

Warehouse | For Lease

CBRE

8,500 SF Warehouse Building For Lease



806 TN Blvd., Lebanon, TN 37087

Property Overview

CBRE is pleased to offer for lease, 806 Tennessee Blvd in Labanon, TN. The building is a total of 8,500 SF with a breakdown of 7,420 SF warehouse space and 1,020 SF office space. Conveniently located just 30 miles east of downtown Nashville, the property offers easy access to I-40 and Route 70.

Lease Details

- + 8,500 total square feet
 - 7,420 SF warehouse
 - 1,020 SF office
- + Asking rate: \$15.00 NNN
- + 25 parking spaces
- + Clear height: 18'
- + Ceiling height: 20'
- + Two 9' w x 12' h drive in doors
- + Year built: 2004



8.5K

Square Feet

\$15

NNN Asking Rate

18'

Clear Height

2

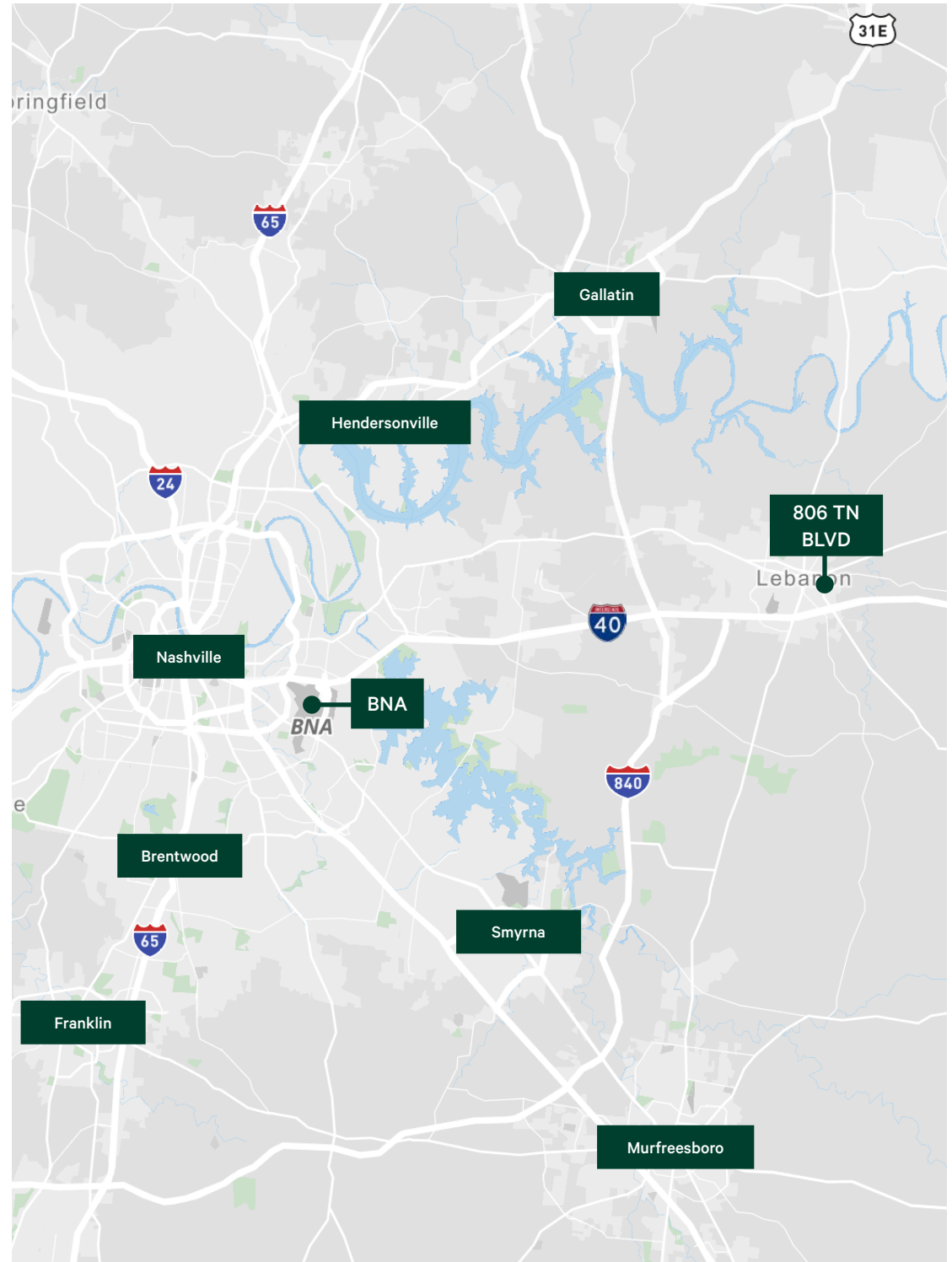
Drive in Doors

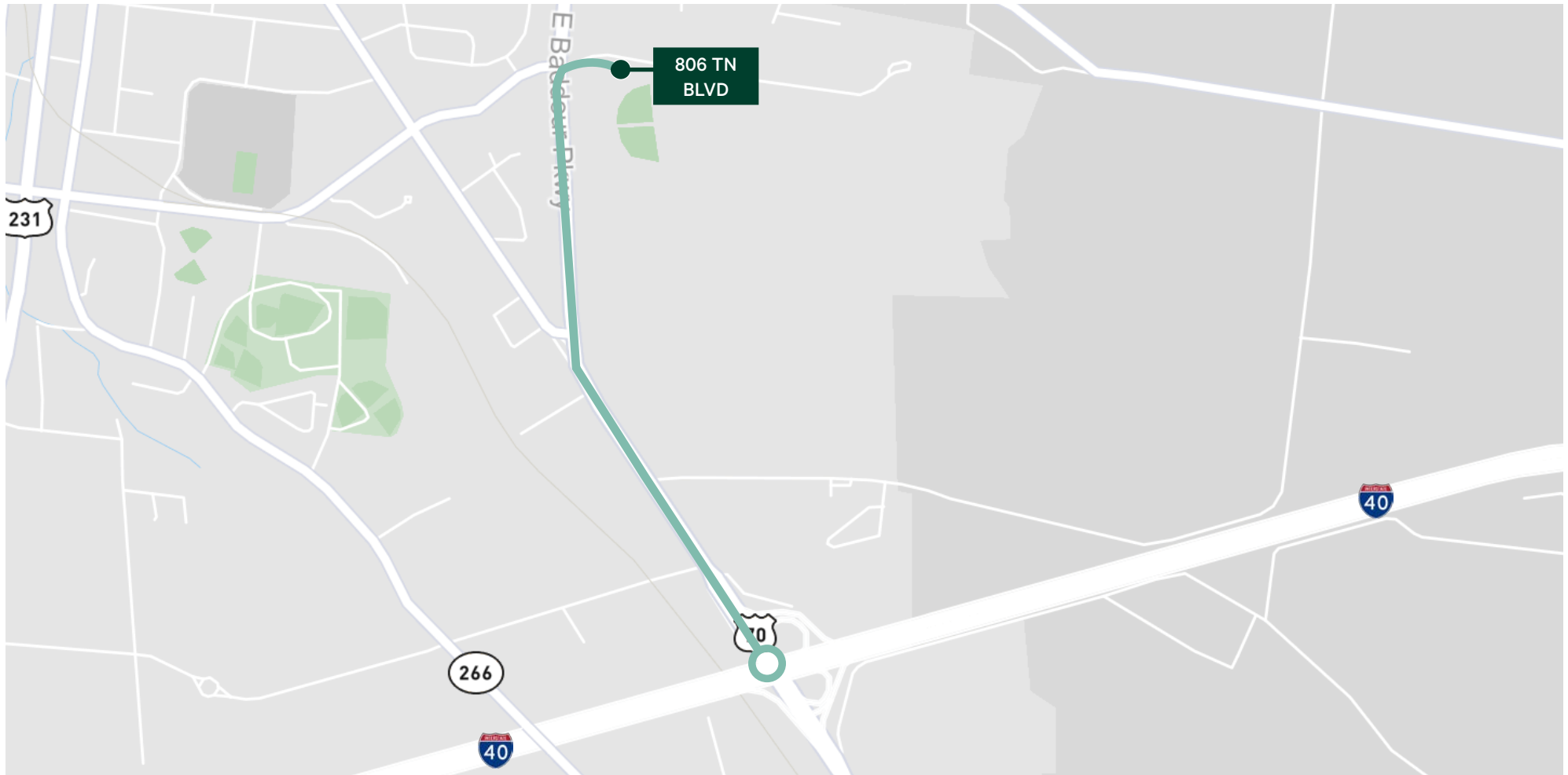
Location Summary

The Lebanon, TN submarket has seen exponential population and business growth over the last decade. The proximity to downtown Nashville and ease of access to major US interstates is attractive to various distribution and manufacturing companies which now call Lebanon home. The submarket's population is projected to continue to grow over the next 5 years, further strengthening the market and supplying talent to the workforce.

Area Demographics

	1 Mile	3 Miles	5 Miles
2022 Population	3,400	23,966	39,366
2027 Population (projected)	3,651	25,713	42,063
2022-2027 Pop. Growth Rate	1.43%	1.42%	1.33%
2022 Households	1,183	8,949	15,054
2027 Households (projected)	1,281	9,625	16,103
2022 Avg. Household Income	\$55,406	\$72,905	\$86,042
2027 Avg. Household Income (projected)	\$63,910	\$83,329	\$98,721
2022 Businesses	313	1,320	1,771
2022 Employees	3,341	17,058	22,849





Contact Us

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