



6850 Eastgate Blvd. Lebanon, TN

**264,266 SF INDUSTRIAL
BUILDING AVAILABLE**

WITH ADJACENT **±11.87-ACRE** LAND PARCEL

**FOR
LEASE**

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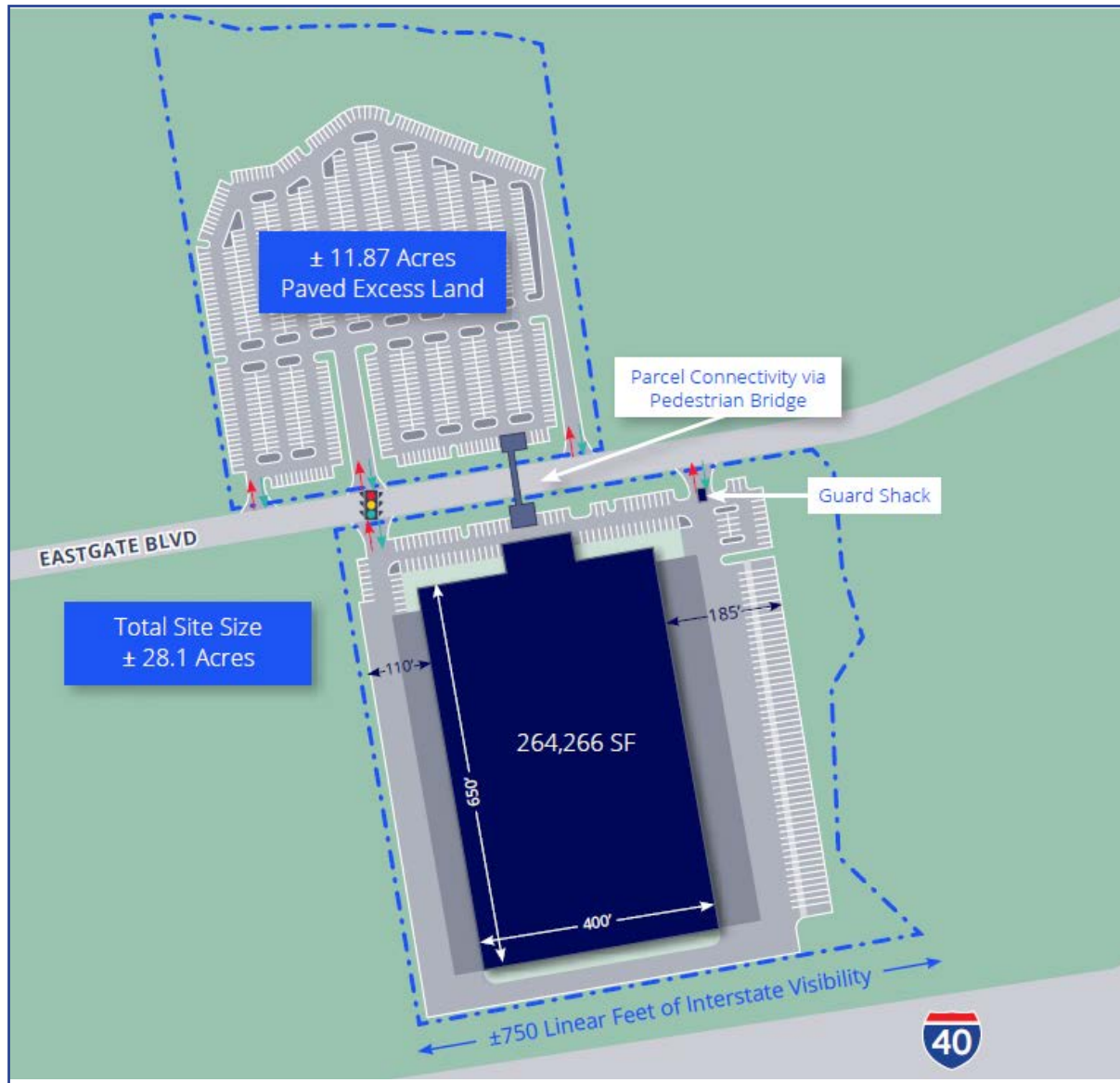
PROPERTY OVERVIEW

Available January 1st, 2027

Greater Park Area	Eastgate Industrial Park
Address	6850 Eastgate Blvd, Lebanon, TN 37090
Parcel No. (APN)	079.069.07; 079.069.10
Market	Nashville MSA
Submarket	Wilson County
Building Size	264,266 SF (plus 32,000 SF second story office)
Total Site Size	± 28.1 Acres
Year Built	1999 (2020 Renovations)
Office Area	68,220 SF total (two-story) <i>32,000 SF 2nd floor office not included in building size</i>
Clear Height	32'
Building Dimensions	650' x 400'
Dock-High Doors	76; electronic openers on every door (2.88/10,000 SF)
Truck Court	110' and 185'
Truck Parking	285 total trailer spots (77 adjacent to building and 208 in lot across the street)
Auto Parking	961 (3.64/1,000 SF parking ratio)
Roof	TPO, replaced in 2020
Power	7,700 amp total (1×2,500A; 2×2,000A; 1×1,200A)
Construction Type	Reinforced Concrete
Sprinkler	ESFR



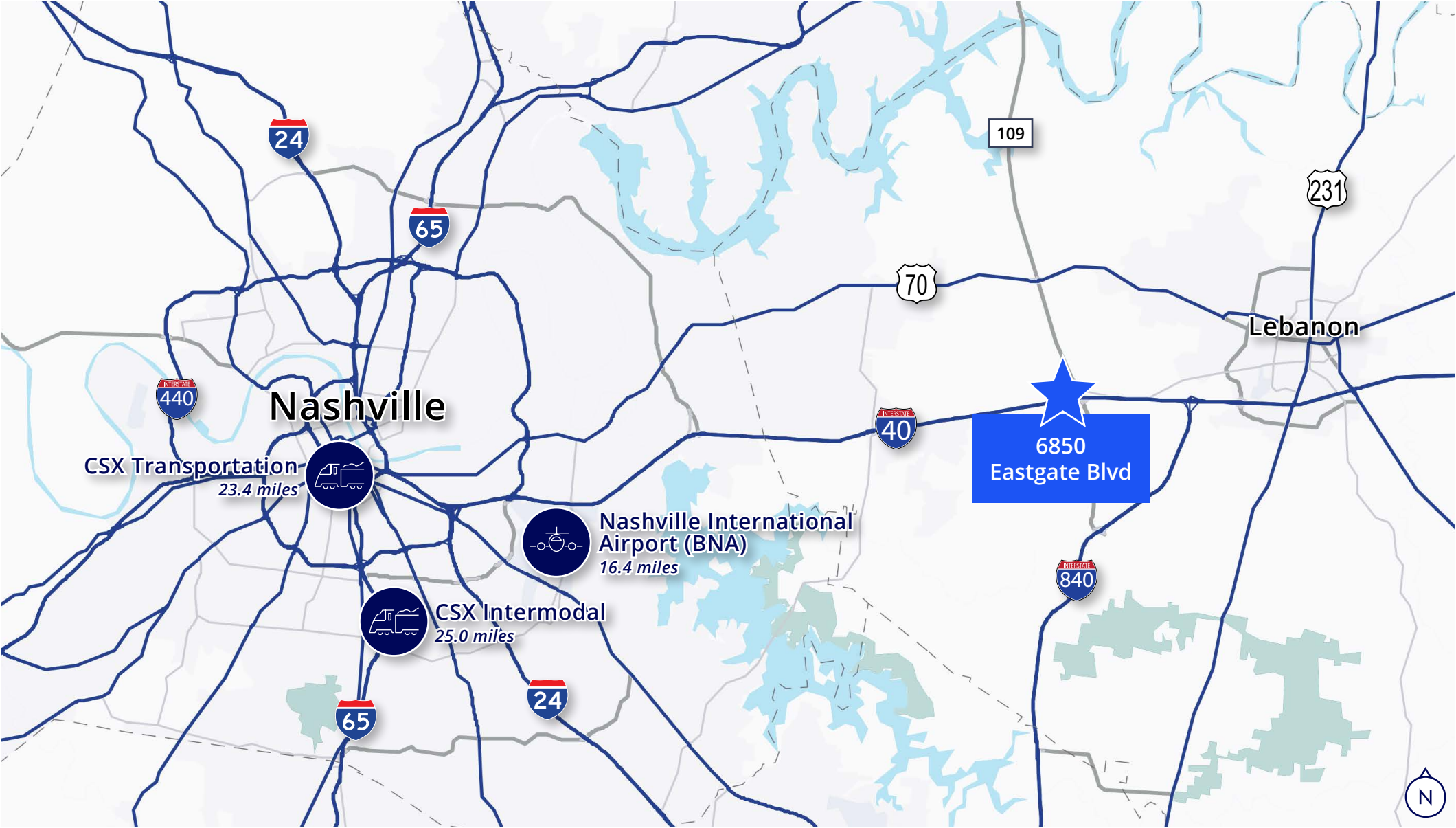
PROPERTY OVERVIEW



EXTERIOR PHOTOS



LOCATION OVERVIEW



#1

Best Place to Live in the U.S.
TRAVEL + LEISURE 2025

#3

Metro Economic Strength
POLICOM 2024

#3

Best City in the South
SOUTHERN LIVING 2024

#2

Top City for Job Opportunities
& Earning Potential
CNBC, 2025

#2

Nashville International Airport
Ranks #2 Best Large Airport
USA TODAY 2025

CORPORATE NEIGHBORS



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E Division St

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Lebanon, TN 37090

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Chadwell SUPPLY

UNDER ARMOUR

KHS America

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