

Industrial / Flex Investment

730 Middle Tennessee Boulevard, Murfreesboro, Tennessee 37129

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01

Executive Summary



Executive Summary

NAI Nashville Stanton Group is pleased to present a true NNN leased investment opportunity in the rapidly growing market of Murfreesboro, Tennessee. This offering includes a non-contiguous set of 10 industrial/flex suites totaling $\pm 30,500$ square feet, currently leased to six stable tenants. The property benefits from a strong and diverse tenant mix, including several recently renewed to market-rate leases, providing immediate income and near-term upside potential.

Located in Rutherford County—one of Middle Tennessee's most dynamic and sought-after submarkets—the property offers strategic access to I-24, a deep local labor pool, and a responsive local management team ensuring smooth day-to-day operations. With market rents at historic highs and leases structured for stability and future growth, this investment is ideally suited for passive investors, 1031 exchange buyers, and potential future owner-users.

This is a rare opportunity to acquire a well-positioned income-producing asset in a thriving economic corridor with strong fundamentals and long-term value.



Property Details

[CLICK HERE TO REQUEST DUE DILIGENCE](#)

Address	730 Middle Tennessee Blvd
	Murfreesboro, TN 37129
County	Rutherford
Parcel #	102 045.13
Year Built	2005
Zoning	H-I

Building Class	B
Parking Ratio	1.57/1000
Total Square Feet	30,500 SF
Total Number of Units	6
Unit Size	Range from 1,500 SF - 9,000 SF
Clear Height	18'

Aerial



02

Investment Summary

Investment Highlights

This offering presents an outstanding opportunity to acquire a stabilized, income-producing industrial/flex portfolio in the rapidly expanding Murfreesboro submarket. Comprising $\pm 30,500$ square feet across ten non-contiguous suites, this asset combines tenant stability with strong upside potential—making it attractive to both passive investors and potential owner-users.

Versatile Investment or User Sale Potential: The property consists of individual suites, allowing for flexible disposition strategies. Ownership is open to selling individual suites to users or investors, enhancing liquidity and market appeal.

Strong Market Position with Vacancy Upside: Currently, $\pm 4,000$ square feet is vacant, presenting an immediate opportunity in a dynamic leasing environment.

Stable Tenancy with Built-in Growth: The property is 87% leased to six tenants representing a diverse mix of industries. Many leases are stabilized but still below market rates, offering future rental rate upside as terms renew. Remaining lease terms provide near-term stability while leaving room for re-tenanting at current market conditions.

Strategic Location and Local Management: Situated in Rutherford County with direct access to I-24, the property benefits from excellent connectivity and a deep local workforce. Local professional management ensures operational efficiency and tenant satisfaction.

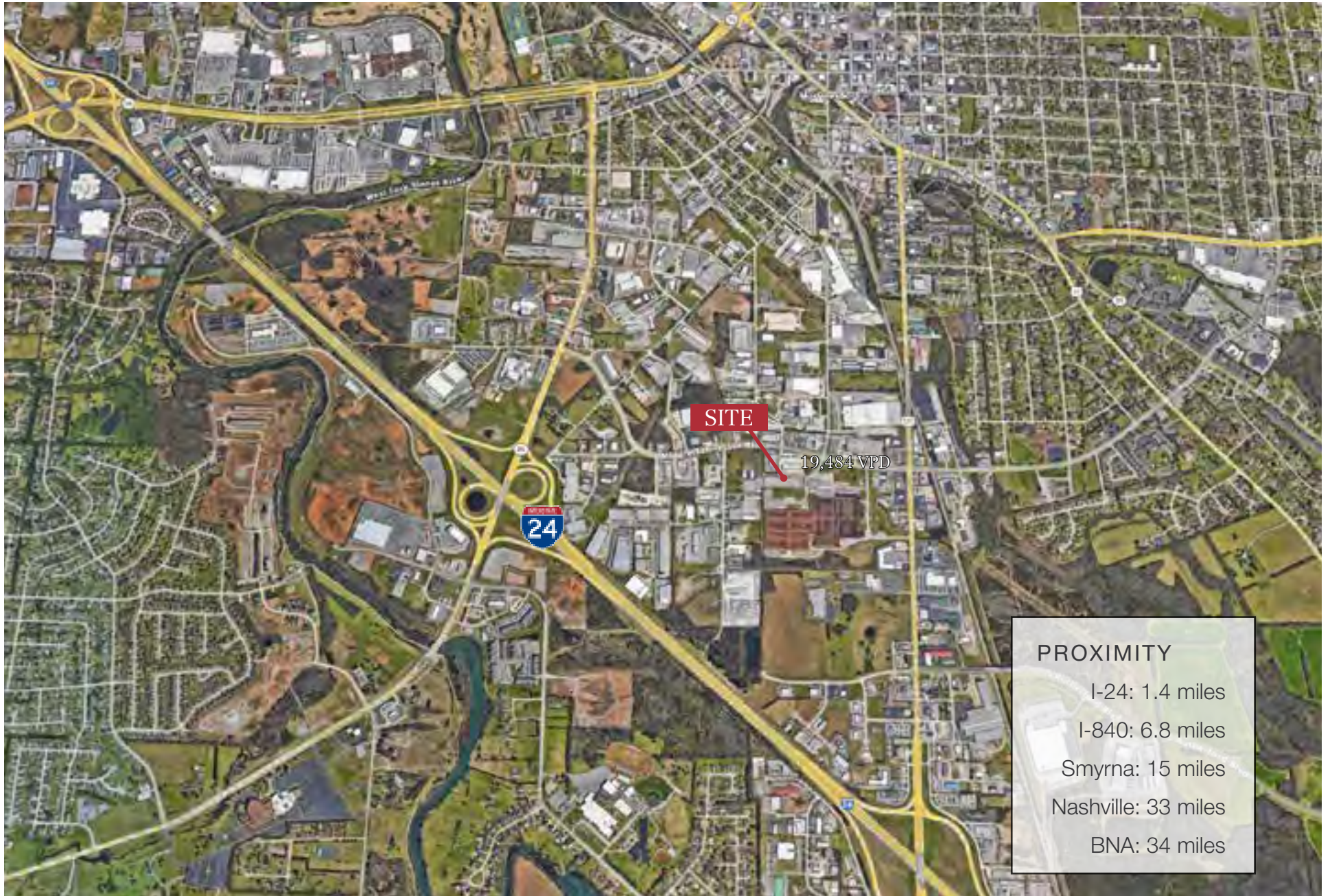
Attractive Investment Fundamentals: With true NNN lease structures in place and Murfreesboro's continued economic and population growth, this property offers both immediate income and long-term value appreciation. Whether acquired in whole or in part, this is a compelling opportunity in a high-demand Middle Tennessee submarket.



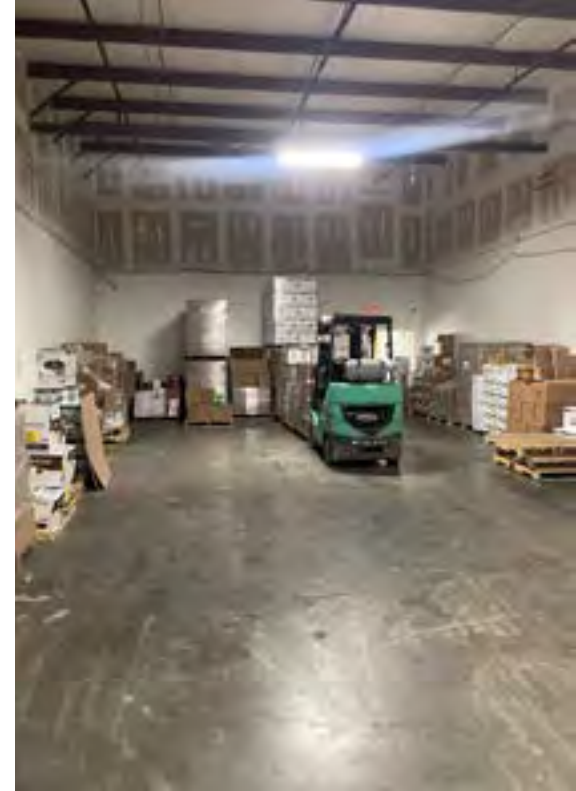
Aerial Map



Area Map







03 Market Analysis

Market Overview

Rutherford County is one of the fastest-growing regions in the state of Tennessee and a premier destination for business, investment, and quality of life. Located just southeast of Nashville, Rutherford County offers seamless access to the broader Middle Tennessee market via I-24, with Nashville's urban core less than 35 miles away.

Home to Murfreesboro—Tennessee's sixth-largest city—Rutherford County combines the advantages of a vibrant local economy with the benefits of proximity to a major metropolitan hub. The area boasts a highly skilled and expanding labor force, supported by institutions like Middle Tennessee State University, and is consistently recognized for its pro-business environment, affordable operating costs, and strategic logistics infrastructure.

With a population that continues to rise and a strong track record of economic development, Rutherford County is an ideal setting for businesses seeking long-term growth and stability in a dynamic, business-friendly community.



#3

BOOMTOWN IN AMERICA

SMARTASSET

#1

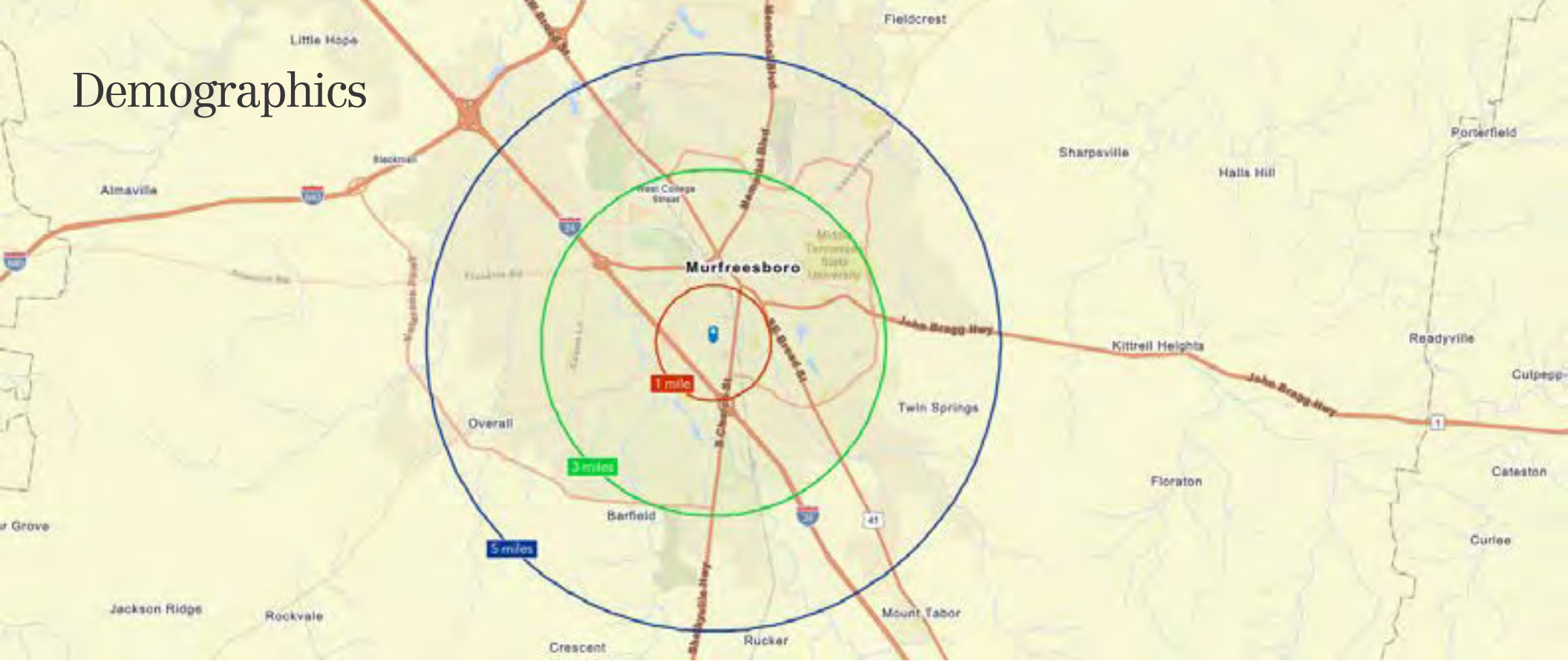
LARGEST SUBURB OF NASHVILLE

#4

METRO FOR ECONOMIC STRENGTH

POLICOM

Demographics



730 Middle Tennessee Boulevard, Murfreesboro

	1 MILE	3 MILES	5 MILES
Population	3,651	68,358	156,709
Daytime Population	12,353	95,371	162,170
Households	1,262	27,303	61,680
Median Age	33.3	31.9	32.9
Median HH Income	\$56,311	\$63,096	\$75,243

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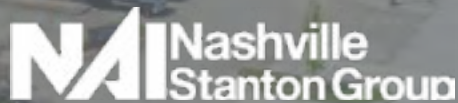
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