

FOR LEASE

FLEX / SMALL-BAY INDUSTRIAL

802 N. Cumberland St.
Lebanon, TN 37087



2,550 SF
TOTAL SUITE

600 SF
OFFICE/ADMIN

1,950 SF
HEATED WAREHOUSE

10' x 12'
OVERHEAD DOOR

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President

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CALLIS VENTURES, LLC

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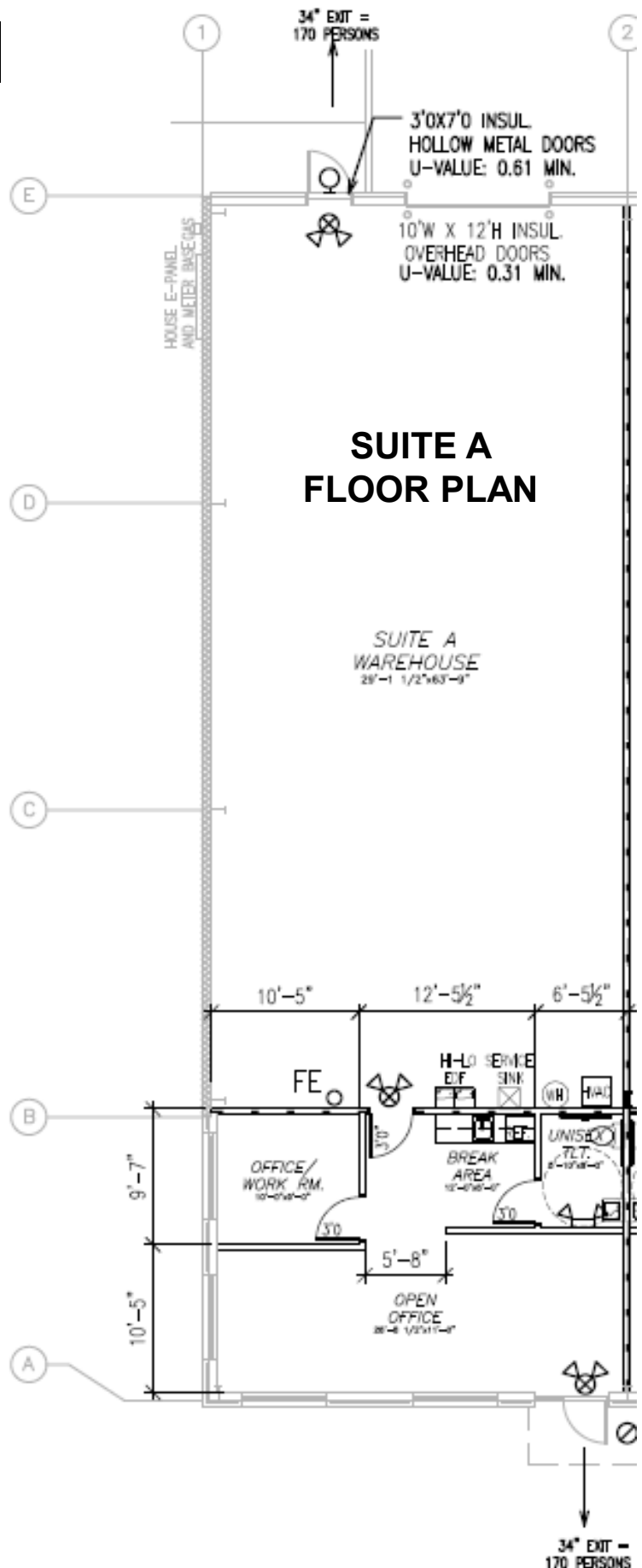
PROPERTY INFORMATION

SPACE HIGHLIGHTS

- 600 SF office / administrative area
- 1,950 SF heated warehouse / shop
- Warehouse fan; not air-conditioned
- 3-phase power
- 14'-5 3/16" rear wall clear height;
19'-7 3/16" front wall clear height
- 10' W x 12' H overhead garage door
- Approximately 5-6 parking spaces (2.25 per 1,000 SF)
- Monument sign available

SMALL-BAY FLEX SPACE

- Service-oriented tenant environment
- Ideal for businesses in need of small office plus storage/shop space
- Co-tenants: Solitude Lake Management + Tri-Star Lawn Care



PROPOSED LEASE TERMS



EST. COMBINED OCCUPANCY COST

Based on current NNN estimates

\$13.50

BASE RENT / SF / YEAR

+ \$3.50

EST. NNN / SF / YEAR

\$17.00/SF/YR

or approximately \$3,613/month

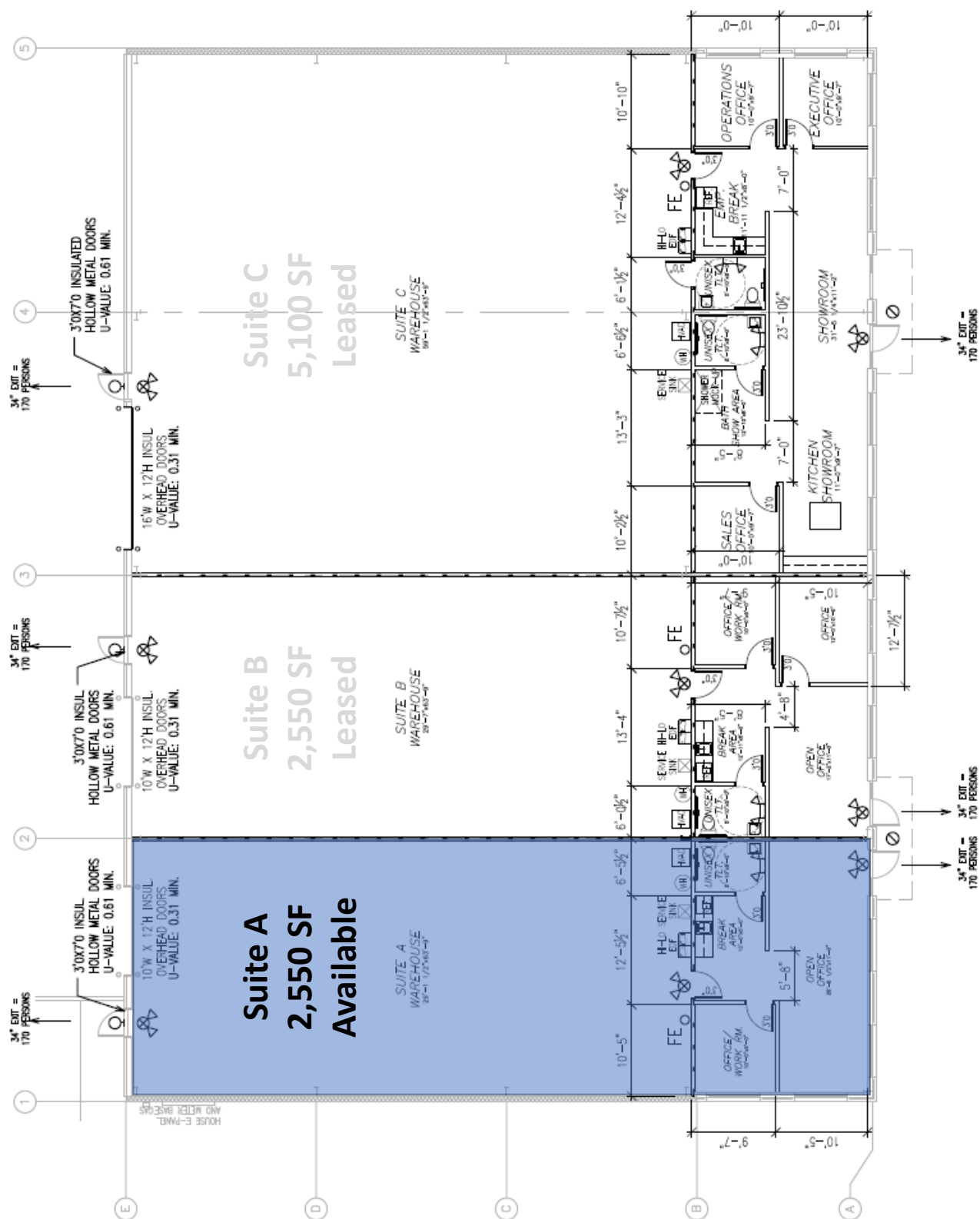
- Gas + Electric separately metered
- Water + Sewer included in NNN

1-3 YEARS
INITIAL LEASE TERM

3%
ANNUAL BASE RENT INCREASE

30 DAYS
AVAILABLE WITH 30 DAYS OF LEASE
EXECUTION

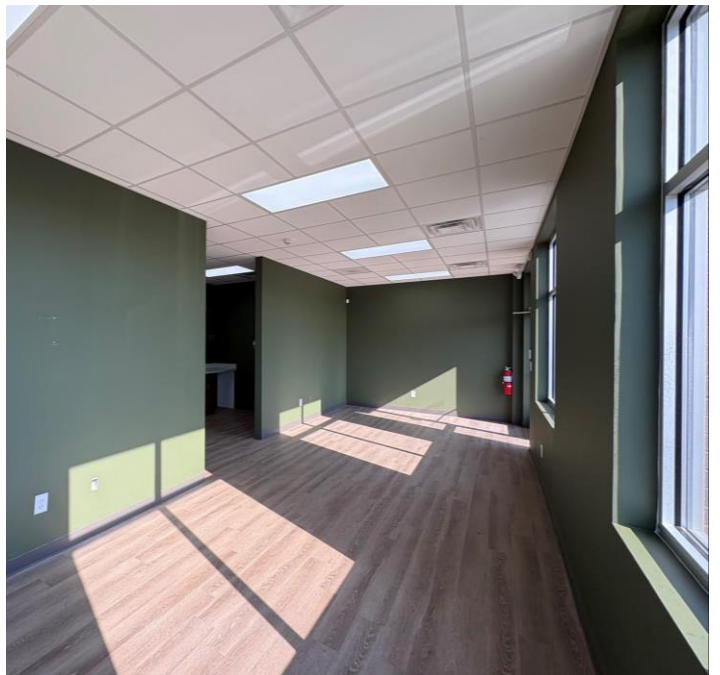
BUILDING LAYOUT



BUILDING EXTERIOR



FLEXIBLE OFFICE



WAREHOUSE

