

FOR LEASE

**± 9,600 SF
INDUSTRIAL
LEBANON, TN**



POWELL
COMMERCIAL REAL ESTATE



1854 SPARTA PIKE

Property Description:

Light industrial opportunity just 2 miles from Interstate 40, situated on 40.24 acres with an active grading permit in place. The property includes 3,200 SF of office space and 6,400 SF of shop, ideal for an excavating contractor or similar operation. Ample land allows for expansion, storage, and equipment staging, offering a highly functional and well-located site for growing businesses.

Lease Rate: \$TBD/sf NNN

Built: 2025

Yard: Fenced

Zoned: Light Industrial

**Situated on 40.24 Acres with
8 acres cleared**

Active Grading Permit



Steven Fox

Partner | Affiliate Broker
C 615.715.4825
steven@powellcre.com

Exclusively Listed By:

Powell Commercial Real Estate
139 Maple Row Blvd, Suite 104
Hendersonville, TN 37075
615.388.2558

JP Powell | SIOR

Partner | Principal Broker
C 615.533.5682
jp@powellcre.com



1854 SPARTA PIKE, LEBANON, TN



+/- 6,400 sf Warehouse/Shop



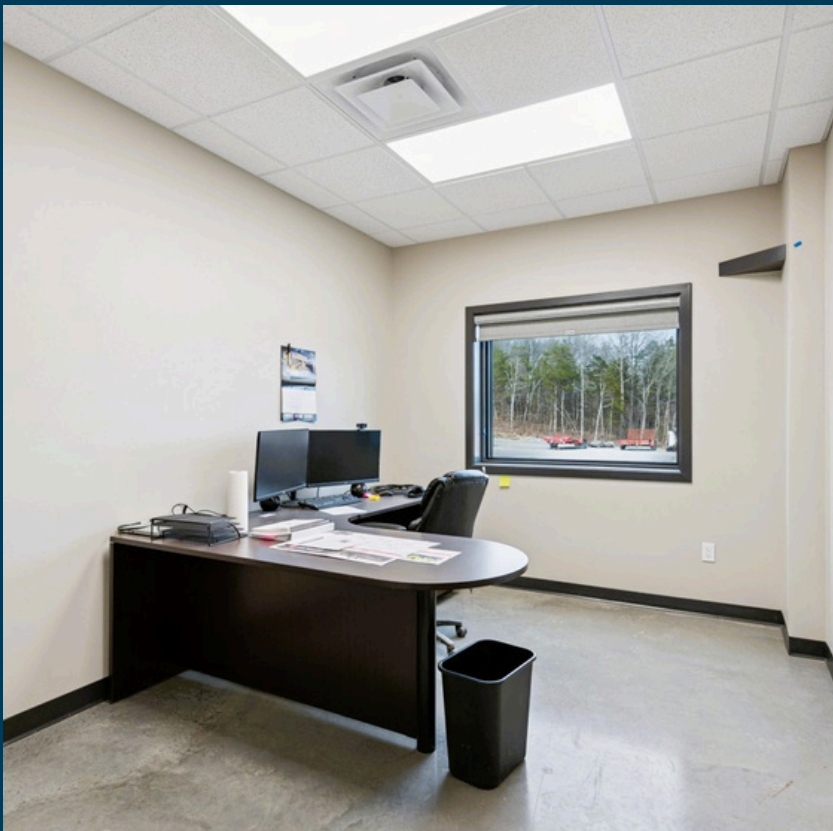
Details

- Warehouse / Shop (6,400sf)
- 21' Clear Height
- Fan Cooled
- Upstairs Storage
- Three (3) 16' x 18' Drive-in Doors
- One (1) 12' x 12' Drive-in Door
- LED Lighting
- Warehouse/Shop Restroom

1854 SPARTA PIKE, LEBANON, TN



+/- 3,200 sf Office



Details

- Office (3,200sf)
- 10 Offices
- Large Conference Room
- Reception Room
- Lobby
- File/Plans Room
- Breakroom
- LED Lighting