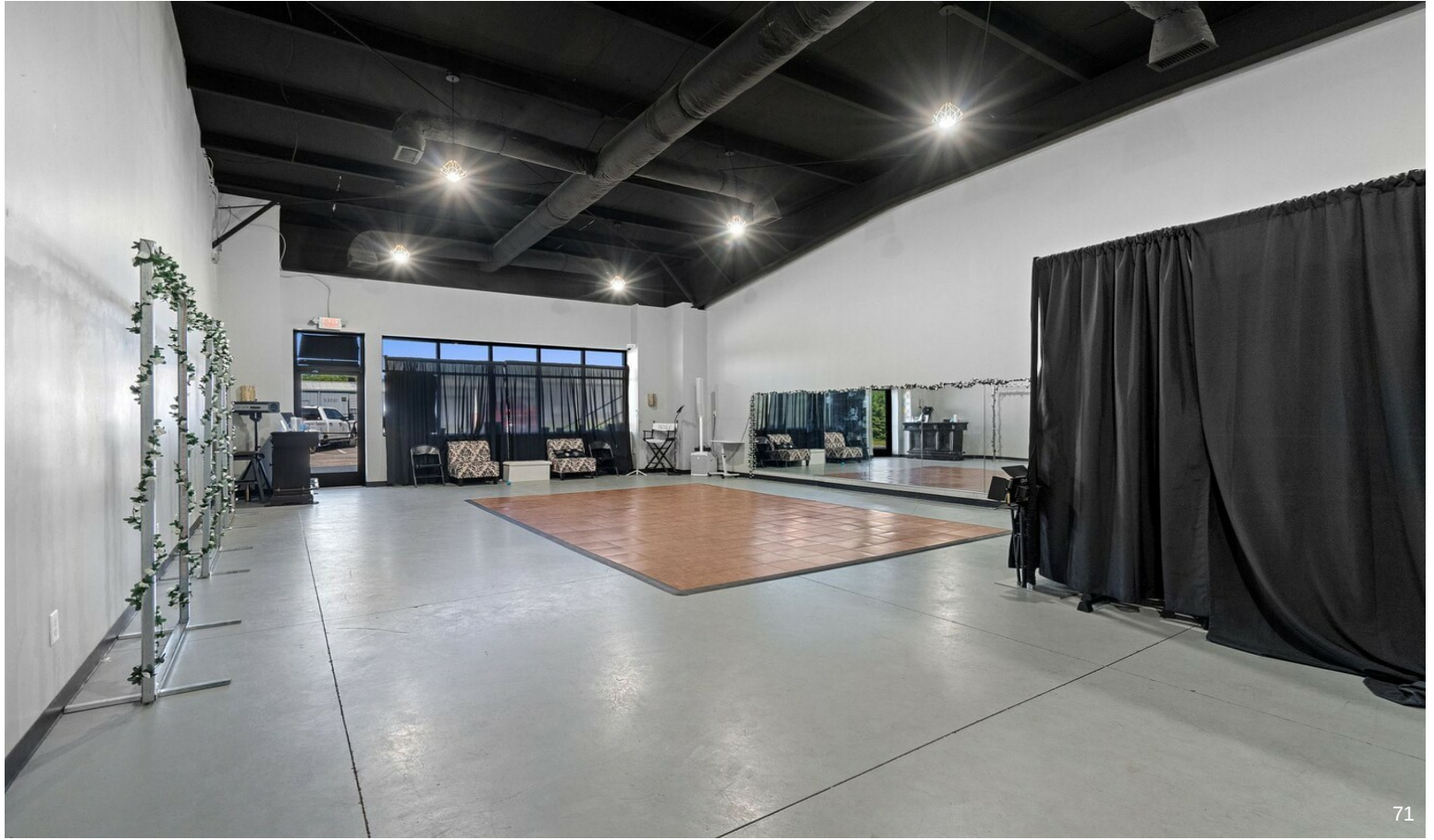


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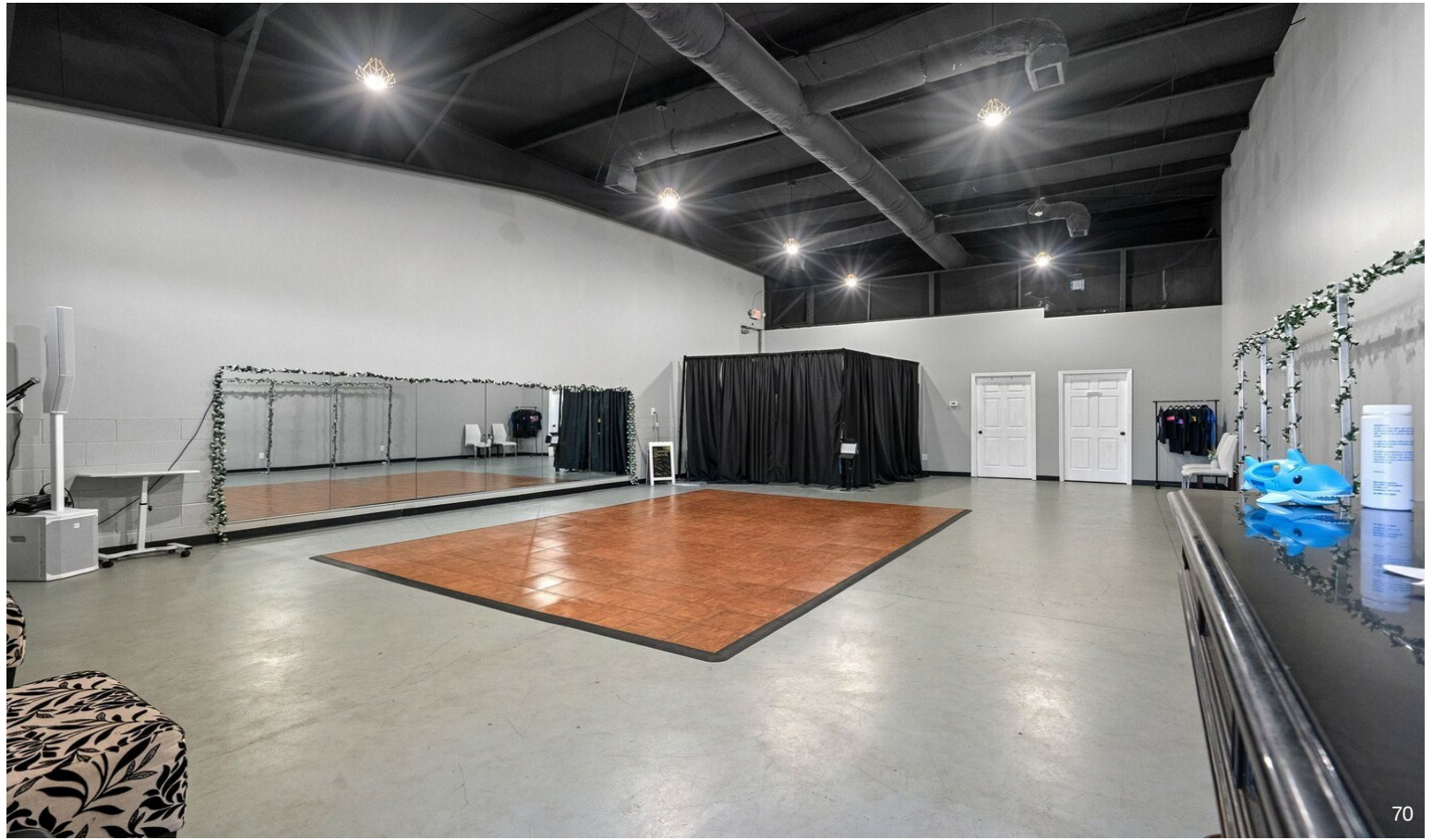
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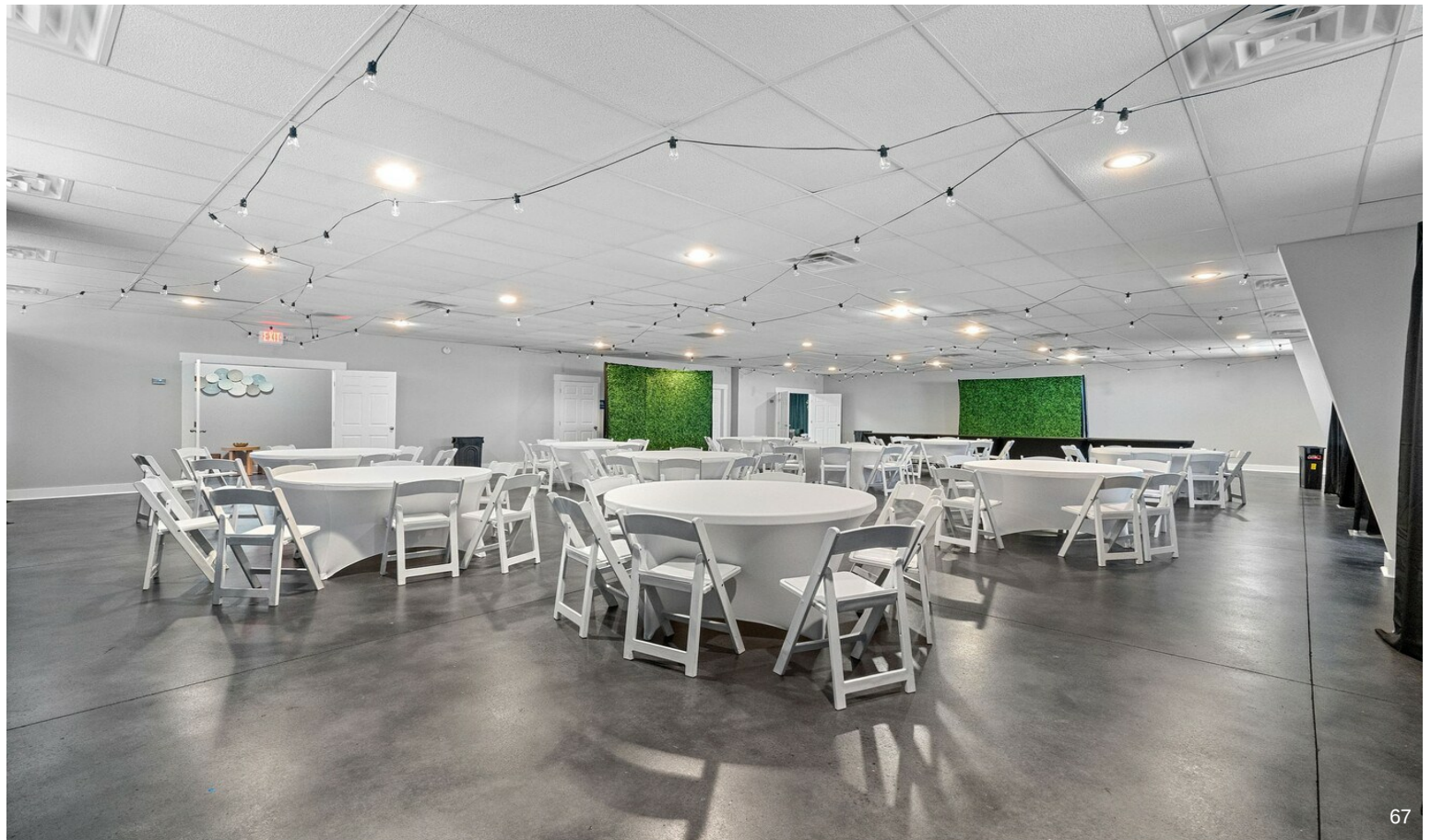
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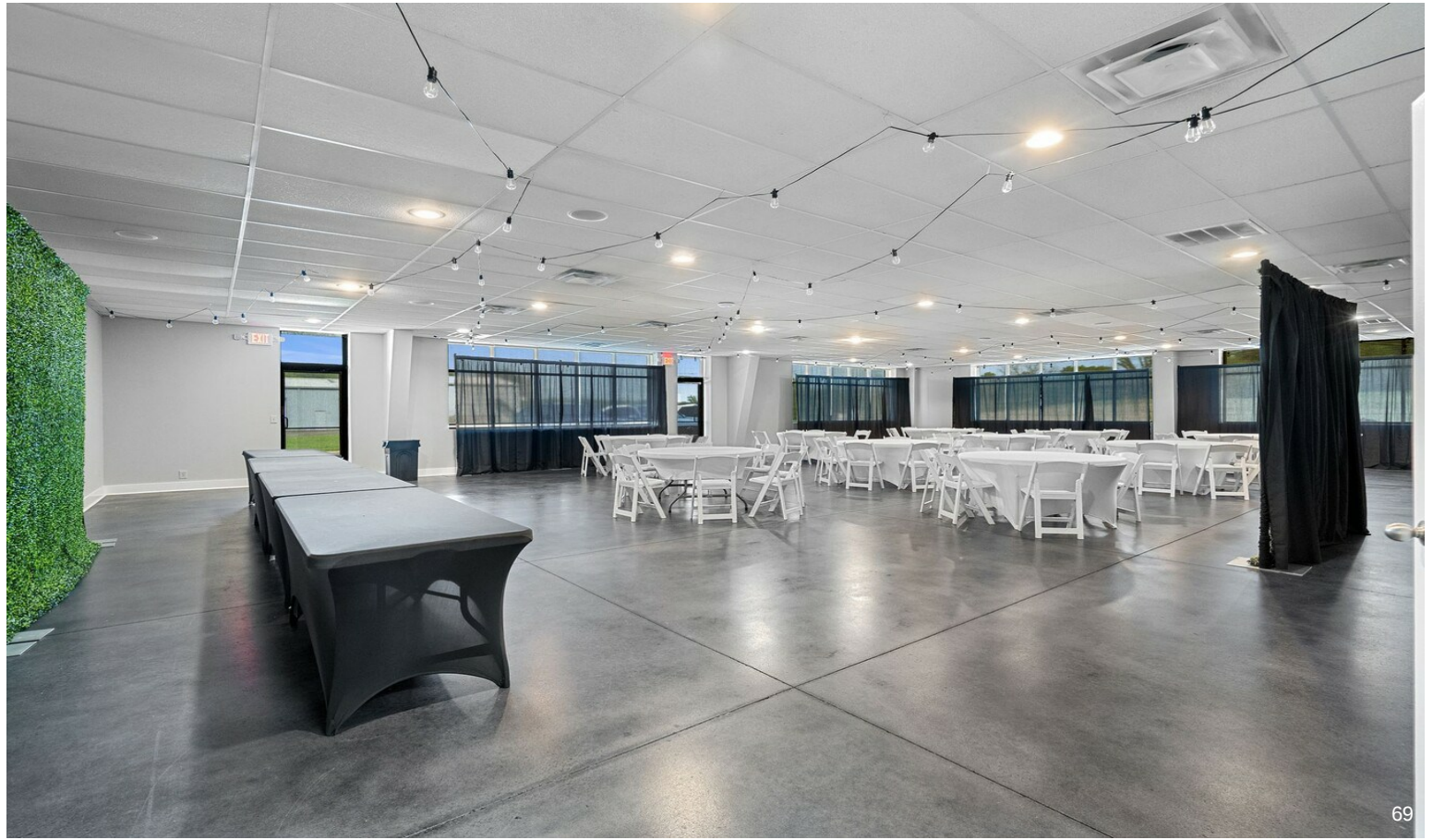


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