803+807 CARTHAGE HIGHWAY

LEBANON, TENNESSEE 37087

±8.5 ACRES IOS PLUS ±8,250 SF FLEX BUILDING SPACE



FOR LEASE OR SALE

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Colliers

EXECUTIVE SUMMARY

Colliers Nashville is pleased to offer for lease or for sale approximately 8.5 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.

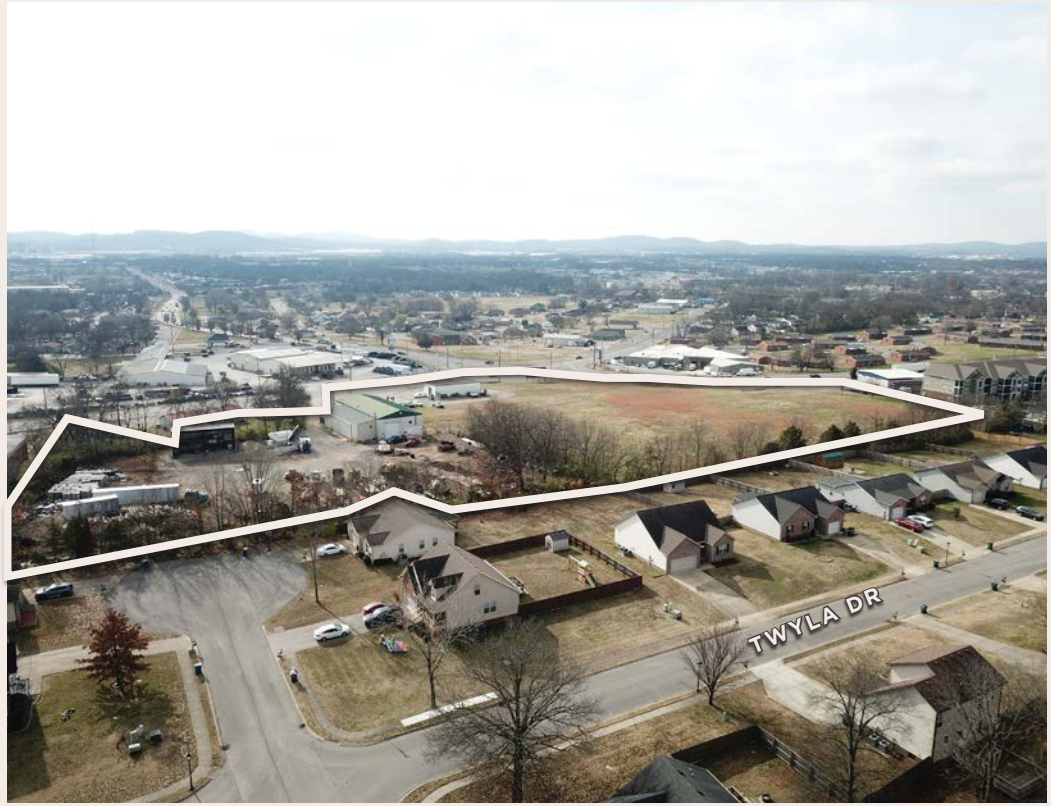
ADDRESS	**803+807 Carthage Highway Lebanon, TN 37087**
PROPERTY	Site: ±8.5 Acres IOS Buildings: ±8,280 SF (two flex buildings)
BUILDING DETAILS	Building 1: ±2,250 SF Building 2: ±6,000 SF
ZONING	IL - Industrial Light
PARCEL IDS	067 005.02 067 003.01
ACCESS	Approximately 1.5 miles to Interstate 40
POTENTIAL USE	Fleet storage, equipment storage, contractor yard, material storage






CARTHAGE HIGHWAY




TWYLA DR


803 + 807 CARTHAGE HIGHWAY
LEBANON
N
COLES FERRY ELEMENTARY SCHOOL
FIDELITONE
JLW
H&R BLOCK
WONDERLAND TIRE COMPANY
FedEx
DOLLAR GENERAL
SHERIFF
CR
Chris Reynolds
Nicole EF
LDC
SRM CONCRETE
TRUIST
FIRST HORIZON.
J.C. HELLUM
RAVEN FLIGHT
Purity
WANT
Cumberland UNIVERSITY
WILSON COUNTY SCHOOLS
Cumberland UNIVERSITY
HURD BONE
Christenson
Southern States
HP
AMERICAN COLORS INC.
TWIN STATE TRAILERS
UNITED REFRIGERATION INC.
SOUTHEAST
Pinnacle
WILSON Bank & Trust
Office DEPOT
CAHOOTS
POLICE
City of Lebanon Tennessee
NATIONAL LAUNDRY EQUIPMENT
CEDAR CITY RV
O'Reilly AUTO PARTS
Farm Bureau
EXPO CENTER
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
LOWE'S
Walmart
231
70
70N

NEIGHBORHOOD | Lebanon, TN

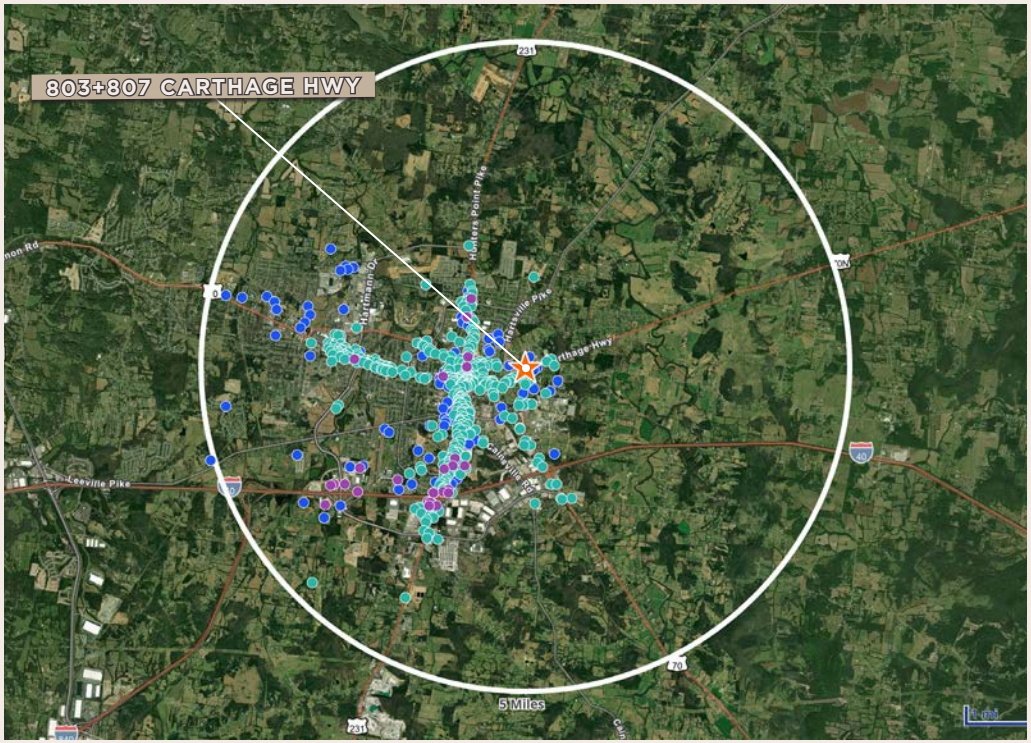
2,000+
HOTEL ROOMS

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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