

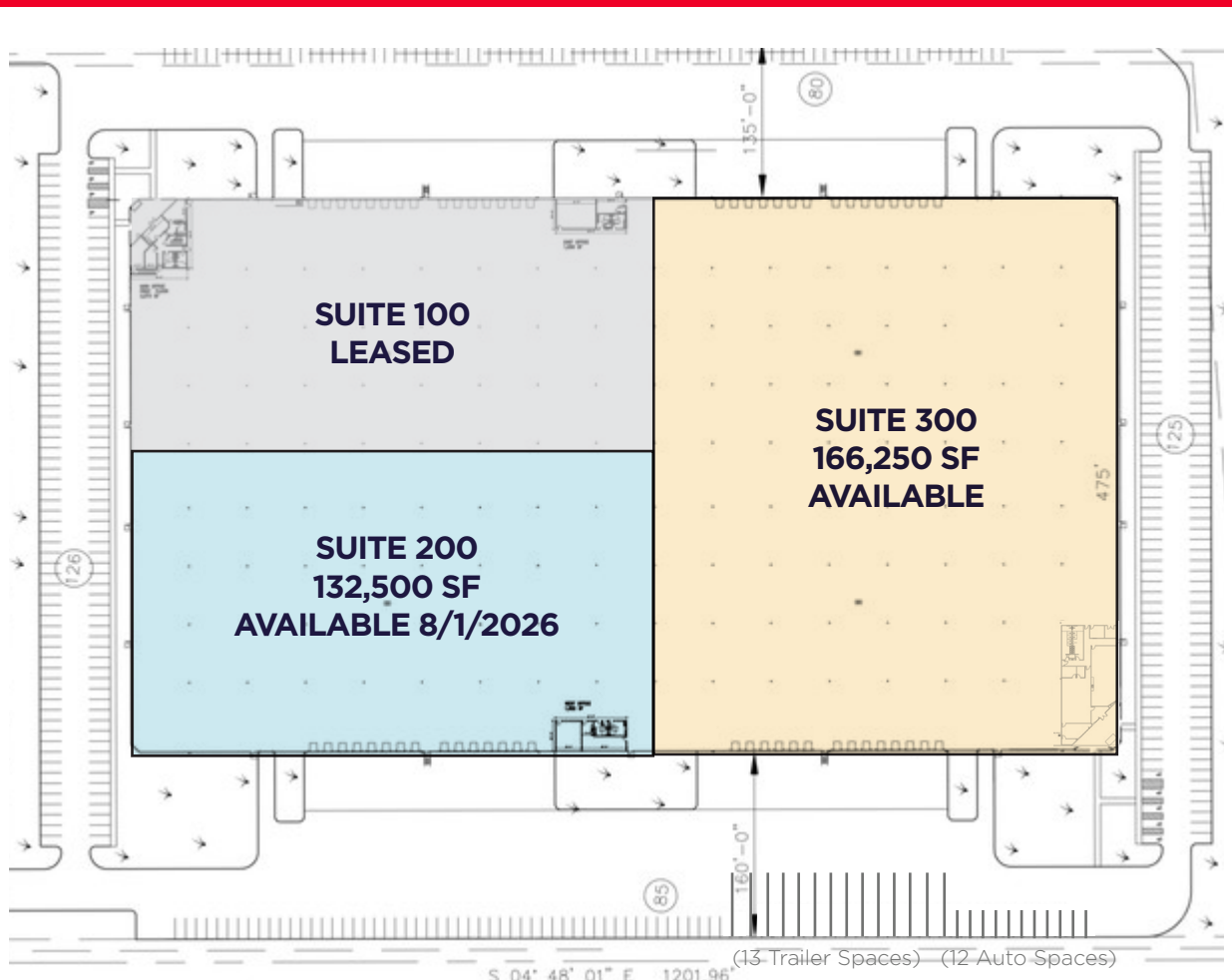
FOR LEASE
132,500-298,750 SF



EASTGATE DISTRIBUTION CENTER II
7950 EASTGATE BLVD, LEBANON, TN

PROPERTY HIGHLIGHTS

SUITE 200				132,500 SF	SUITE 300				166,250 SF
DATE AVAILABLE	8/1/2026	OFFICE SF	1,556 SF		DATE AVAILABLE	Immediate	OFFICE SF	4,498 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	127 Car parks		LIGHTING	LED	PARKING	165 Car parks 13 Trailer stalls	



SUITES 200-300 **298,750 SF**

BUILDING SF 403,750 SF

OFFICE SF 6,054 SF

DOCK DOORS 45 Docks (39 equipped with levelers)

DRIVE-IN DOORS 3 (12' x 14') Drive-ins

PARKING 292 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

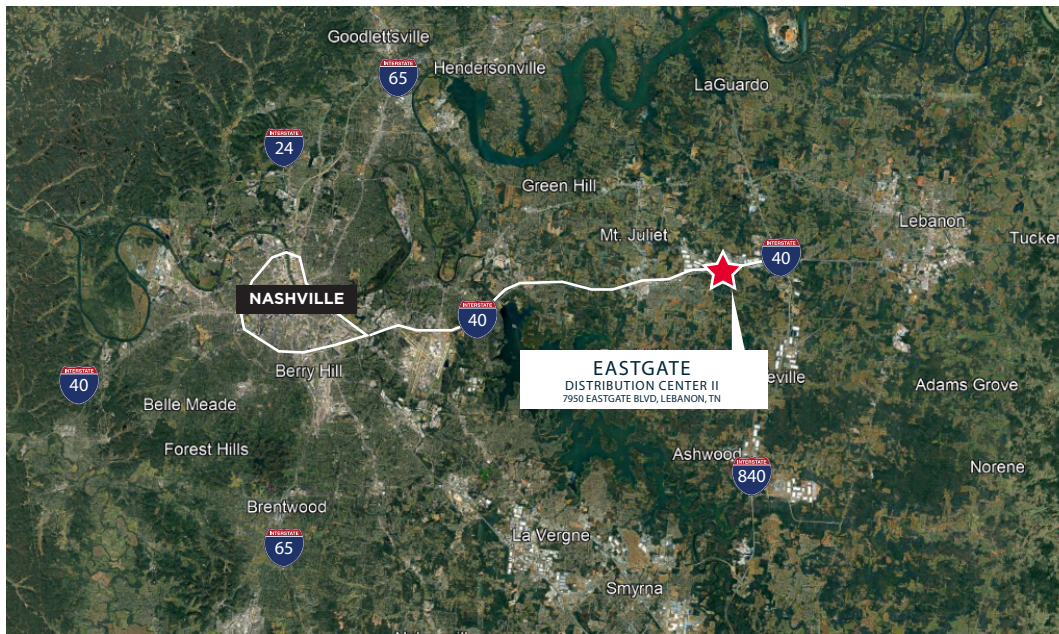
1. MEDLINE
2. AMAZON
3. CEVA
4. HOLLISTER
5. UNDER ARMOR
6. MODULAR POWER
7. KHS AMERICA
8. FEDEX
9. CTDI
10. MANHEIM
11. FIDELITONE
12. DESTACO
13. BRIDGETOWN
14. RITCHIE BROS
15. WHITE CAP

NEARBY AMENITIES

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

FOR LEASE

132,500-298,750 SF



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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