

# 803+807 CARTHAGE HIGHWAY

LEBANON, TENNESSEE 37087

±5.46 ACRES IOS PLUS ±2,248 SF FLEX BUILDING SPACE



**FOR LEASE  
OR SALE**

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### EXECUTIVE SUMMARY

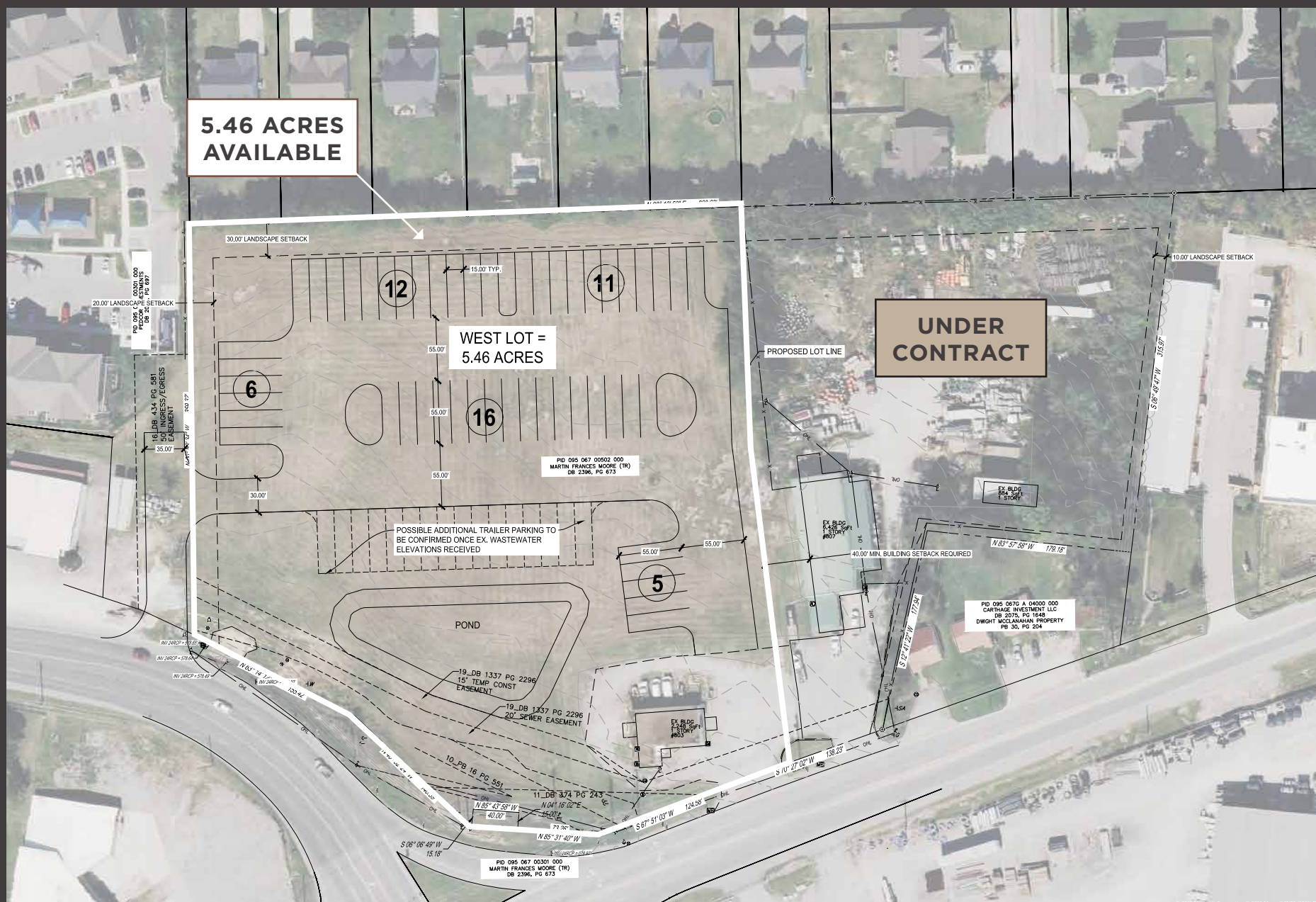
Colliers Nashville is pleased to offer for lease or for sale approximately 5.46 acres of Industrial Outside Storage (IOS) located at 803+807 Carthage Highway in Lebanon, Tennessee. Strategically positioned along one of Lebanon’s primary industrial corridors, the site provides exceptional access and visibility with convenient connectivity to major transportation routes serving the greater Middle Tennessee region.

The property offers a rare opportunity to secure a sizable, contiguous IOS tract in a market experiencing continued industrial and logistics growth. With its flexible layout and strong frontage along Carthage Highway, the site is well suited for a variety of industrial users including equipment storage, contractor yards, fleet parking, material storage, and distribution support services.

Located just minutes from I-40 and within close proximity to Lebanon’s expanding industrial base, the property benefits from strong regional accessibility to Nashville and surrounding markets. The area continues to see substantial industrial and population growth, making this site an ideal opportunity for users seeking strategic positioning in one of Middle Tennessee’s most active submarkets.

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| ADDRESS         | 803+807 Carthage Highway<br>Lebanon, TN 37087                                  |
| PROPERTY        | Site: ±5.46 Acres IOS<br>Building: ±2,248 SF                                   |
| BUILDING DETAIL | ±2,248 SF Single-story structure perfect for office or ancillary support usage |
| ZONING          | IL - Industrial Light                                                          |
| PARCEL IDS      | 067 005.02<br>067 003.01                                                       |
| ACCESS          | Approximately 1.5 miles to Interstate 40                                       |
| POTENTIAL USE   | Fleet storage, equipment storage, contractor yard, material storage            |









# NEIGHBORHOOD | Lebanon, TN

2,000+

HOTEL ROOMS

450+

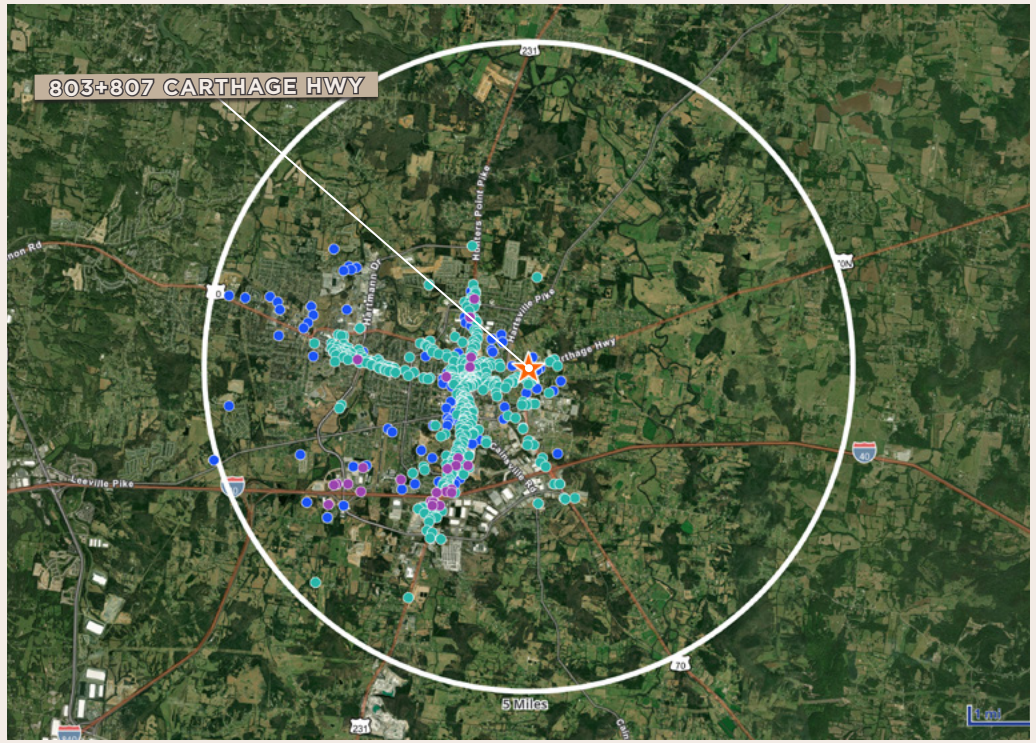
RETAIL | RESTAURANTS

7,700+

MULTIFAMILY UNITS

803 & 807 Carthage Highway is strategically located in Lebanon, Tennessee, just 30 miles east of Nashville and 1.5 miles from I-40, providing excellent regional connectivity to Middle Tennessee’s industrial and logistics network. Situated in rapidly growing Wilson County, the property blends small-town accessibility with immediate access to one of the Southeast’s most dynamic metropolitan economies, offering tenants strong transportation links and proximity to established industrial corridors.

As part of the Nashville MSA—home to more than 2 million residents and a leading hub for healthcare, logistics, manufacturing, and technology—Lebanon has emerged as a key industrial submarket. Supported by Light Industrial zoning, expanding infrastructure, and a growing labor force, the property is well positioned to meet long-term demand for flexible warehouse, storage, and distribution space in a high-growth corridor.



WITHIN 5 MILES OF  
803+807  
CARTHAGE HWY

42,993  
RESIDENTS

38 YEARS  
AVERAGE AGE

\$100,691  
AVG HOUSEHOLD INCOME

\$434,846  
AVG HOME VALUE

17 MILLION  
NASHVILLE MSA  
TOURISTS IN 2025

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