

**FOR LEASE**  
**±3.1-ACRES OUTSIDE STORAGE**  
**8,157 SF WAREHOUSE**

**145 MADDUX SIMPSON PARKWAY**  
**LEBANON, TENNESSEE 37090**



**3.1 ACRE IOS**  
**8,157 SF WAREHOUSE**



**2 DOCK HIGH DOORS**  
**1 DRIVE IN DOOR**



**0.7 MILES**  
**SOUTH OF I-40**



**FENCED & SECURED**  
**STORAGE YARD**



**30 MINUTES**  
**EAST OF NASHVILLE**

**LEASING**  
**CONTACTS**

**JACK ARMSTRONG**  
**(M) 561-339-9071**  
[JACK.ARMSTRONG@CBRE.COM](mailto:JACK.ARMSTRONG@CBRE.COM)

**HARRISON FULLER**  
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**CBRE**

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**SPACE FOR LEASE | INFORMATION**

- **3.1-ACRE IOS SITE FOR LEASE**
- **± 8,157-SF WAREHOUSE**
- **IP ZONED IOS SITE**
- **18' CLEAR HEIGHT**
- **TWO (2) MOTORIZED DOCK HIGH DOORS**
- **SEALS, LOCKS AND LEVELERS ON DOCKS**
- **ONE (1) MOTORIZED DRIVE-IN DOOR**
- **CONSTRUCTION COMPLETED IN 2023**
- **CONCRETE TRUCK COURT**
- **FENCED & SECURED STORAGE LOT**
- **AMPLE EMPLOYEE PARKING**
- **0.7 MILES SOUTH OF I-40**
- **30 MINUTES EAST OF DOWNTOWN NASHVILLE**
- **AVAILABLE TODAY**

**MANAGED BY:**



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**145 MADDUX SIMPSON PARKWAY  
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**8,157 SF**

**± 2,956 SF OFFICE**



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CLEAR SPAN  
WAREHOUSE

HVLS FANS (2)

WAREHOUSE  
VENTILATION

HEATERS

MOTORIZED DOCK  
HIGH DOORS (2)

MOTORIZED  
DRIVE-IN DOOR (1)

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DISPATCH AREA



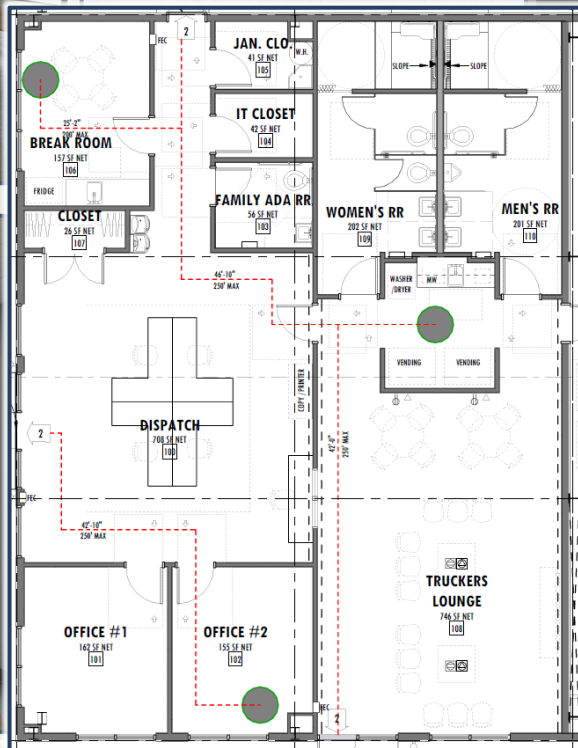
**OFFICE FEATURES**

PRIVATE OFFICES (2 x 160 SF)  
DISPATCH ROOM (710 SF)  
TRUCKER LOUNGE (750 SF)  
BREAK ROOM (160 SF)  
IT CLOSET (42 SF)  
JANITOR CLOSET (41 SF)  
STORAGE CLOSET (26 SF)  
MEN'S & WOMEN'S RESTROOMS

PRIVATE OFFICE (1 OF 2)



BREAK ROOM



TRUCKER LOUNGE



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**Stonelake**  
CAPITAL PARTNERS

**CBRE**

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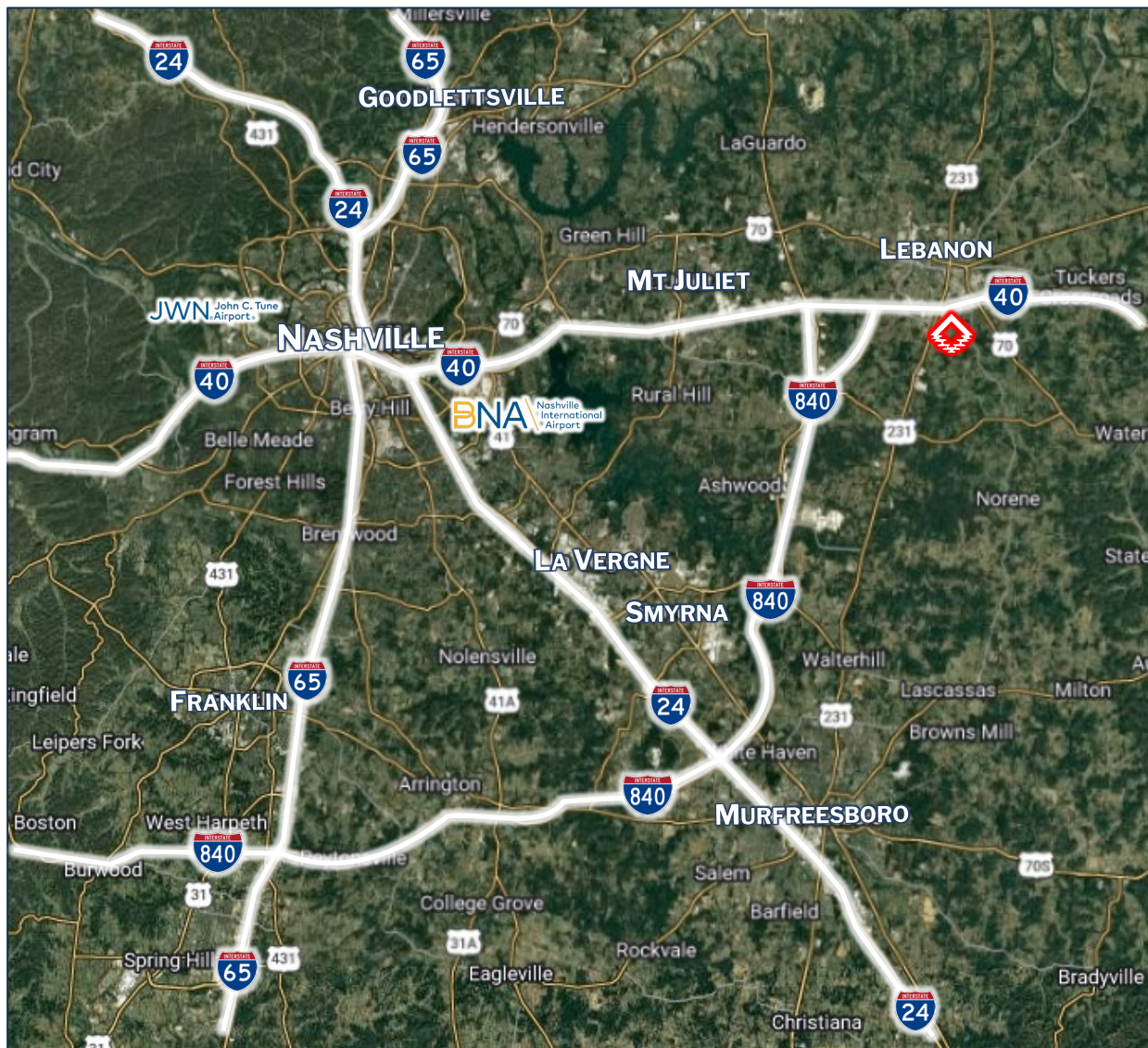
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**LEBANON, TENNESSEE**  
**I-840 SUBMARKET**

**CBRE**

 **Stonelake**  
CAPITAL PARTNERS