



166,350 SF AVAILABLE

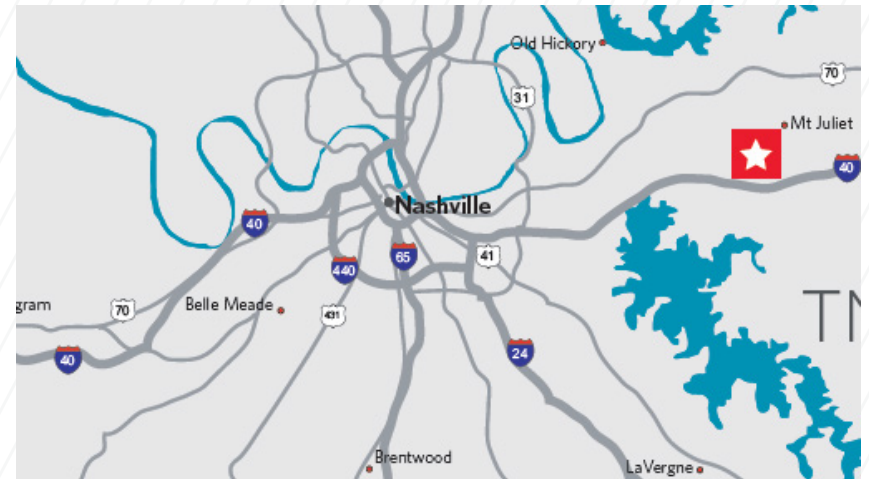
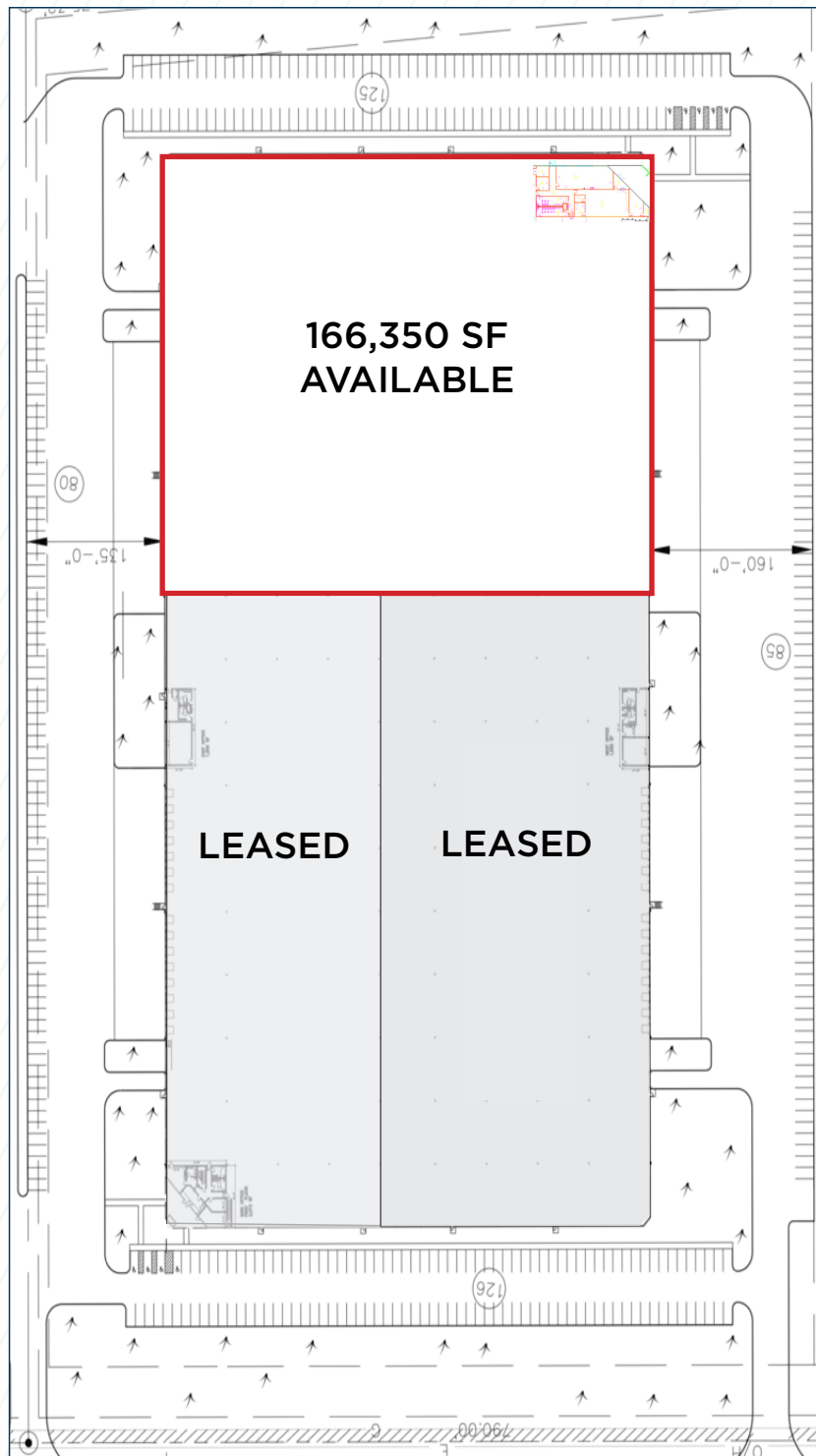
EASTGATE DISTRIBUTION CENTER II

7950 EASTGATE BLVD
LEBANON, TN

FOR LEASE
166,350 SF



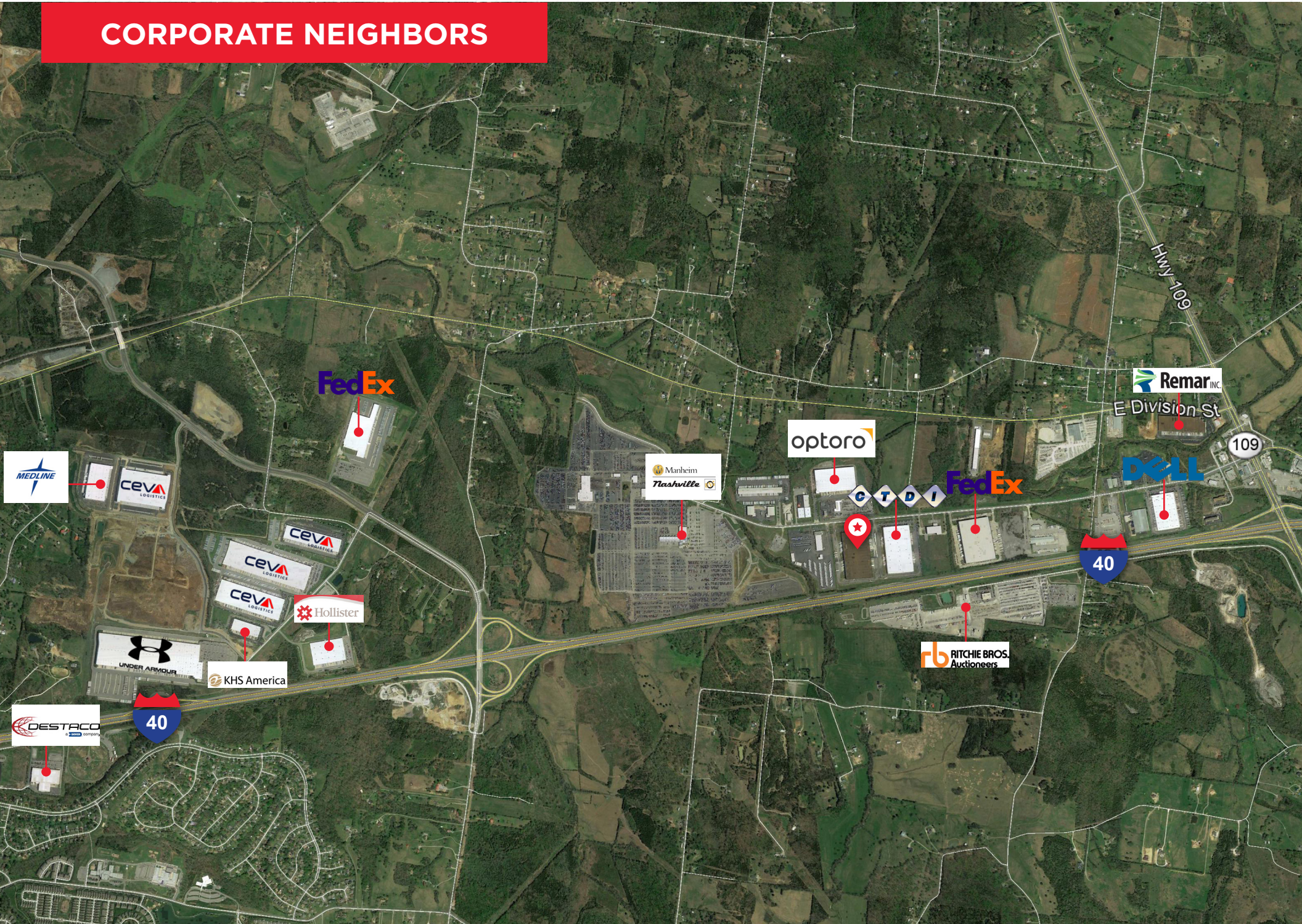
SITE PLAN



PROPERTY HIGHLIGHTS

- 403,750 SF Class A Industrial Building
- 166,350 SF Available
- Office: \pm 4,500 SF
- 30 Dock Doors (24 Equipped with Levelers)
- 2 Drive-in Doors (12' x 14')
- 30' Clear Height
- 50' x 50' Column Spacing
- 60' Speed Bay
- T-5 Lighting
- 2800 Amp, 480 Volt, 3 Phase Power
- Located Right off I-40 with Excellent Ingress/Egress
- Convenient Access to Area Amenities
- Fully Fenced Truck Court with Gated Access
- ESFR Sprinklers
- 1/1,000 Parking Ratio
- 150 Striped Auto Parks
- 13 Striped Trailer Stalls
- 18 Miles to Nashville International Airport
- Built in 2001
- Interstate Visibility

CORPORATE NEIGHBORS





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