

# FOR LEASE

±56,694 SF - 226,938 SF INDUSTRIAL SPACE | RUTHERFORD CO.  
BUSINESS CENTER

**CHARLES  
HAWKINS CO.**  
Commercial Real Estate Services



**800 Middle Tennessee Blvd**  
MURFREESBORO, TN

**Robert Stout, SIOR**  
Shareholder, First Vice President  
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**McNeill Stout**  
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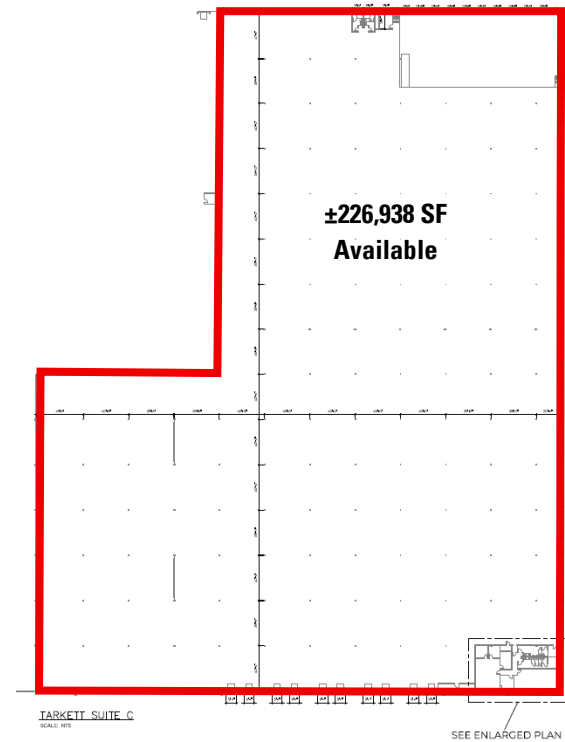
**Kevin Irwin, SIOR**  
Senior Vice President  
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**Exclusively Listed By:**  
**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com



226,938 SF

## RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

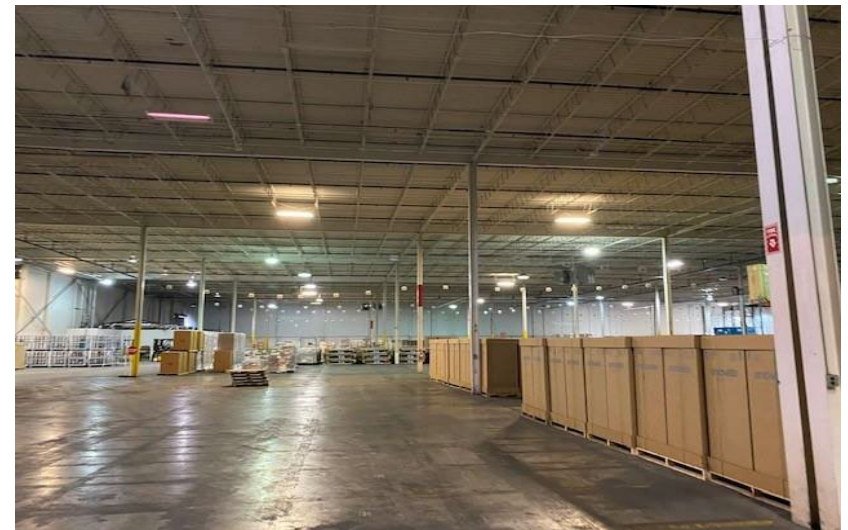


### Property Highlights

- **Available January 1, 2026**
- 223,268 SF Warehouse
- 3,105 Office Space
- 565 SF Shipping office with restrooms
- 20 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- ***Outside storage/trailer parking available***
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

### Lease Rate \$6.15 /SF NNN

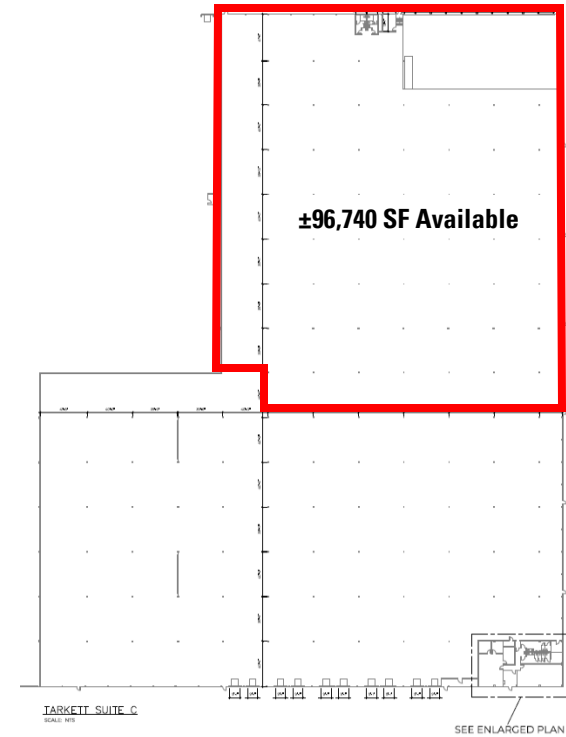
■ CAM:	\$0.28/ SF
■ Insurance:	\$0.16/SF
■ Taxes:	\$0.42/SF
	<b>Total: \$1.04/SF</b>





96,740 SF

## RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

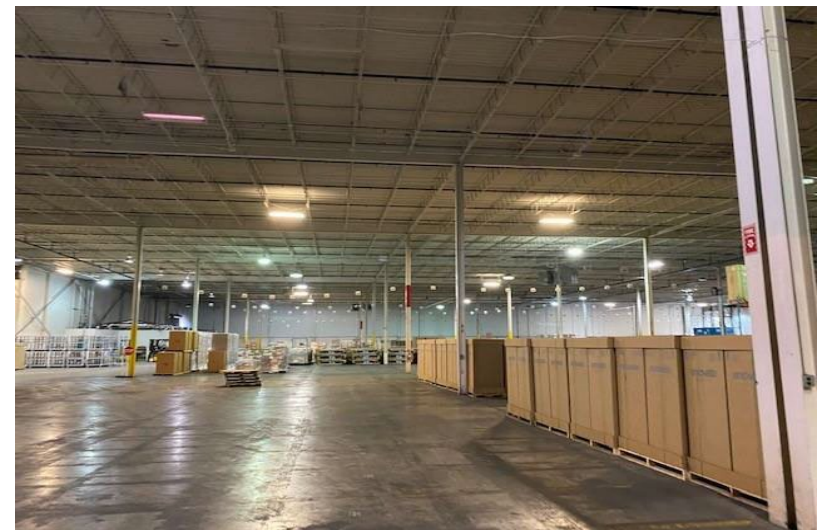


### Property Highlights

- **Available January 1, 2026**
- 96,175 SF Warehouse
- 565 SF Office
- 10 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- ***Outside storage/trailer parking available***
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

### Lease Rate \$6.95 /SF NNN

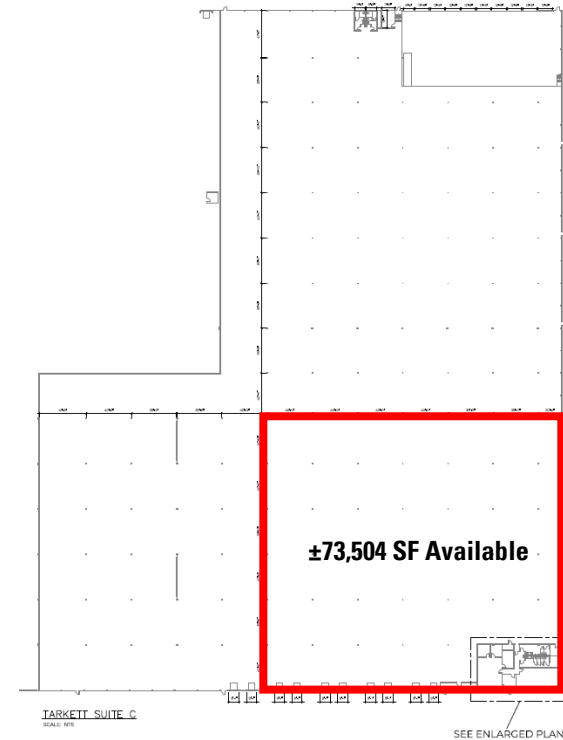
- **CAM:** \$0.28/ SF
  - **Insurance:** \$0.16/SF
  - **Taxes:** \$0.42/SF
- Total: \$1.04/SF**





73,504 SF

## RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

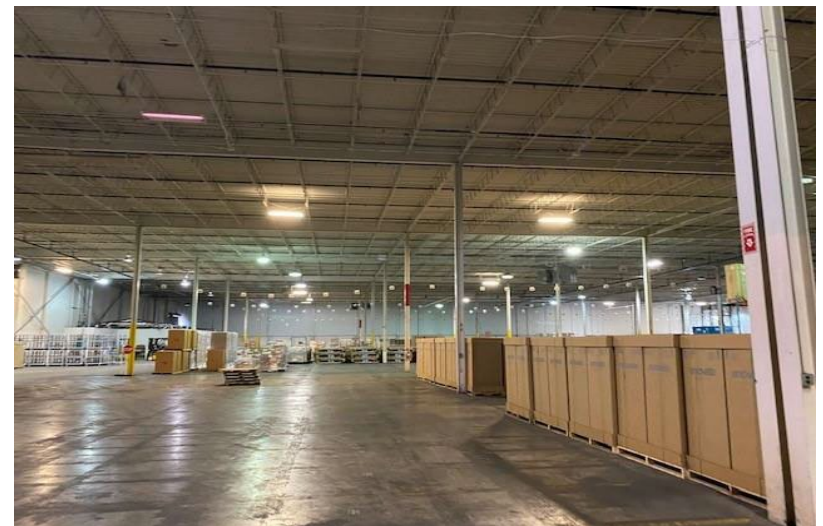


### Property Highlights

- **Available January 1, 2026**
- 70,399 SF Warehouse
- 3,105 SF Office
- 8 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- ***Outside storage/trailer parking available***
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

### Lease Rate \$7.35 /SF NNN

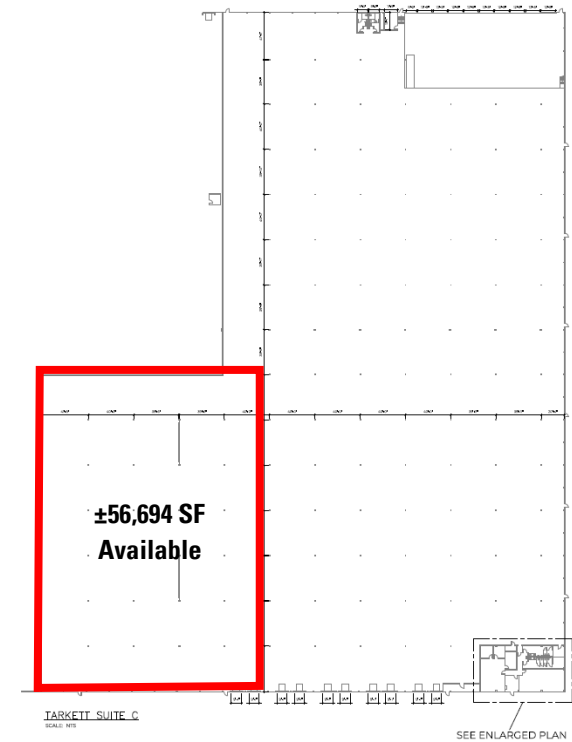
- **CAM:** \$0.28/ SF
  - **Insurance:** \$0.16/SF
  - **Taxes:** \$0.42/SF
- Total: \$1.04/SF**





56,694 SF

## RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

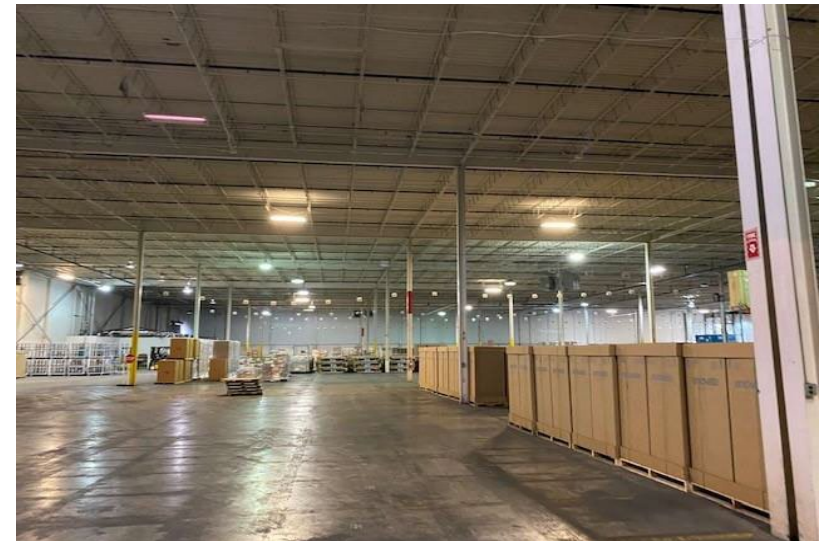


### Property Highlights

- 56,694 SF Warehouse
- Office Space: TBD
- 2 Docks (ability to add more)
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- ***Outside storage/trailer parking available***
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

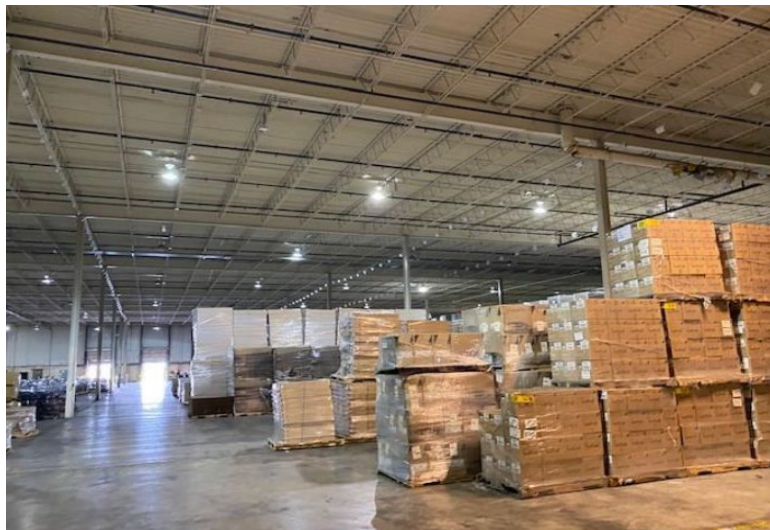
### Lease Rate \$7.95 /SF NNN

- **CAM:** \$0.28/ SF
- **Insurance:** \$0.16/SF
- **Taxes:** \$0.42/SF
- Total: \$1.04/SF**



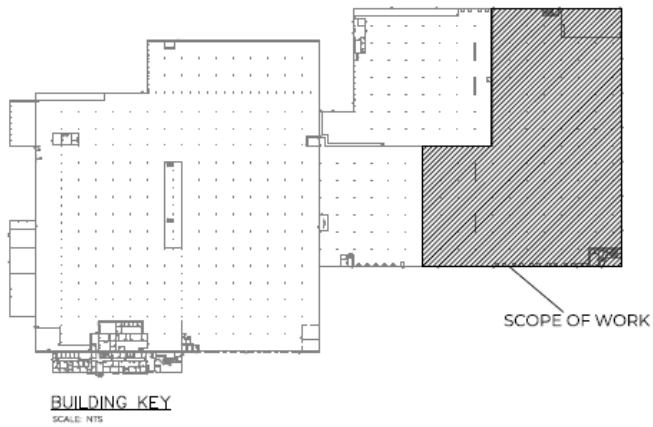
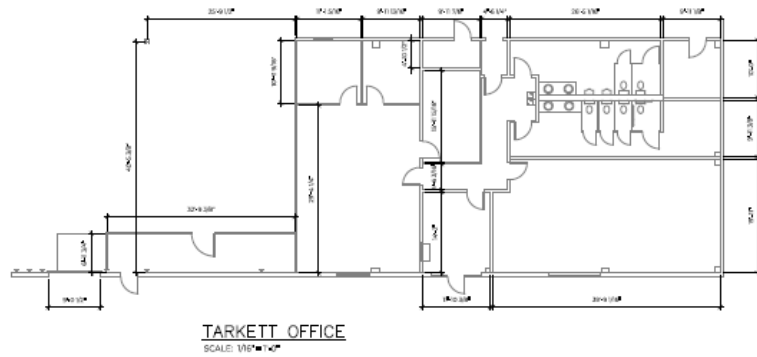


# PHOTOS



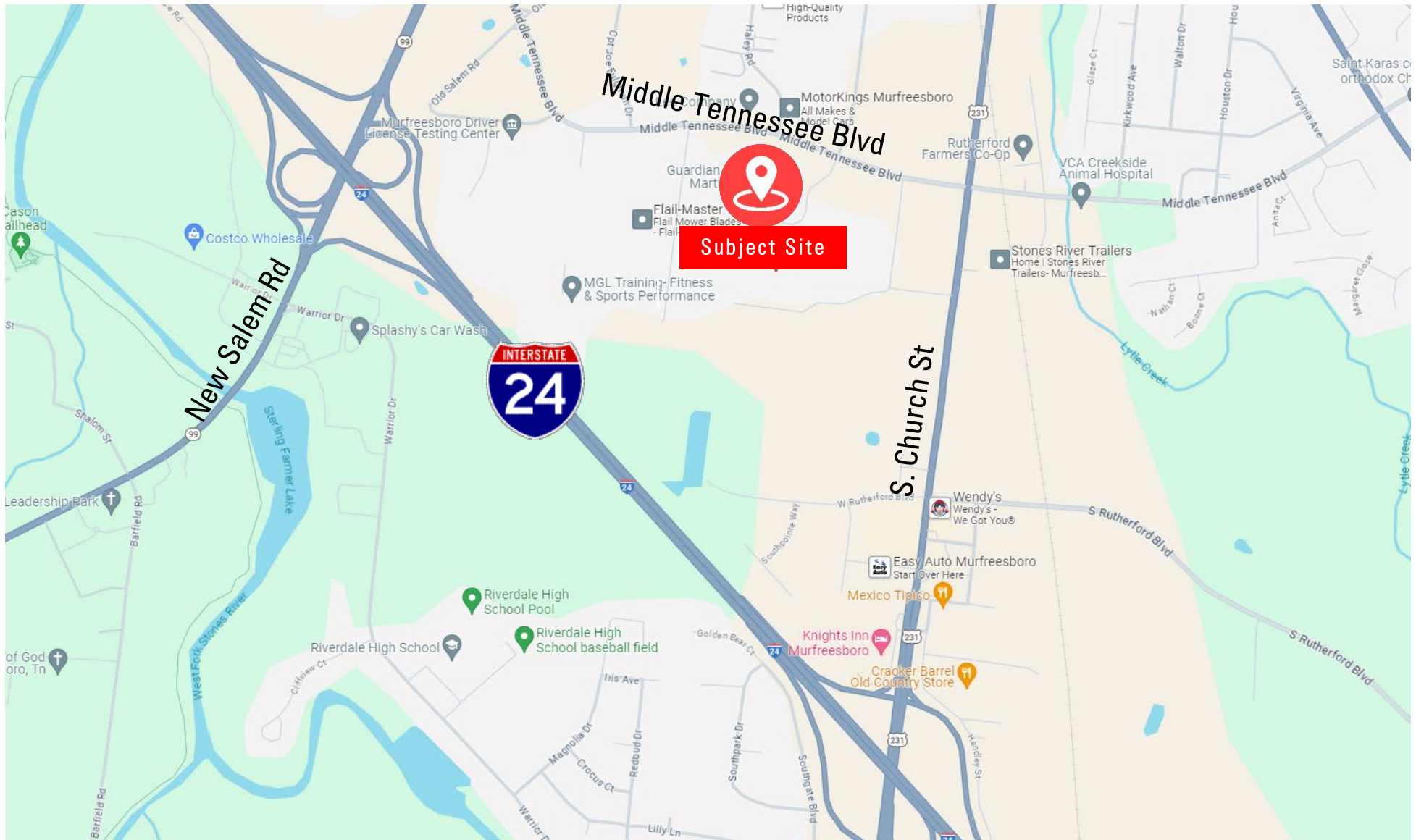
# FLOOR PLAN

**±225,00 SF Total Available**





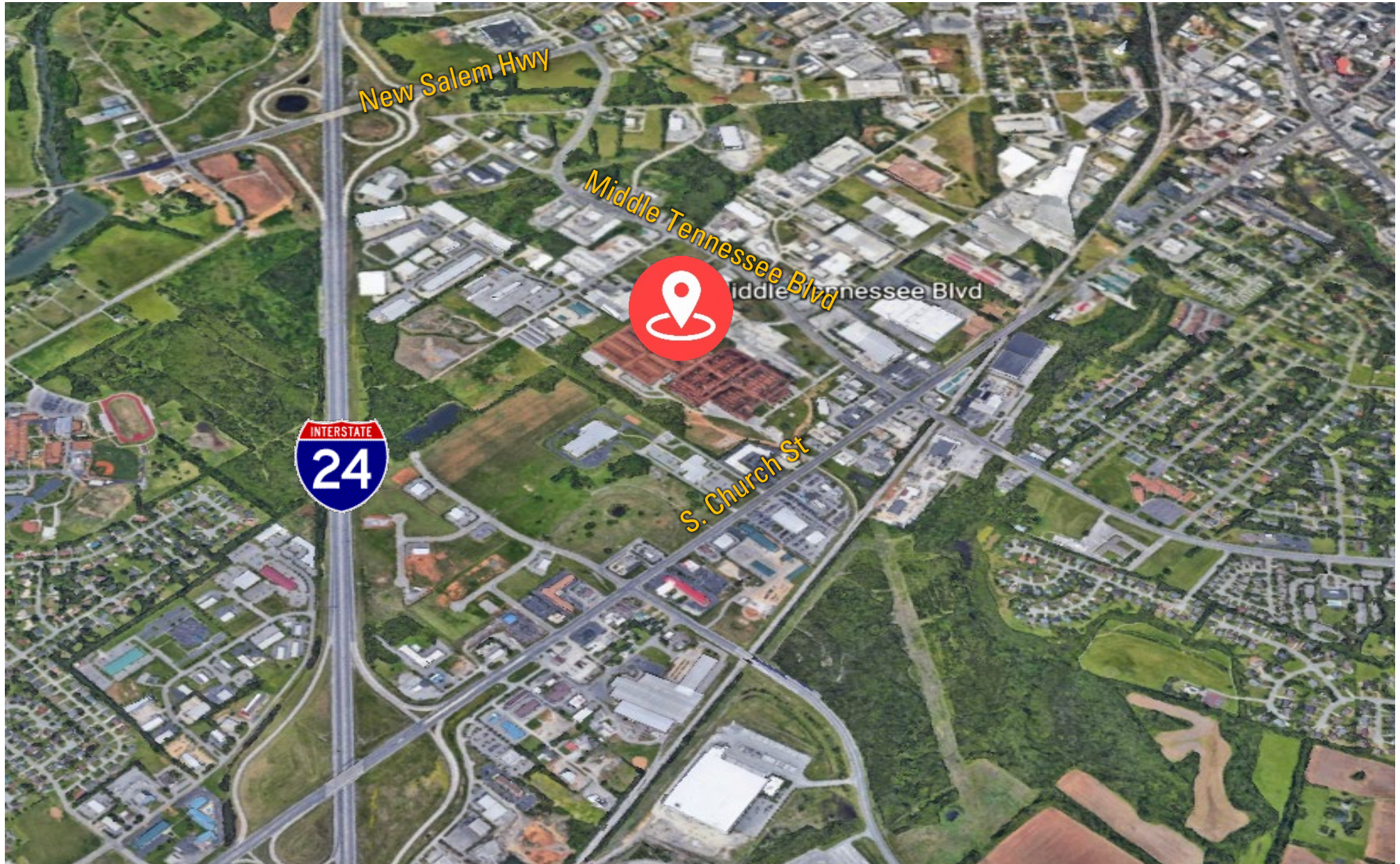
# LOCATION MAP



800 Middle Tennessee Blvd, Murfreesboro, TN



## LOCATION AERIAL





# MARKET INFORMATION

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## RUTHERFORD COUNTY INSIGHTS



## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	204,887	3,370,924	168,049
Unemployment Rate	2.7%	3.1%	3.8%
Labor Force Participation Rate	68.5%	59.2%	62.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of November 2023

## COMPANIES THAT CALL US HOME



Source: Images and Data provided by Rutherford Works



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Murfreesboro, TN



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