

# FOR LEASE

±7,500 SF INDUSTRIAL FLEX SPACE

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

**2347 S. Church Street**  
Murfreesboro, TN

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**Exclusively Listed By:**  
**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com



AVAILABLE: ±7,500 SF



# FOR LEASE

## INDUSTRIAL FACILITY

**SIZE** ±7,500 SF

**ACREAGE** ±2.3 Acres

**LOCATION** Less than 1 mile from I-24 Interchange

### Facility Specifications

- ±7,500 SF
- Climate controlled
- Drive-in doors will be added
- 14'5" – 18'2" Clear height
- Drop ceiling production area

### Available Suites

- Suite B ±4,508 SF *(Leased)*
- Suite D ±4,451 SF *(Leased)*
- Suite F-1 ±7,500 SF
- Suite F-2 ±1,513 SF *(Leased)*

### LEASE RATES

- Suite F-1 \$15.50 /SF

### Operating Expenses

Taxes: \$0.77 /SF  
Insurance: \$0.31 /SF  
CAM: \$0.25 /SF  
Total: **\$1.33 /SF**

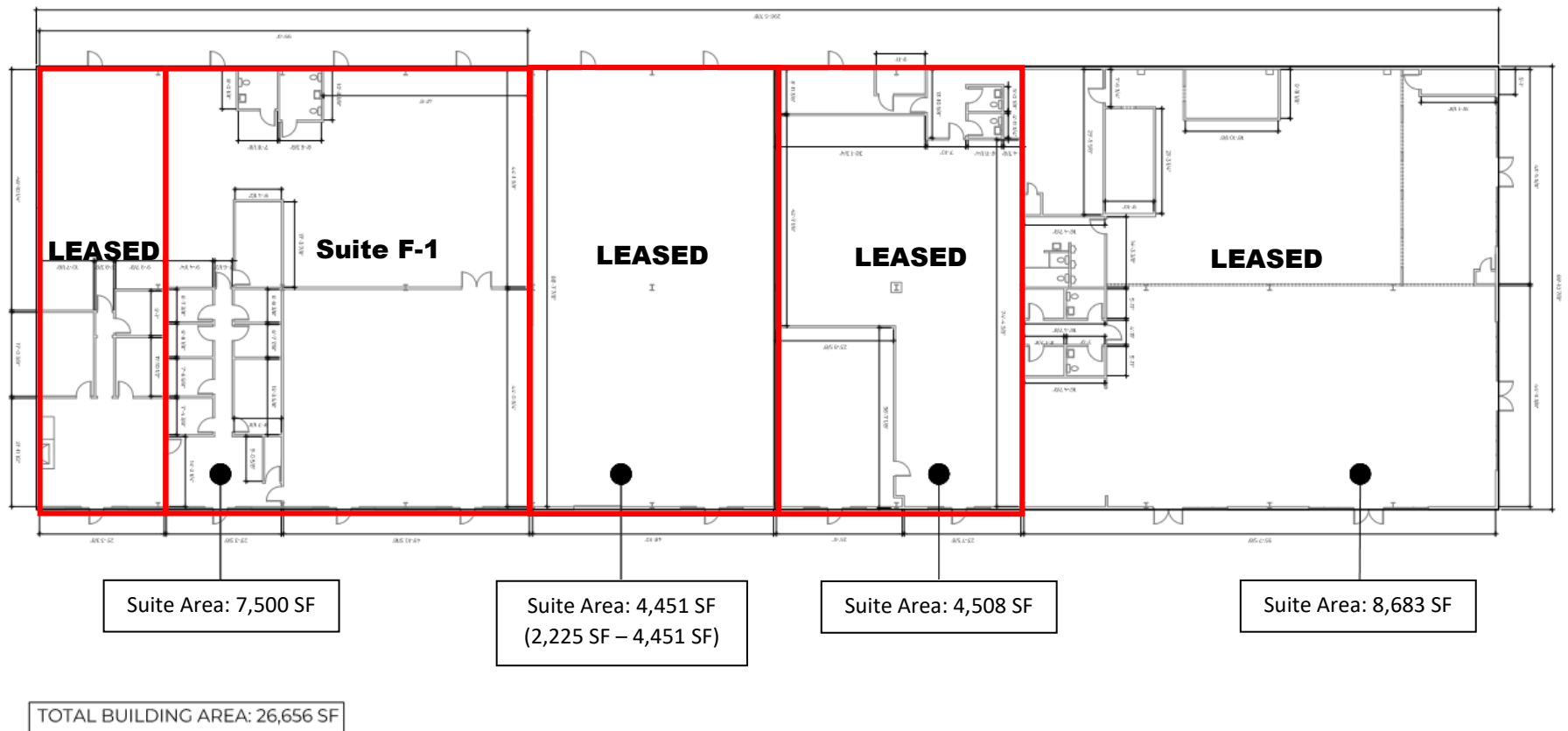


# PHOTOS

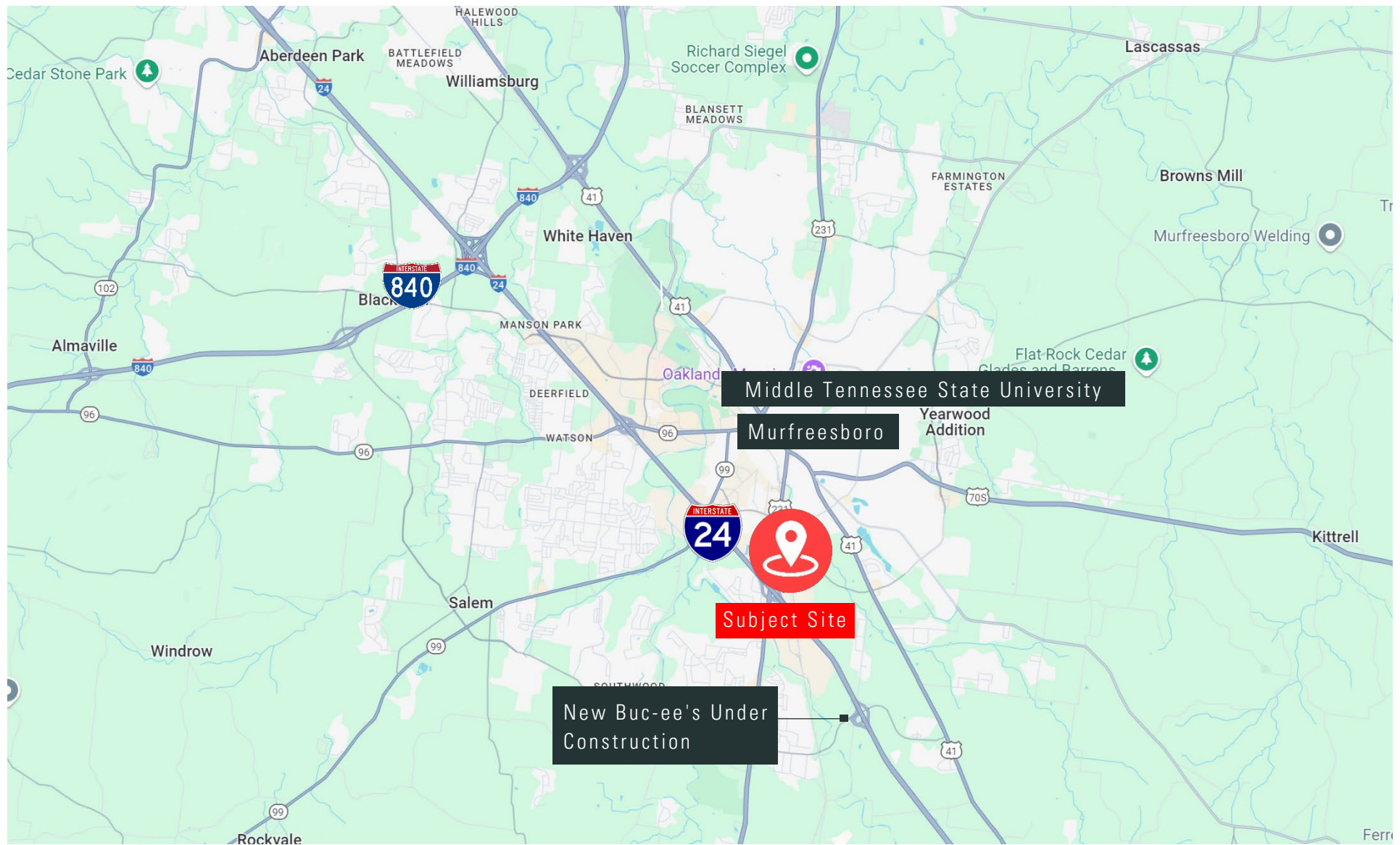




# FLOOR PLAN

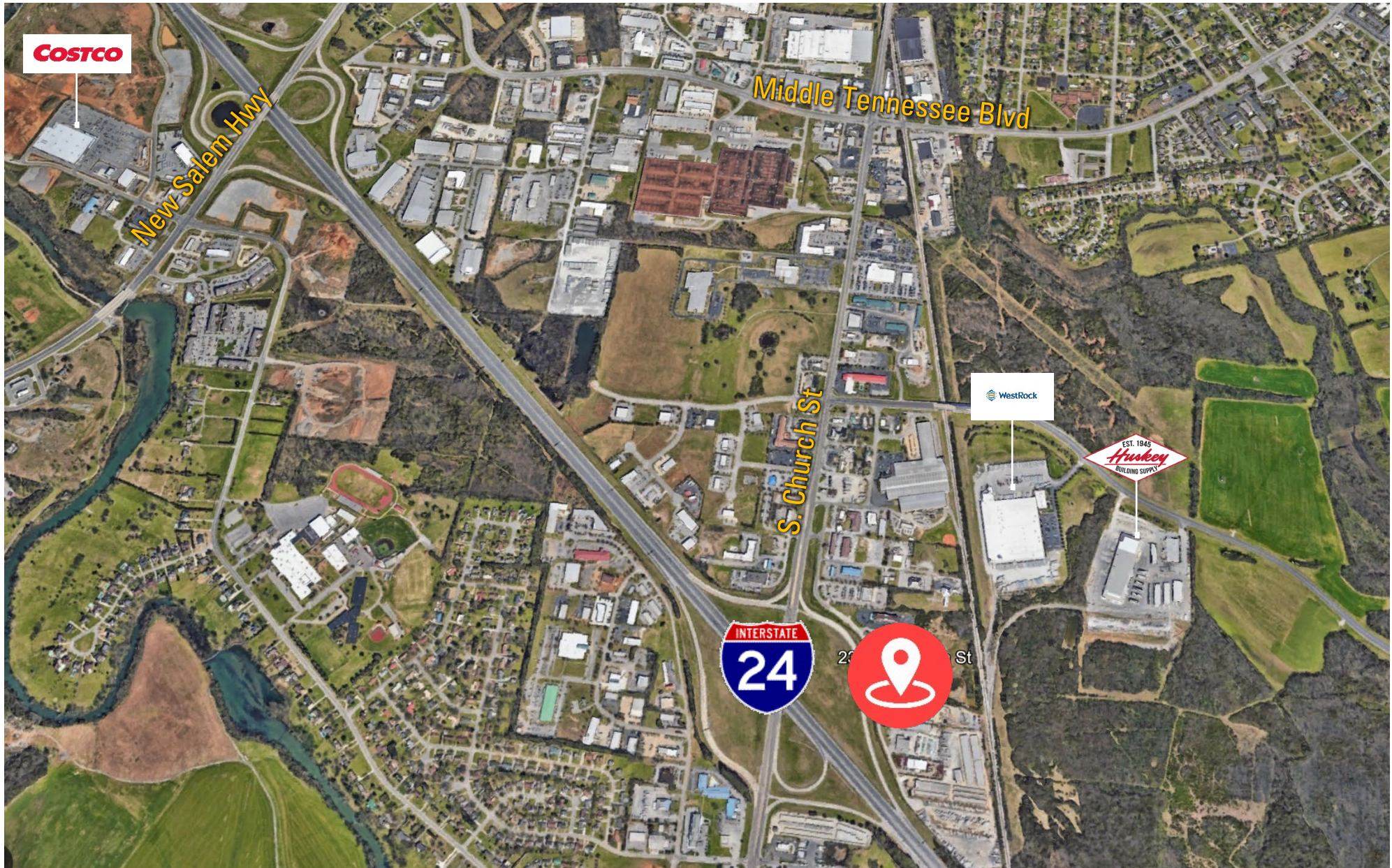


## LOCATION MAP





# 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

# 2347 S. Church Street

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