

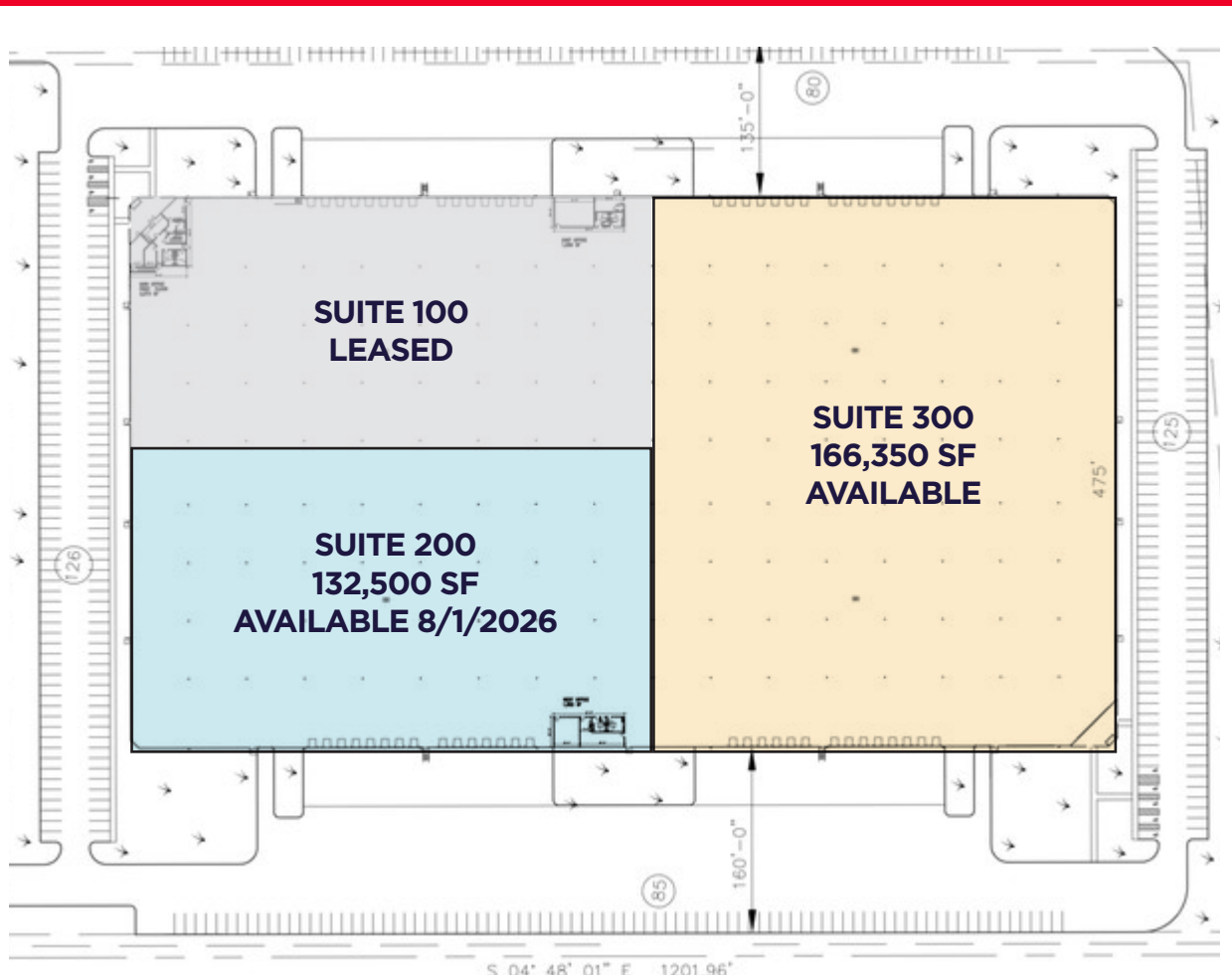
FOR LEASE
132,500-298,800 SF



EASTGATE DISTRIBUTION CENTER II
7950 EASTGATE BLVD, LEBANON, TN

PROPERTY HIGHLIGHTS

SUITE 200				SUITE 300			
DATE AVAILABLE	8/1/2026	OFFICE SF	+/- 2,000 SF	DATE AVAILABLE	Immediate	OFFICE SF	+/- 4,500 SF
DOCK DOORS	15 Docks (all equipped with levelers)	DRIVE-IN DOORS	1 (12' x 14') Drive-in	DOCK DOORS	30 Docks (24 equipped with levelers)	DRIVE-IN DOORS	2 (12' x 14') Drive-ins
CONFIGURATION	Front-load	POWER	400 Amps, 480 volts	CONFIGURATION	Cross-dock; Truck court is fenced & gated	POWER	2,000 Amps, 480 volt, 3-phase power
LIGHTING	T-5	PARKING	120 Car parks	LIGHTING	LED	PARKING	150 Car parks 13 Trailer stalls



SUITES 200-300 298,950 SF

BUILDING SF	403,750 SF
OFFICE SF	+/- 6,500 SF
DOCK DOORS	45 Docks 939 equipped with levelers)
DRIVE-IN DOORS	3 (12' x 14') Drive-ins
PARKING	170 Car Parks 13 Trailer Stalls

30' CLEAR HEIGHT

ESFR SPRINKLERS

50' X 50' COLUMN SPACING (60' SPEED BAY)

GAS FIRED HEAT

LOCATION HIGHLIGHTS



INTERSTATE VISIBILITY

Excellent Ingress/Egress



CONVENIENT ACCESS

18 Miles to Nashville International Airport



STRATEGIC LOCATION

Right off I-40



NEARBY INDUSTRIAL USERS

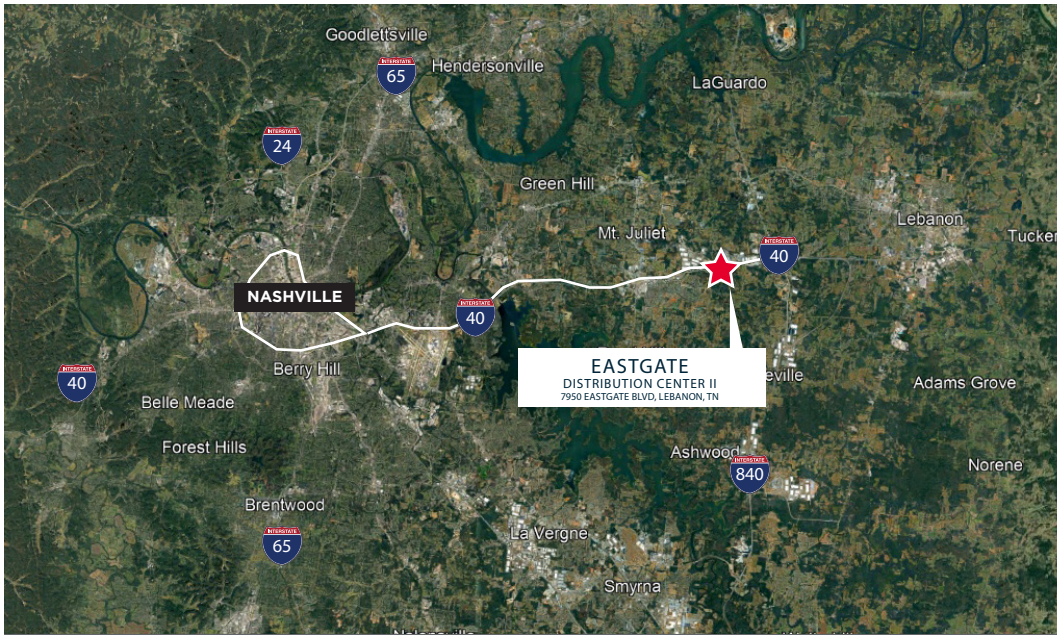
1. MEDLINE
2. CEVA
3. UNDER ARMOR
4. HOLLISTER
5. KHS AMERICA
6. FEDEX
7. CTDI
8. DELL
9. MANHEIM
10. NASHVILLE BOX
11. OPTORO
12. REMAR
13. DESTACO
14. RITCHE BROS

NEARBY AMENITIES

1. WHATABURGER
2. COSTCO WHOLESALE
3. 7-ELEVEN

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132,500-298,800 SF



EASTGATE
DISTRIBUTION CENTER II
7950 EASTGATE BLVD, LEBANON, TN

LOGISTICS BY THE NUMBERS

12 MILLION
PEOPLE LIVE WITHIN
A 2.5 HOUR DRIVE

75% OF THE U.S.
MARKET IS WITHIN A
2-HOUR FLIGHT

2-DAY
TRUCKING DISTANCE

3 MAJOR INTERSTATES
CONVERGE IN
NASHVILLE

Air Travel from Nashville to major U.S. destinations



Truck transit from Nashville to anywhere in the U.S.



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