

FOR SUBLEASE

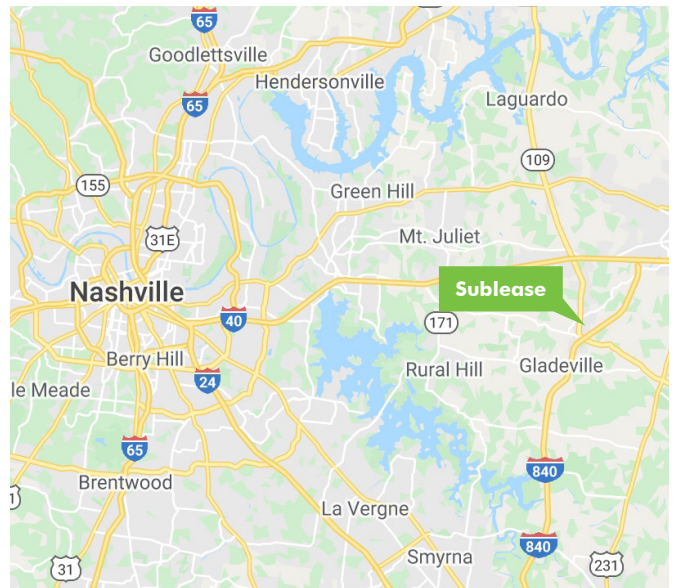
± 142,000 SF WAREHOUSE

610 BRIDGESTONE PKWY
Lebanon, TN 37090



HIGHLIGHTS

- + Asking Rate: \$5.25 PSF
- + Sublease Expiration: 4/30/2024
- + Operating Expenses: \$1.14 PSF
- + Prime logistics location with proximity to Bridgestone, Amazon & Starbucks facilities
- + Immediate access to I-40 and I-24 via Highway 109 and I-840
- + Within a 20min drive from Nashville International Airport
- + Zoned M-4 Light Manufacturing and Distribution



CONTACT US

STEVE PRESTON

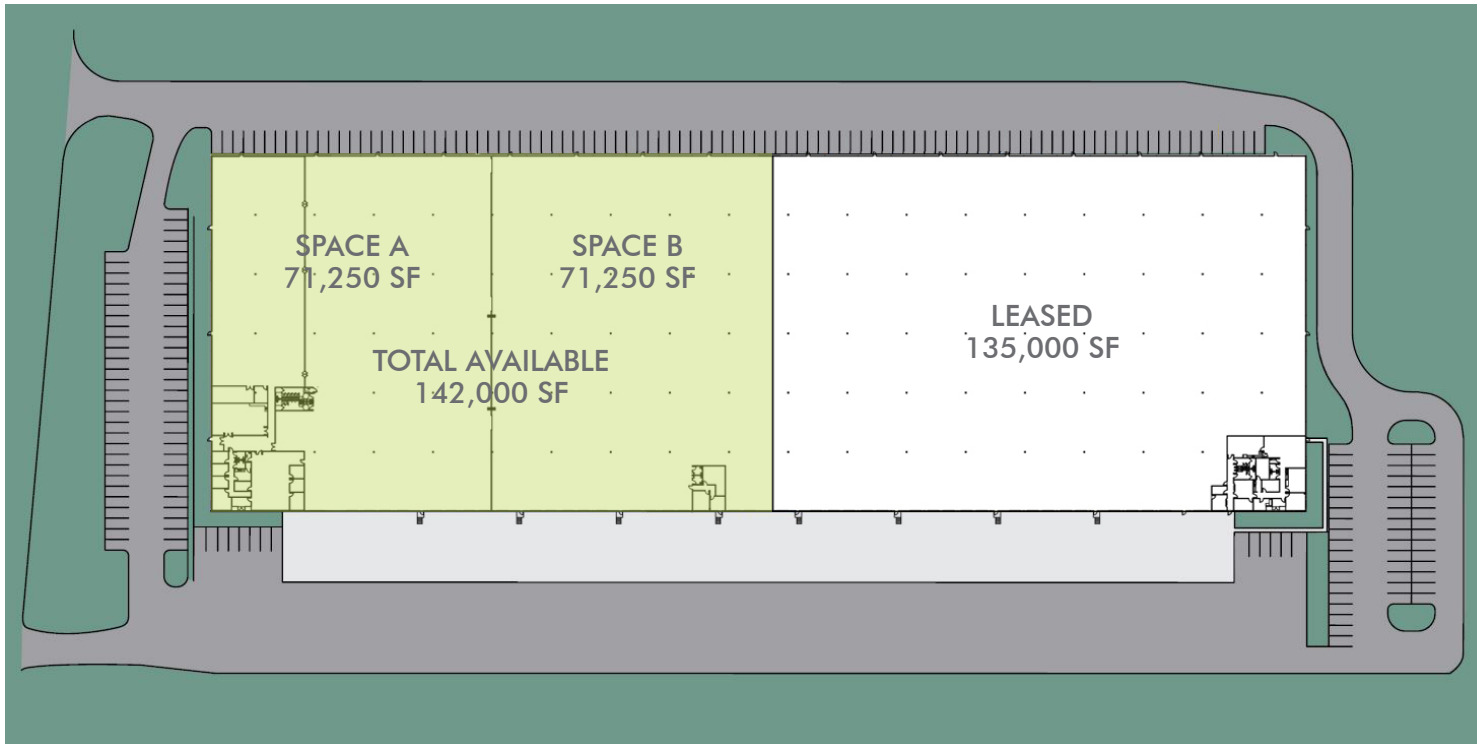
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CBRE

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SPACE A - 71,250 SF

- + Approximately 23,000 SF of office including private offices, cube area, large tech room, breakroom and a large set of restrooms
- + Air-conditioned warehouse
- + 8 - 9'x10' Dock doors (all with seals and levelers)
- + 1 - 12'x14' Drive-in door



SPACE B - 71,250 SF

- + Approximately 1,050 SF of office
- + 12 - 9'x10' Dock doors (4 with seals and levelers)

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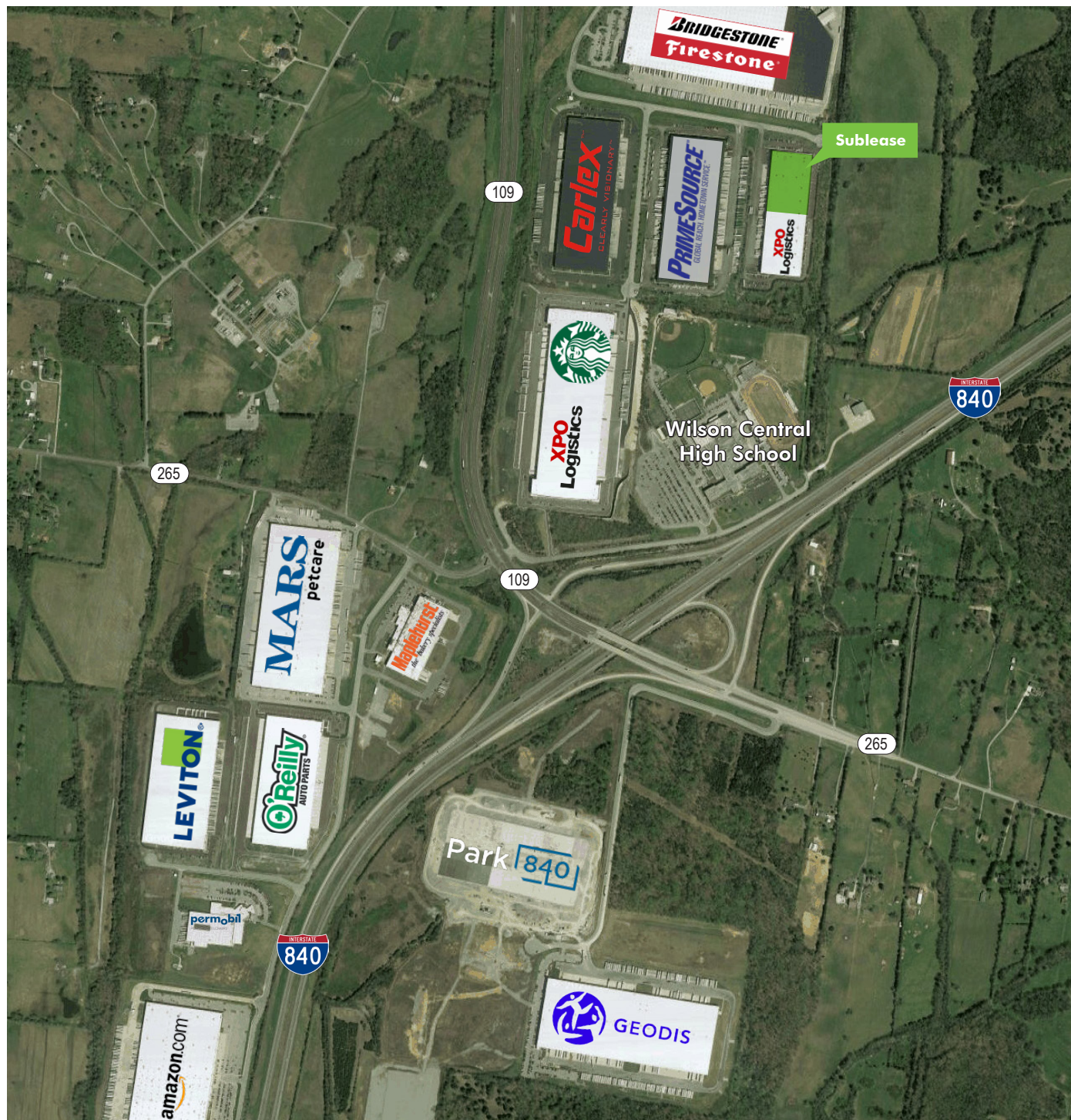


BUILDING SPECIFICATIONS

Year Built	2007
Total Building SF	277,500 SF
Available SF	142,000 SF (divisible to 71,250)
Dimensions	475' x 300'x
Construction	Concrete Tilt-Up
Configuration	Front-load
Office Area	24,000 SF
Clear Height	32'
Col. Spacing	50' x 50'
Fire Protection	ESFR
Electrical	480 volt/3-phase
Dock Doors	20
Drive-Ins	(1) 12' x 14' Drive-In (Space A)
Parking	140 Car Parks
Truck Court	130' Truck Court
Floor	7" non-reinforced; 4,000 psi; concrete slab
Lighting	T-5 High Bay Fluorescent Light
HVAC	Cambridge high-efficiency gas heaters
Roof	Single-ply; ballasted; 45 Mil-EPDM roof

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