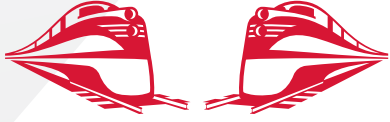


Rj Corman Railroad Company



400 INNOVATIVE WAY BUILDING LEBANON, TN

OVERVIEW

TYPE: BUILDING

ACRES: 21.13

DIVISIBLE: NO

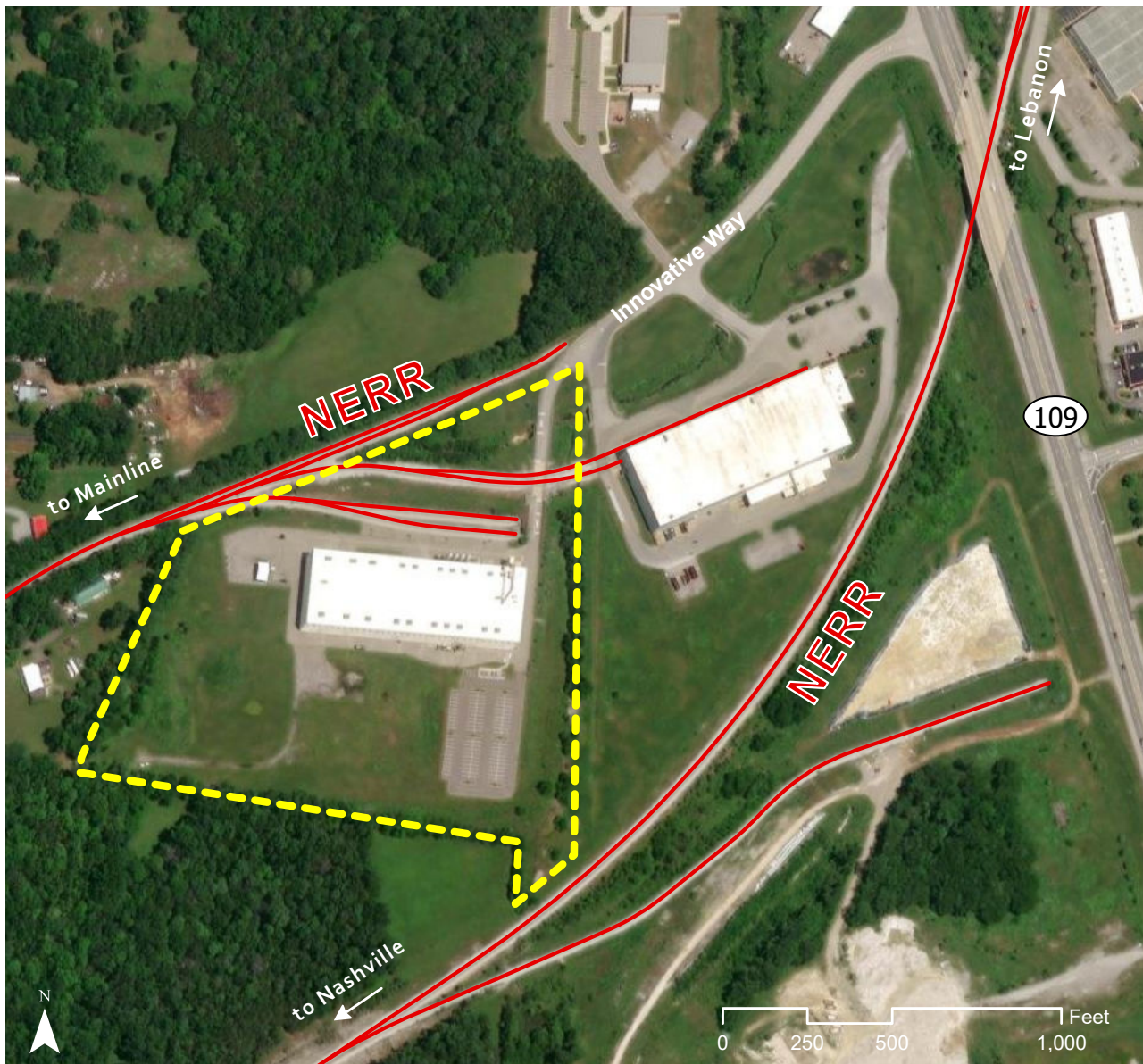
ZONING: LIGHT INDUSTRIAL

OWNERSHIP: PRIVATE

FOR SALE/ LEASE: LEASE

PRICE PER ACRE:

UPON REQUEST



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

SR. DIRECTOR, INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



400 INNOVATIVE WAY BUILDING

LEBANON, TN

LOCATION

Latitude, Longitude: 36.2236, -86.4312

County: Wilson

UTILITY

Electric Provider / Details: Middle Tennessee Electric /
2,500 KVA feed to building with 4,000 Amp switchgear in place.

Water Provider / Details: West Wilson Utility district / On site

Sewer Provider / Details: City of Lebanon / On site

Gas Provider / Details: Piedmont Natural Gas Company / On site

Telecom Provider / Details: Multiple Providers / On site

TRANSPORTATION

Nearest Highway / Distance: SR 109 / 0.3 miles

Nearest Interstate / Distance: I-40 / 3.5 Miles

Nearest Airport / Distance: Nashville International / 20 miles

Nearest Port / Distance: Nashville / 30 miles

PROPERTY DETAILS

Square Footage: 89,425

Under Roof: 89,425 sq. ft.

Security: Security system in place

Office Space: 4,500 sq. ft.

RAIL

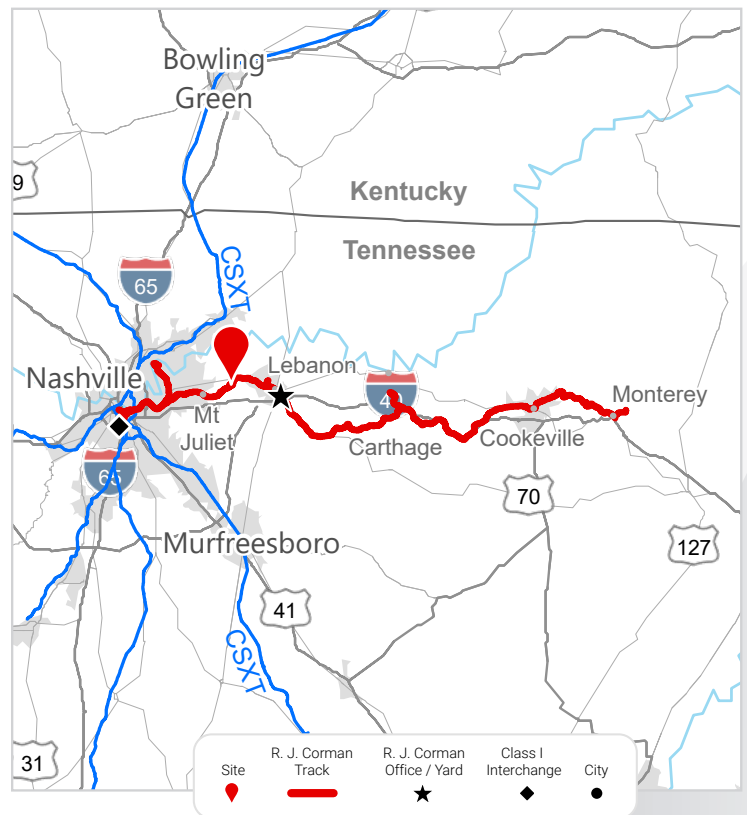
Closest Distribution Center: Clarksville
Distribution Center

Closest Transloading Facility: Old Hickory
Transload

Class I Interchange Partner(s): CSX

Interchange Points(s): Nashville

Served by: NERR



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