



166,350 SF AVAILABLE

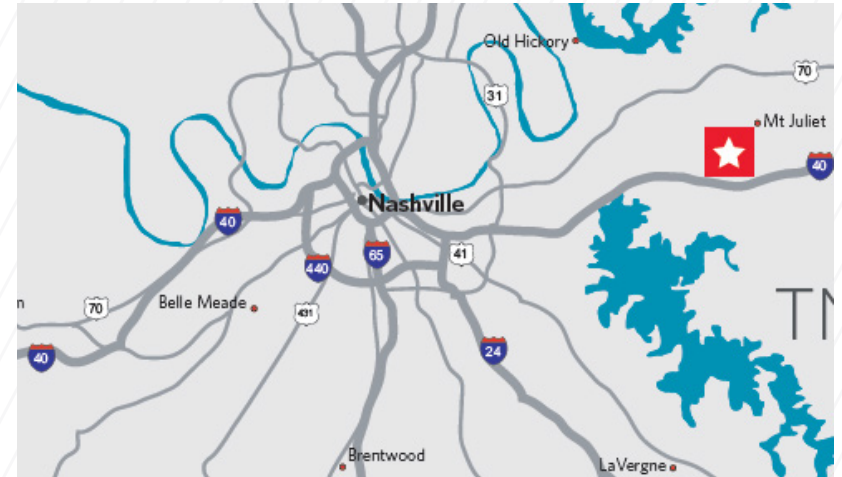
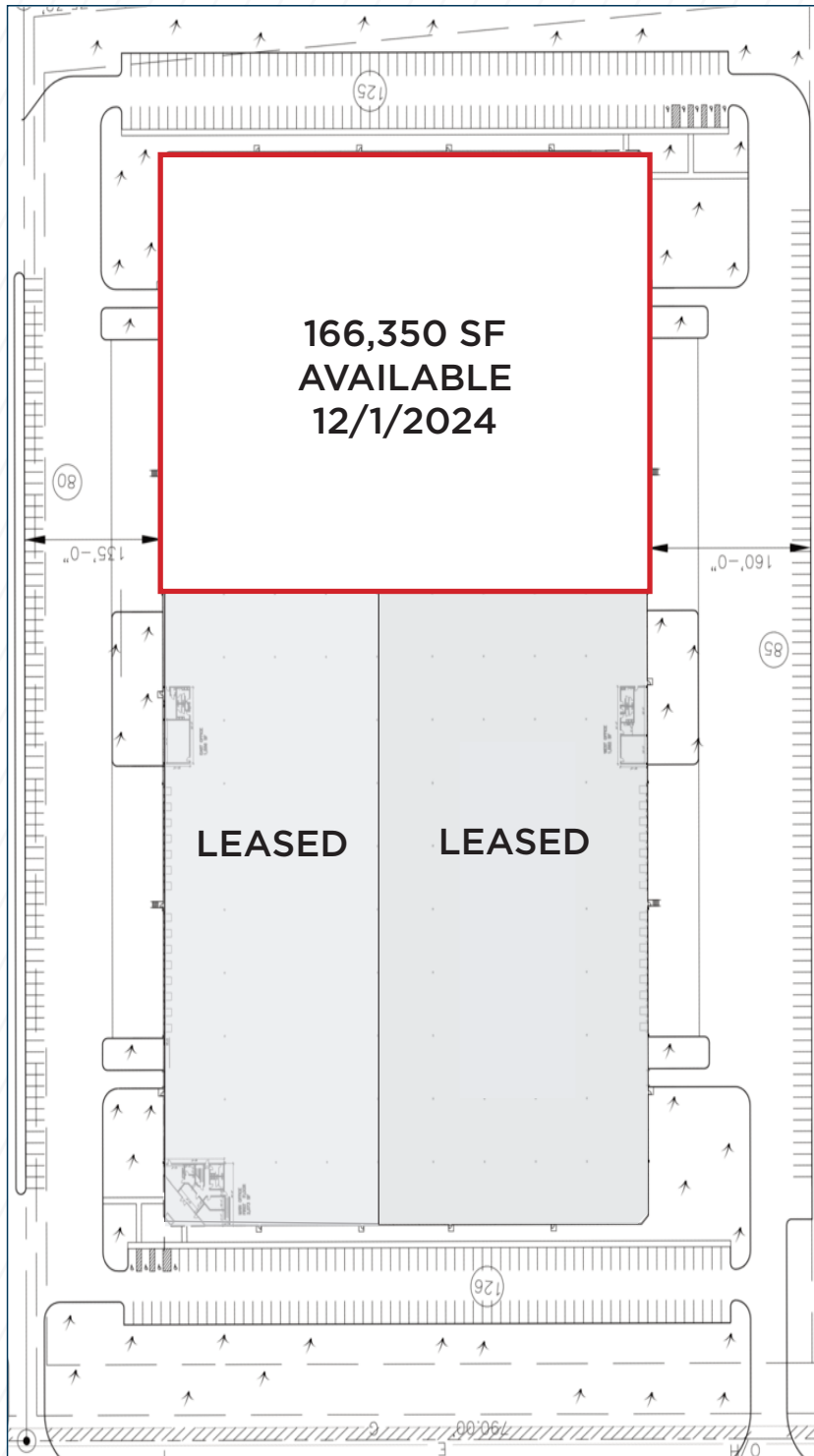
EASTGATE DISTRIBUTION CENTER II

7950 EASTGATE BLVD
LEBANON, TN

FOR LEASE
166,350 SF



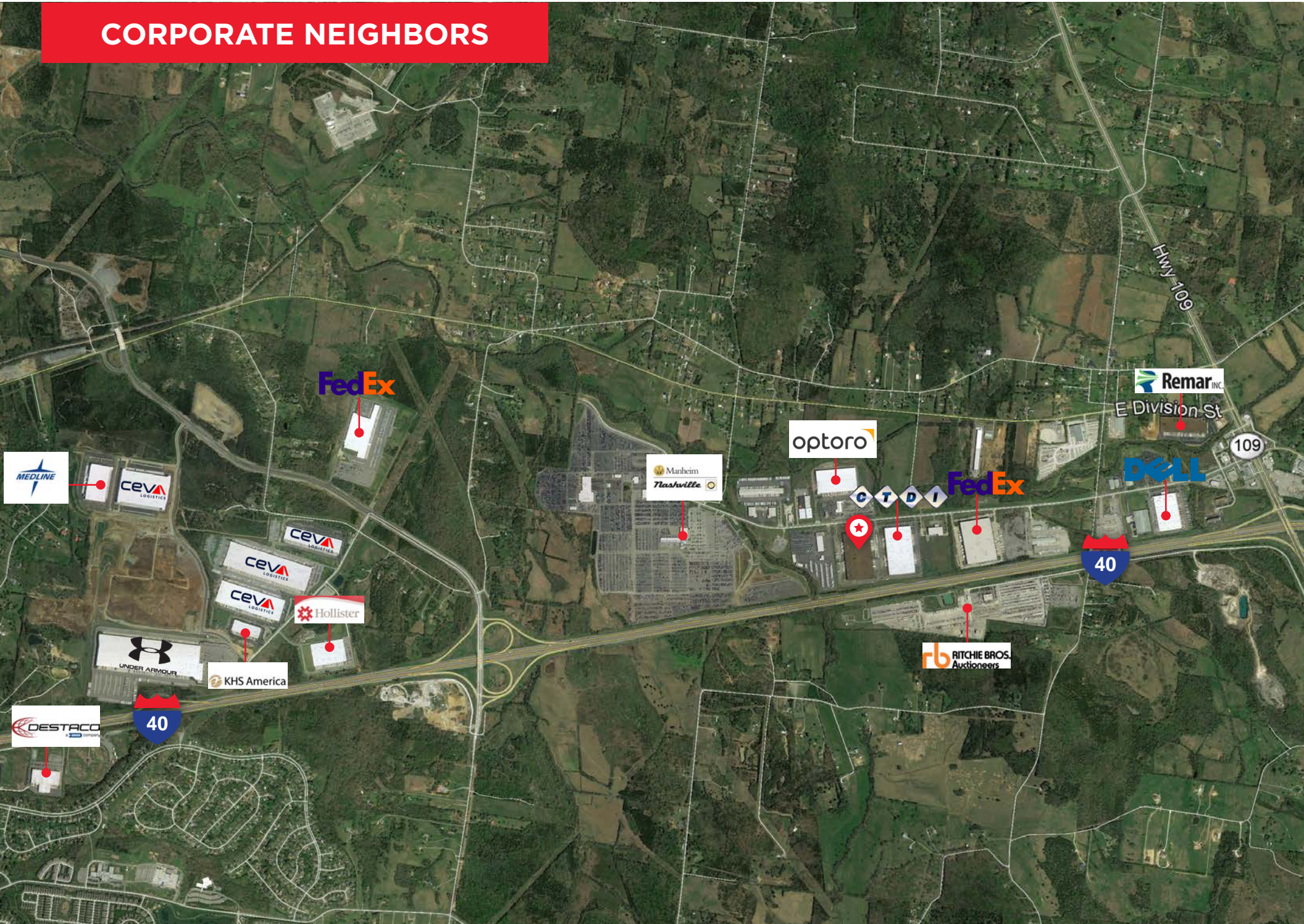
SITE PLAN



PROPERTY HIGHLIGHTS

- 403,750 SF Class A, Industrial Building
- Available 12/1/2024
- 166,350 SF Available
- Office: +/- 5,000 SF
- 30 Dock Doors (24 equipped with levelers)
- 2 Drive-in door (12' x 14')
- 30' Clear Height
- 50' x 50' column
- 60' speed bay
- T-5 Lighting
- One turn off I-40 with excellent ingress/egress
- Convenient access to area amenities
- Fully fenced truck court with gated access
- ESFR Sprinklers
- 1/1,000 Parking ratio
- 18 miles to Nashville International Airport
- Built in 2001
- Interstate visibility

CORPORATE NEIGHBORS





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