

# SALE OR LEASE

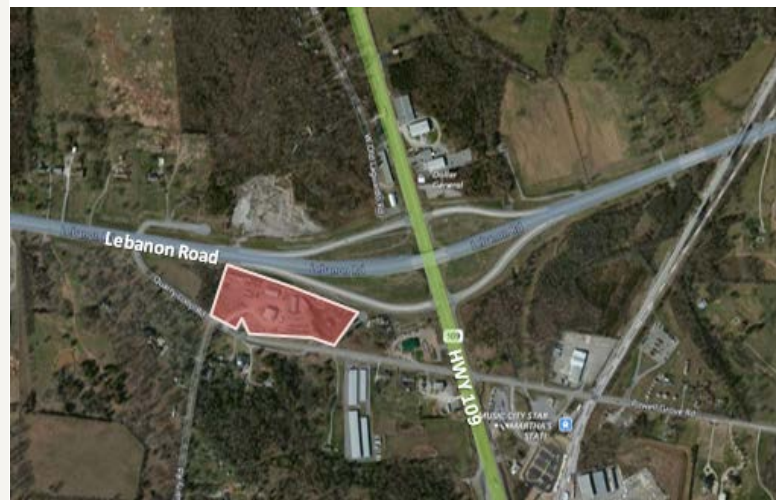
Warehouse/Office Space and Outside Storage on  
7.1 Acres  
Offers Visibility from Lebanon Road In Tennessee's  
Fastest Growing County

373 Quarry Loop Road, Lebanon, TN 37122



## HIGHLIGHTS

- ±7.1 Acres
- ±5,616 SF Warehouse
- (3) 14x14 drive-in doors
- (2) 12x 12 drive-in doors
- 5-Ton Crane Service
- ±3,456 SF Outside Storage Shed
- ±2,400 SF Outside Storage Shed
- ±2,000 SF Office
- ±720 SF Storage Shed
- Zoned Commercial General
- Visibility from Lebanon Rd.
- Sale Price: \$1,500,000 / Lease Rate: \$11,500 / Month NNN



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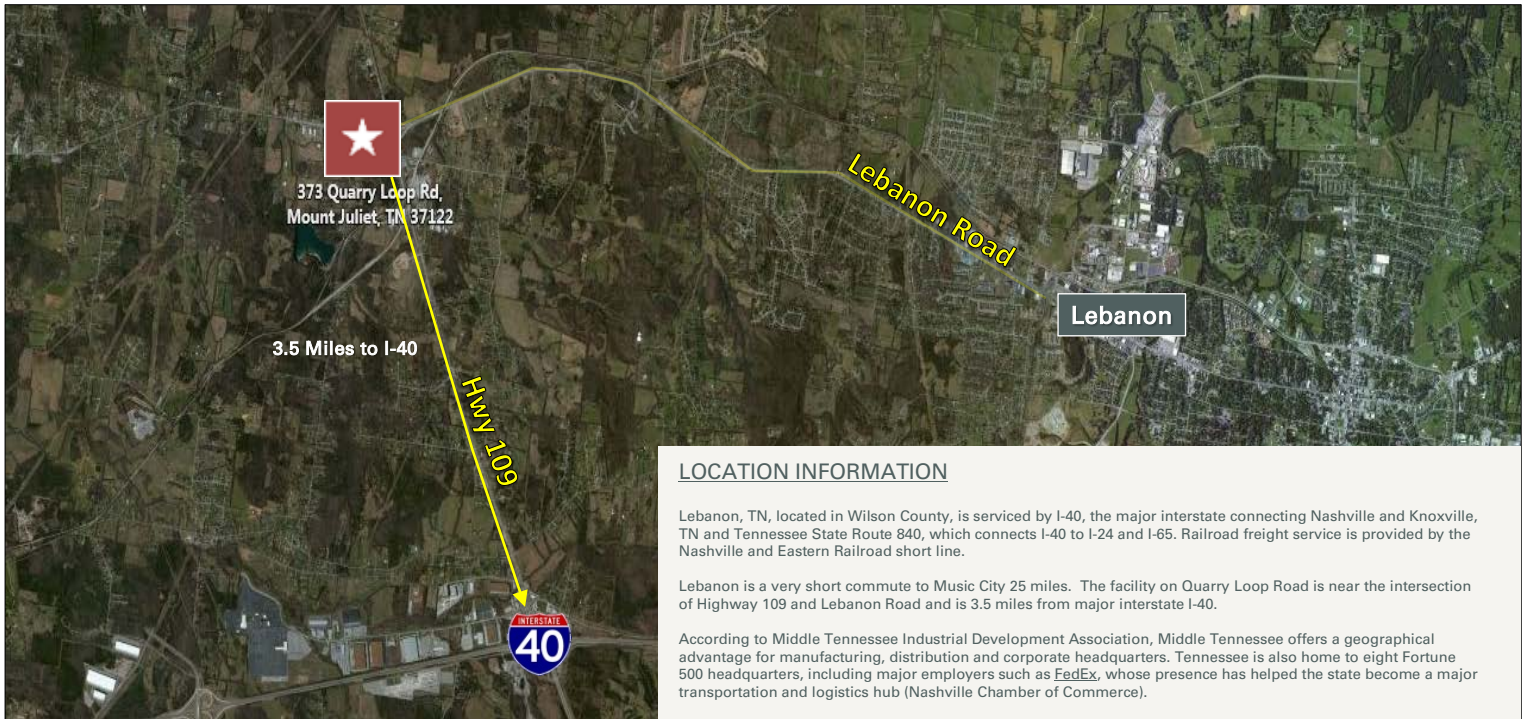
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760 Melrose Avenue  
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T: 615.256.3189 / F: 615.254.4026

Sale or Lease  
±14,192 SF Total  
Industrial Building

373 Quarry Loop Road  
Lebanon, TN 37122  
Wilson County

CHARLES  
HAWKINS CO.

## PHOTOS / AERIAL



### LOCATION INFORMATION

Lebanon, TN, located in Wilson County, is serviced by I-40, the major interstate connecting Nashville and Knoxville, TN and Tennessee State Route 840, which connects I-40 to I-24 and I-65. Railroad freight service is provided by the Nashville and Eastern Railroad short line.

Lebanon is a very short commute to Music City 25 miles. The facility on Quarry Loop Road is near the intersection of Highway 109 and Lebanon Road and is 3.5 miles from major interstate I-40.

According to Middle Tennessee Industrial Development Association, Middle Tennessee offers a geographical advantage for manufacturing, distribution and corporate headquarters. Tennessee is also home to eight Fortune 500 headquarters, including major employers such as FedEx, whose presence has helped the state become a major transportation and logistics hub (Nashville Chamber of Commerce).

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