30,000 SF INDUSTRIAL WAREHOUSE

FOR LEASE

Excellent Access • Distribution • Warehouse

PREMIER WAREHOUSE LOCATION

1317 WINTER DRIVE
LEBANON, TN

Available January 1, 2027

Make this facility at - East Gate / I-4 / Exit 239, TN

EXTERIOR – FRONT

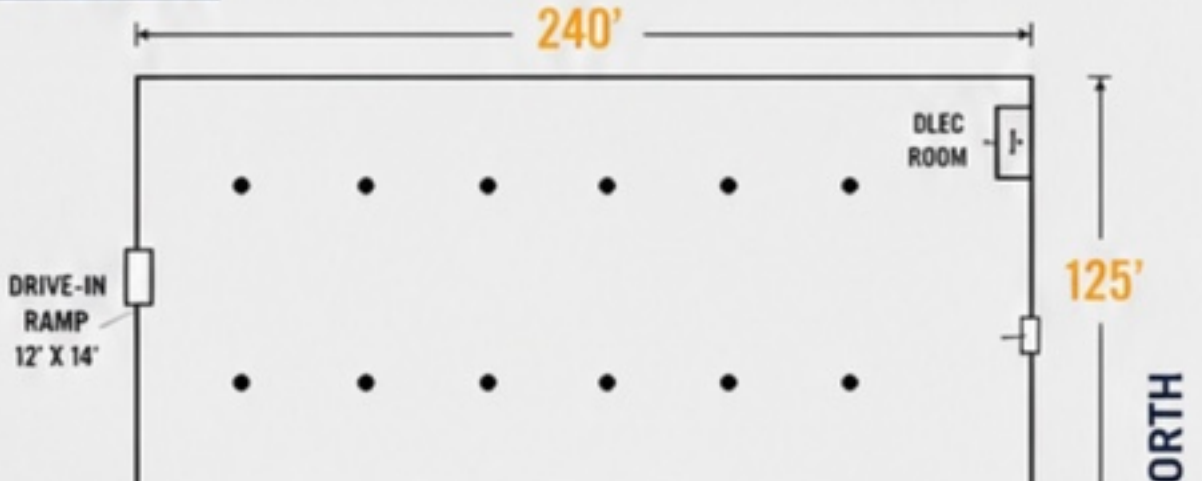
INTERIOR

EXTERIOR – SIDE/BACK

PROPERTY FEATURES

- 30,000 TOTAL SF
- 1 DRIVE-IN RAMP 12' X 14'
- 25,000 WAREHOUSE SF
- 6 COLUMN SPACING E/W X DEEP S
- DOCK DOORS
- 13'6" CEILING HEIGHT
- SPRINKLERED
- 600 AMP 3-PHASE

FLOOR PLAN



EXCELLENT ACCESS & VISIBILITY

ABOUT THE PROPERTY

30,000 square foot industrial warehouse located in the heart of Lebanon's industrial corridor—minutes to I-40 and I-840—ideal for distribution and logistics.

This facility offers excellent truck access, ample power, and a functional layout ready to serve a wide range of industrial users.

STRATEGIC LOCATION
Minutes to I-40 and Exit 239

IDEAL FOR DISTRIBUTION
Dock doors & drive-in access

WELL MAINTAINED
Sprinklered building with modern systems

STRONG DEVELOPMENT AREA
Surrounded by industrial growth and supporting businesses

DISTRIBUTION | WAREHOUSING | STORAGE | STRATEGIC LOCATION