

30,000 SF INDUSTRIAL WAREHOUSE — FOR LEASE —

Excellent Access • Distribution • Warehouse



 **1317 WINTER DRIVE
LEBANON, TN**
Available January 1, 2027
Make this facility at - Exit 236 I-40 / Exit 239, TN



EXTERIOR – FRONT



INTERIOR

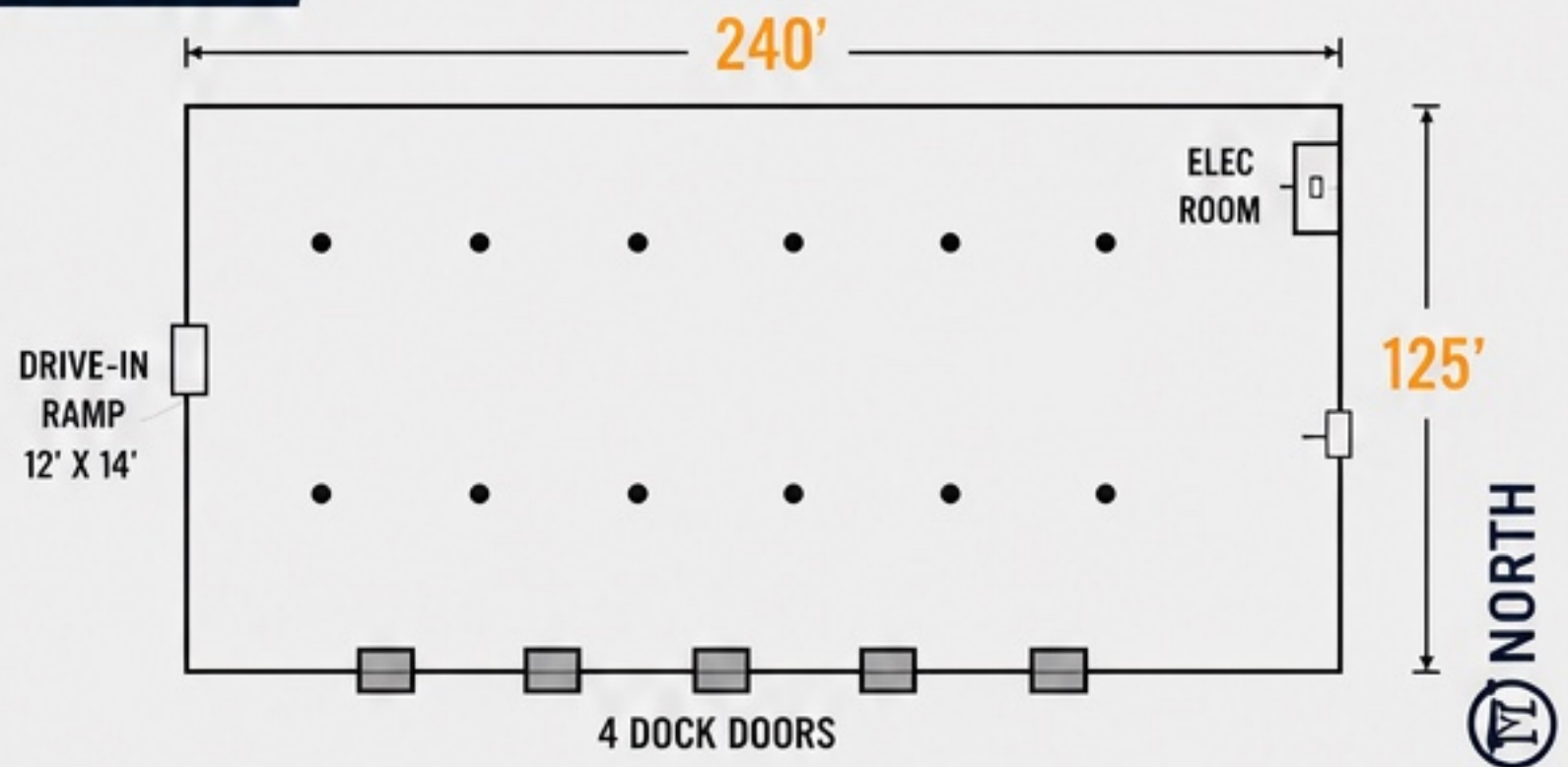


EXTERIOR – SIDE/BACK

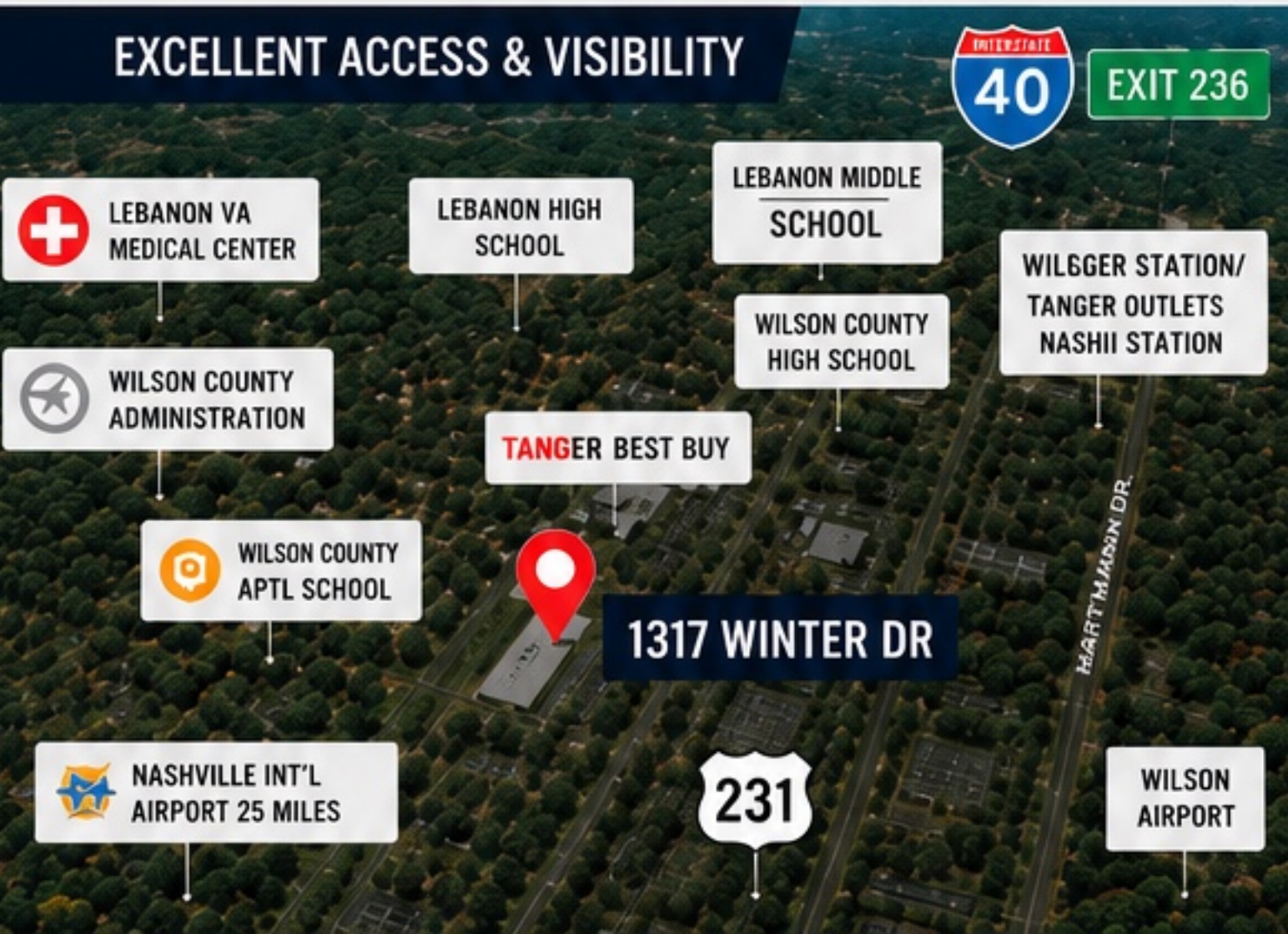
PROPERTY FEATURES

-  **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**
-  **200 AMP
ELECTRICAL SERVICE**

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