

314 Babb Dr
Lebanon, TN 37087

\$4,500,000

MLS #2823630

PENDING!



Listed By (Agent):

Taylor Vandever

Phone (Office): 615-444-0909

Phone (Cell): 615-585-5453

Email: TaylorV.CRE@gmail.com





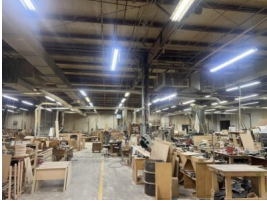
Contact **Agee & Johnson** Today!

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.



Contact **Agee & Johnson** Today!

MLS Number	2823630
Listing Date	April 28, 2025
Listing Price	\$4,500,000.00
Buyer's Agent Comp.	Call for Details
Address Street	314 Babb Dr
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson, TN
Year Built	1985
Square Feet	0
Lot Size	4.2
Property Type	Commercial
Property Status	Pending



Local & Nearby Area Resources / Businesses

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

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Stroud's Barbeque	Barbeque	0.84 mi	(615) 444-6695	39 Review(s) 3.4
2	Hangry Joe's	Chicken Wings	0.94 mi	(615) 379-9058	11 Review(s) 4.6
3	The Honey Baked Ham Company	Meat Shops	0.95 mi	(615) 443-4267	12 Review(s) 3.3
4	Krystal	Burgers	0.99 mi	(615) 444-7587	11 Review(s) 2.3
5	Papa Johns Pizza	Pizza	1 mi	(615) 443-7272	14 Review(s) 2.4
6	RSVP at the Club	American	1 mi	(615) 470-7012	3 Review(s) 3.7
7	Tee Time Bar and Grill	Bars	1 mi	(615) 444-8300	0 N/A
8	Jersey Mike's Subs	Sandwiches	1 mi	(615) 444-9886	15 Review(s) 3.3
9	Tropical Smoothie Cafe	Juice Bars & Smoothies	1 mi	(615) 784-4007	3 Review(s) 3.7
10	Wendy's	Burgers	1.01 mi	(615) 547-4391	24 Review(s) 2.8
11	Arby's	Fast Food	1.01 mi	(615) 444-6044	13 Review(s) 2.8
12	The Smoke House by Hoite's	Barbeque	1.02 mi	(615) 444-8300	1 Review(s) 3.0
13	Firehouse Subs Western Plaza	Sandwiches	1.03 mi	(615) 470-8086	2 Review(s) 3.0
14	McDonald's	Fast Food	1.06 mi	(615) 449-1833	32 Review(s) 1.1
15	Subway	Sandwiches	1.06 mi	(615) 443-3400	5 Review(s) 2.6
16	Mangos Mexican Restaurant	Mexican	1.06 mi	(615) 470-8289	82 Review(s) 3.3
17	Pardon My Cheesesteak	Food Delivery Services	1.07 mi	(888) 444-0934	1 Review(s) 1.0
18	Ruby Tuesday	Burgers	1.07 mi	(615) 453-0577	96 Review(s) 2.5
19	Little Caesars Pizza	Pizza	1.08 mi	(615) 444-9969	12 Review(s) 2.8
20	Fat Mo's	Burgers	1.09 mi	(615) 547-4571	28 Review(s) 3.7

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	DG Market + pOpshelf	Discount Store	0.92 mi	(615) 965-4320	1 Review(s) 1.0
2	Bi-Lo	Drugstores	1.01 mi	(615) 453-3931	0 N/A
3	Kroger	Grocery	1.07 mi	(615) 449-4631	17 Review(s) 2.6
4	Zip's Food Mart	Grocery	1.08 mi	(615) 449-4516	0 N/A
5	Publix Super Markets	Grocery	1.29 mi	(615) 444-2581	26 Review(s) 3.3
6	Dollar General	Grocery	1.3 mi	(615) 784-5191	1 Review(s) 1.0
7	Al's Foodland	Grocery	1.81 mi	(615) 449-8293	9 Review(s) 2.7
8	Mike's Foodland	Grocery	1.81 mi	(615) 449-8293	0 N/A
9	Quik Stop Superette	Grocery	1.87 mi	(615) 444-6006	0 N/A
10	Dollar General	Grocery	1.9 mi	(615) 784-8980	0 N/A
11	Dollar General	Grocery	2.04 mi	(615) 549-7428	0 N/A
12	Half Priced Foods	Grocery	2.06 mi	(615) 547-4414	0 N/A
13	Demeter's Common	Grocery	2.21 mi	(615) 965-2944	0 N/A
14	La Tienda Hispana	Grocery	2.45 mi	(615) 444-9859	9 Review(s) 4.3
15	Hg Hill Market #16	Grocery	2.47 mi	(615) 444-6771	0 N/A
16	ALDI	Grocery	3.14 mi	(855) 955-2534	9 Review(s) 4.6
17	Walmart Supercenter	Department Stores	3.19 mi	(615) 444-0471	45 Review(s) 2.0
18	Dollar General	Grocery	3.2 mi	(615) 235-3090	0 N/A
19	H. G. Hill's Grocery Store	Grocery	3.81 mi		1 Review(s) 1.0
20	Dollar General	Discount Store	3.81 mi	(615) 547-8051	2 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Volunteer Behavioral Health & Cumberland Mental Health	Psychologists	0.46 mi	(615) 444-4300	0 N/A
2	Cumberland Mental Health Center	Counseling & Mental Health	0.47 mi	(615) 444-4300	0 N/A
3	PAVILION-THS, LLC	Medical Centers	0.49 mi	(615) 444-2882	0 N/A
4	The Pavilion Senior Living at Lebanon	Rehabilitation Center	0.49 mi	(615) 444-4343	0 N/A
5	The Pavilion Senior Living at Lebanon	Rehabilitation Center	0.53 mi	(615) 444-5556	2 Review(s) 1.0
6	Authentic Dental Prosthetics	Prosthodontists	0.54 mi	(615) 444-0974	0 N/A
7	DCI LEBANON	Dialysis Clinics	0.54 mi	(615) 444-7955	0 N/A
8	DCI Lebanon	Dialysis Clinics	0.54 mi	(615) 444-7955	0 N/A
9	Vanderbilt Wilson County Hospital	Hospitals	0.62 mi	(615) 444-8262	35 Review(s) 2.6
10	Dialysis Clinic Inc the	Dialysis Clinics	0.63 mi	(615) 444-5240	0 N/A
11	Mitchell Charles MD	Dermatologists	0.64 mi	(615) 443-4112	0 N/A
12	Austin Mitchell MD	Hair Removal	0.64 mi	(615) 443-4112	0 N/A
13	Vanderbilt Otolaryngology	Ear Nose & Throat	0.65 mi	(615) 444-6667	1 Review(s) 5.0
14	Tate John MD	Ear Nose & Throat	0.65 mi	(615) 444-6667	3 Review(s) 2.3
15	Russell K. Kirk, DDS - Tennessee Implant & Oral Surgery	Oral Surgeons	0.67 mi	(615) 453-7800	0 N/A
16	Bancroft O'Quinn Jr MD	Ear Nose & Throat	0.68 mi	(615) 444-6500	0 N/A
17	Lanning Charles B Jr MD	Doctors	0.71 mi	(615) 449-6780	0 N/A
18	Gill Charles Jr MD	Doctors	0.71 mi	(615) 443-0202	0 N/A
19	Mitchell Kay S MD	Obstetricians & Gynecologists	0.71 mi	(615) 449-6780	0 N/A
20	Roundtree Alan W MD	Obstetricians & Gynecologists	0.71 mi	(615) 449-6780	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedar City CrossFit	Gyms	0.22 mi	(615) 939-0065	0 N/A
2	Sawyer Swim School	Swimming Lessons/Schools	0.34 mi	(615) 476-0419	0 N/A
3	Premier Martial Arts Lebanon	Martial Arts	0.96 mi	(615) 443-4783	1 Review(s) 5.0
4	Julia's Body Shop	Trainers	0.98 mi	(615) 828-5385	2 Review(s) 5.0
5	Maple Hill Sports Center	Amateur Sports Teams	1.01 mi	(615) 444-3474	0 N/A
6	Floyd & Baxter Amusement	Amusement Parks	1.03 mi		0 N/A
7	Don Fox Park	Parks	1.04 mi	(615) 449-0303	15 Review(s) 3.4
8	Pro Pools	Swimming Pools	1.05 mi	(888) 352-7582	28 Review(s) 1.4
9	Armor Fitness	Gyms	1.13 mi	(615) 444-2234	0 N/A
10	Planet Fitness	Gyms	1.2 mi	(615) 994-6905	6 Review(s) 4.2
11	World Classic Martial Arts	Martial Arts	1.22 mi	(615) 547-9606	1 Review(s) 5.0
12	David Deaton Karate Studios	Martial Arts	1.31 mi	(615) 547-1754	5 Review(s) 5.0

13	Middle Tennesse Martial Arts	Martial Arts	1.39 mi	(615) 969-1130	0 N/A
14	Flex Fitness	Gyms	1.39 mi	(615) 450-6151	1 Review(s) 5.0
15	Graves Fitness	Gyms	1.39 mi	(615) 758-0883	0 N/A
16	Sports Village Fitness	Trainers	1.55 mi	(615) 449-0031	16 Review(s) 4.0
17	U.S. Ju Jitsu & Karate Center	Karate	1.55 mi	(615) 974-0246	1 Review(s) 5.0
18	Pro Bowling Center	Bowling	1.61 mi	(615) 449-3898	10 Review(s) 3.3
19	Jimmy Floyd Family Center	Fitness & Instruction	1.61 mi	(615) 453-4545	10 Review(s) 3.4
20	Cedar City Trail	Playgrounds	1.62 mi		1 Review(s) 4.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Mattress By Appointment Lebanon TN	Mattresses	0.49 mi	(615) 784-8664	0 N/A
2	Cracker Barrel Corporate Office	Flowers & Gifts	0.51 mi	(615) 444-5533	76 Review(s) 1.5
3	The Hot Spa Co.	Pool & Hot Tub Service	0.51 mi	(615) 877-6223	0 N/A
4	Gibbs Pharmacy	Drugstores	0.78 mi	(615) 449-3355	14 Review(s) 2.9
5	Harbor Freight Tools	Hardware Stores	0.91 mi	(615) 453-5261	1 Review(s) 5.0
6	Benefit Cosmetics BrowBar	Cosmetics & Beauty Supply	0.92 mi	(629) 600-4953	0 N/A
7	DG Market + pOpshelf	Discount Store	0.92 mi	(615) 965-4320	1 Review(s) 1.0
8	Ulta Beauty	Cosmetics & Beauty Supply	0.92 mi	(629) 600-4953	2 Review(s) 1.0
9	Marshalls	Department Stores	0.92 mi	(615) 443-1417	0 N/A
10	Tractor Supply	Hardware Stores	0.93 mi	(615) 449-4466	6 Review(s) 2.8
11	Aaron's	Electronics	0.93 mi	(615) 453-2286	2 Review(s) 1.0
12	Wilson Farmers Co-Op	Farming Equipment	0.94 mi	(615) 444-5212	1 Review(s) 5.0
13	Harbor Freight	Hardware Stores	0.94 mi	(615) 527-4242	1 Review(s) 5.0
14	Shoe Dept. Encore	Accessories	0.96 mi	(615) 489-9584	0 N/A
15	K2 Agriculture & Turf	Farming Equipment	0.98 mi	(615) 547-6551	6 Review(s) 2.2
16	Marti & Liz's Discount Shoes	Shoe Stores	0.99 mi	(615) 449-2629	10 Review(s) 2.8
17	Clay Treasures	Arts & Crafts	1 mi		0 N/A
18	Bi-Lo	Drugstores	1.01 mi	(615) 453-3931	0 N/A
19	Lebanon Family Pharmacy	Drugstores	1.02 mi	(615) 547-9556	0 N/A
20	Specialty Awards	Jewelry	1.03 mi	(615) 443-2250	0 N/A