



314 Babb Dr

Lebanon, TN 37087

SqFt: 0

Lot: 4.2 Acre(s)

\$4,500,000

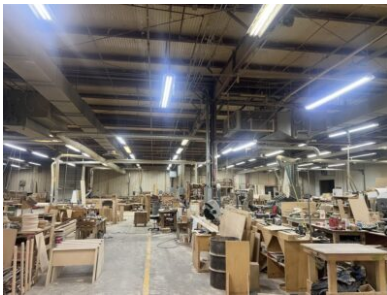
\$0.00 / SqFt

Listed On: **April 28, 2025**

Year Built: **1985**

MLS # **2823630**

PENDING!



Listed By (Agent):

Taylor Vandever

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About 314 Babb Dr

This 36,800 SF industrial building offers a highly functional layout with a 16-foot clear height and efficient 30' x 40' column spacing, ideal for warehousing, manufacturing, or distribution. It is currently in use as a cabinet shop. The property includes 1,920 SF of office space with private offices, open work areas, and breakroom, supported by dedicated office HVAC. The property is equipped with 3-phase 277/480V electrical service powered by a dedicated 150 kVA pad-mounted transformer, ideal for industrial and heavy commercial users. The building sits on a spacious lot with ample area for yard storage for equipment, inventory or trailers. Zoned IP -- Planned Business/Industrial Park, the site allows for a wide range of permitted uses including office, Auto Parking/Repair/Service; Building Materials; F&B; Construction; Warehousing; Vehicular Related Sales. Conditional uses such as heavier construction services are also available with approval. Development standards include generous setbacks and flexible building area allowances, making this an ideal facility for companies requiring a combination of operational flexibility, outdoor storage, and robust infrastructure. Convenient access to major transportation corridors further enhances the property's functionality and long-term value.

Local & Nearby Area Resources / Businesses

-  **Restaurants:** 20+
-  **Grocery:** 20+
-  **Health / Medical:** 20+
-  **Attractions / Things to Do:** 20+
-  **Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com