

FOR LEASE OR SALE

±99,411 SF INDUSTRIAL BUILDING | ±6.05 ACRES

CHARLES
HAWKINS CO.
Commercial Real Estate Services

±99,411 SF

Divisible to ±8,415 SF

941 ESTHER LN
MURFREESBORO, TN

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



PROPERTY SPECIFICATIONS

SIZE	±99,411 SF (Full Building) <i>(Divisible to ±8,415 SF)</i>
ZONING	HI – Heavy Industrial
ACREAGE	±6.05 Acres
LOCATION	Prime location in an active industrial corridor in Murfreesboro with frontage on Interstate 24

Full Building Specifications

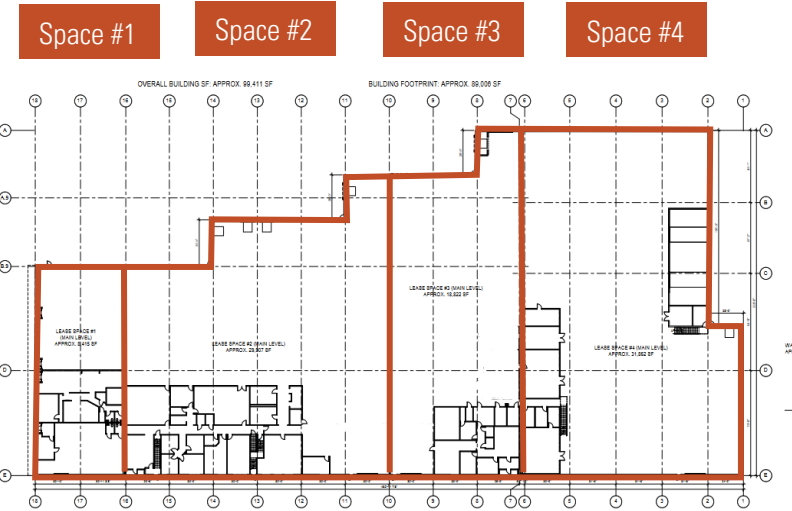
Total Square Footage	±99,411 SF
Dock-High Doors	8 (4 - Full Tractor Trailers + 4 - Box Trucks)
Ramped Drive-in Doors	5
Interior Dock Wells	3
Climate Controlled	HVAC Full Building Climate Controlled
Clear Height	20' – 23'
Parking	139 Auto Spaces
Sprinkler	Wet Sprinkler System
Roof	Metal
Power	Heavy Power: (3) 4,000 Amp Panels, Separately Metered (12,000 Amps Total)



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HAWKINS CO.

SPECIFICATIONS

*Additional size options available by combining spaces and/or relocating or removing existing walls.



Specifications	Space #1	Space #2	Space #3	Space #4	Full Building
Total Square Feet	±8,415	±37,040	±18,822	±35,134	±99,411
Warehouse Square Feet	-	±22,417	±14,741	±28,888	±66,106
Office Square Feet	±4,218	±14,623	±4,081	±6,246	±29,168
Dock-High Doors for Tractor Trailers	-	2	1	1	4
Dock-High Doors for Box Trucks	-	2	2	-	4
Ramped Drive-in Doors	2	1	1	1	5
Interior Docks Wells	-	-	-	3	3
Clear Height	14'	20' – 23' (Warehouse)	20' – 23' (Warehouse)	20' – 23' (Warehouse)	20' – 23' (Warehouse)
Climate Controlled	Yes	Yes	Yes	Yes	Yes
Power	-	Heavy	Heavy	Heavy	Heavy
Lease Rate	\$17.95/ SF NNN	\$13.95/ SF NNN	\$13.95/ SF NNN	\$13.95/ SF NNN	\$11.95/ SF NNN

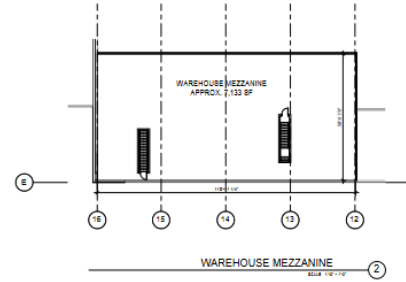
OPERATING EXPENSES

Taxes (2025)	\$0.60/SF
Insurance	\$0.20/SF
CAM	\$0.50/SF
Management Fee	3% of Gross Rents

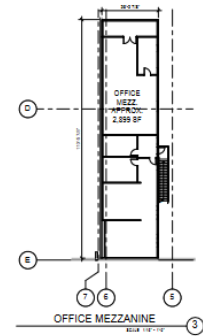
FLOOR PLAN

	Space #1	Space #2	Space #3	Space #4	Total
Main Level Warehouse	±4,197	±22,417	±14,741	±28,888	±70,243
Main Level Office	±4,218	±7,490	±4,081	±2,974	±18,763
Main Level Subtotal	±8,415	±29,907	18,822	±31,862	±89,006
Mezzanine Warehouse	0	±7,133	0	±373	±7,506
Mezzanine Office	0	0	0	±2,899	±2,899
Mezzanine Subtotal	0	±7,133	0	±3,272	±10,405
Total SF	±8,415	±37,040	18,822	±35,134	±99,411

Space #2
Warehouse
Mezzanine
±7,133 SF



Space #4
Office
Mezzanine
±2,899 SF

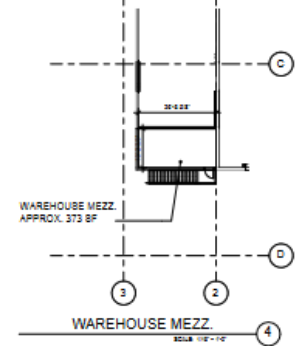


OVERALL BUILDING SF: APPROX. 99,411 SF

BUILDING FOOTPRINT: APPROX. 89,006 SF



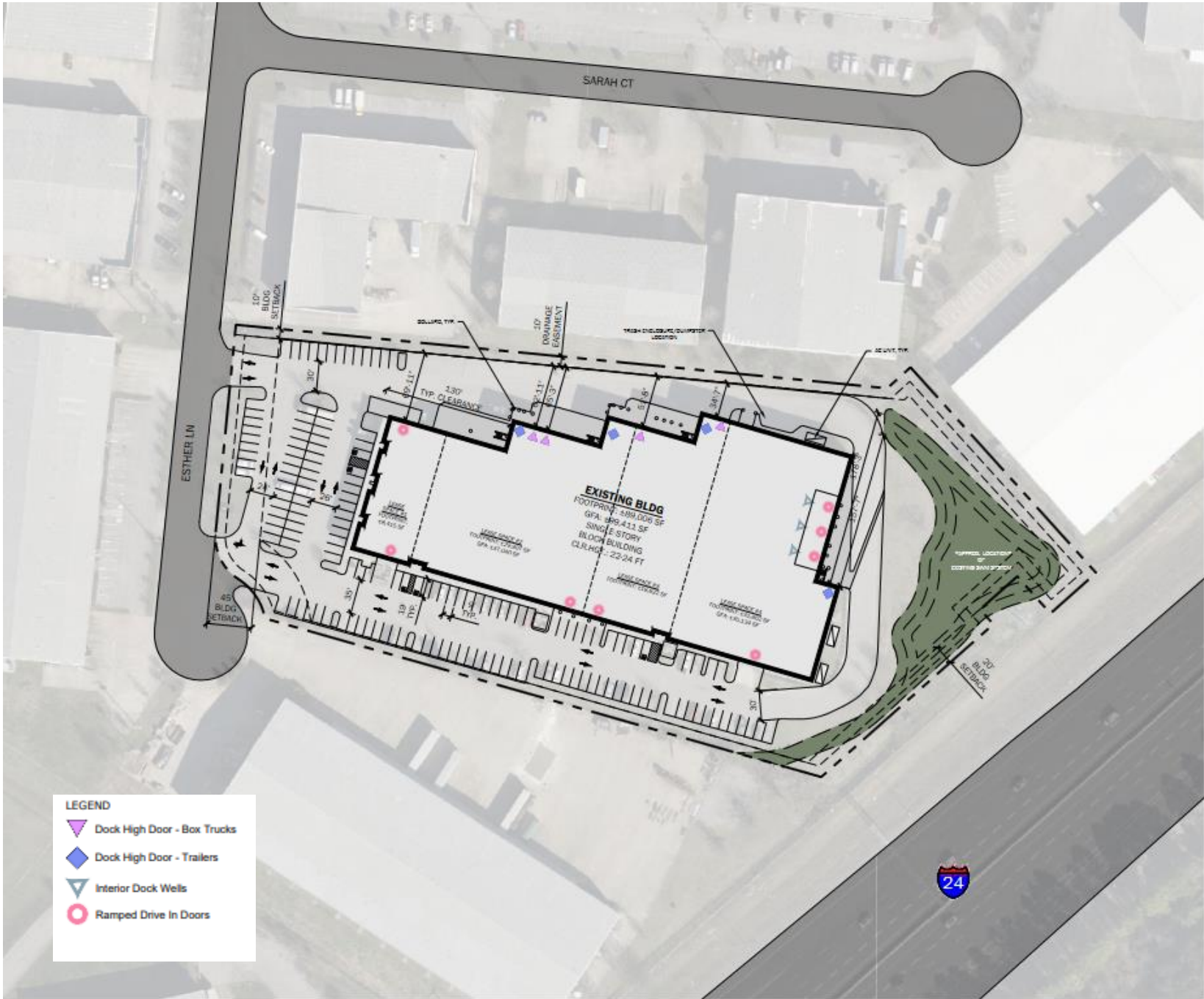
Space #4
Warehouse
Mezzanine
±373 SF



FLOOR PLAN - FIRST FLOOR & MEZZANINES

DATE: 10/11/2022
 1000 W. WASHINGTON ST., SUITE 100
 WARE, MA, 01093
 TEL: 413-541-1111
 FAX: 413-541-1112
 WWW.WAREMALCOMB.COM
 10-0004
 A120

SITE PLAN



INTERSTATE VISIBILITY



EXTERIOR IMPROVEMENTS



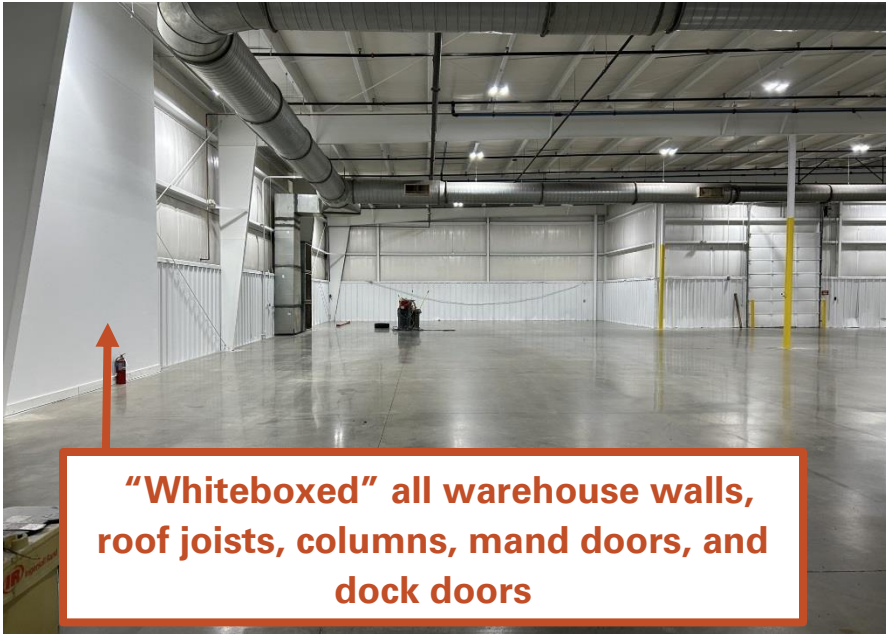
Replaced exterior lighting with LEDs

Painted exterior man doors, bollards

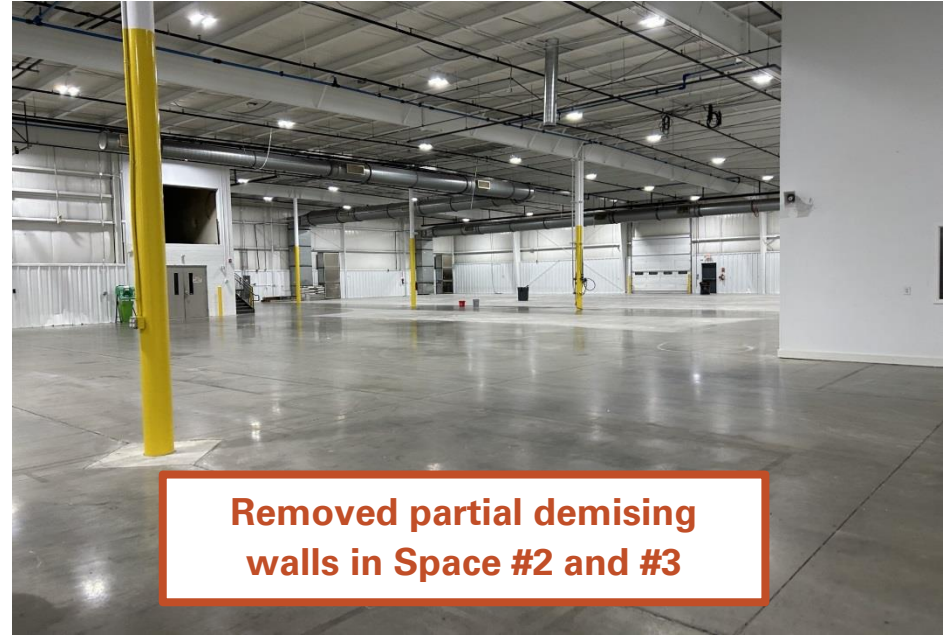
Pressure washed building, parking lot, sidewalks, curbs, ramps, HVAC screens

Restriped parking lot

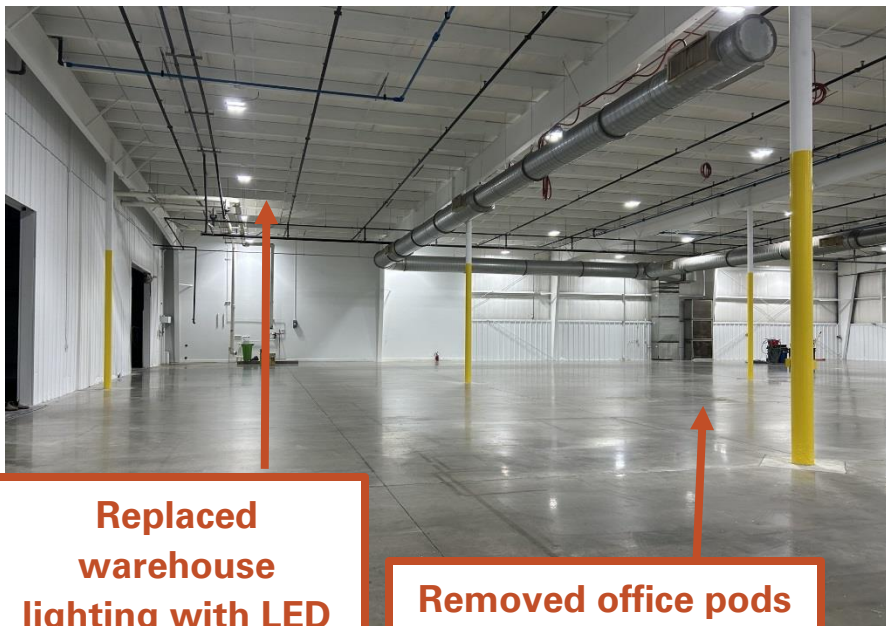
INTERIOR IMPROVEMENTS



"Whiteboxed" all warehouse walls, roof joists, columns, mand doors, and dock doors



Removed partial demising walls in Space #2 and #3

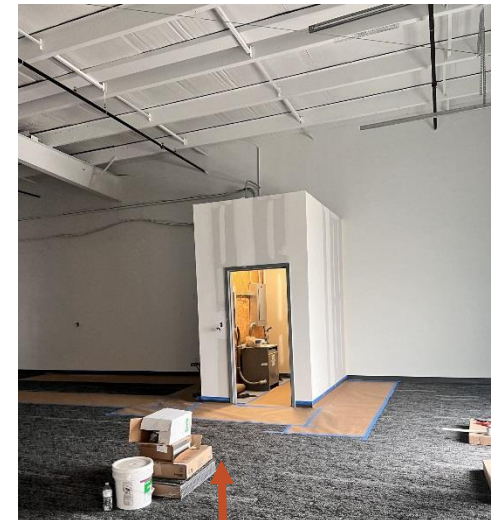


Replaced warehouse lighting with LED lights

Removed office pods



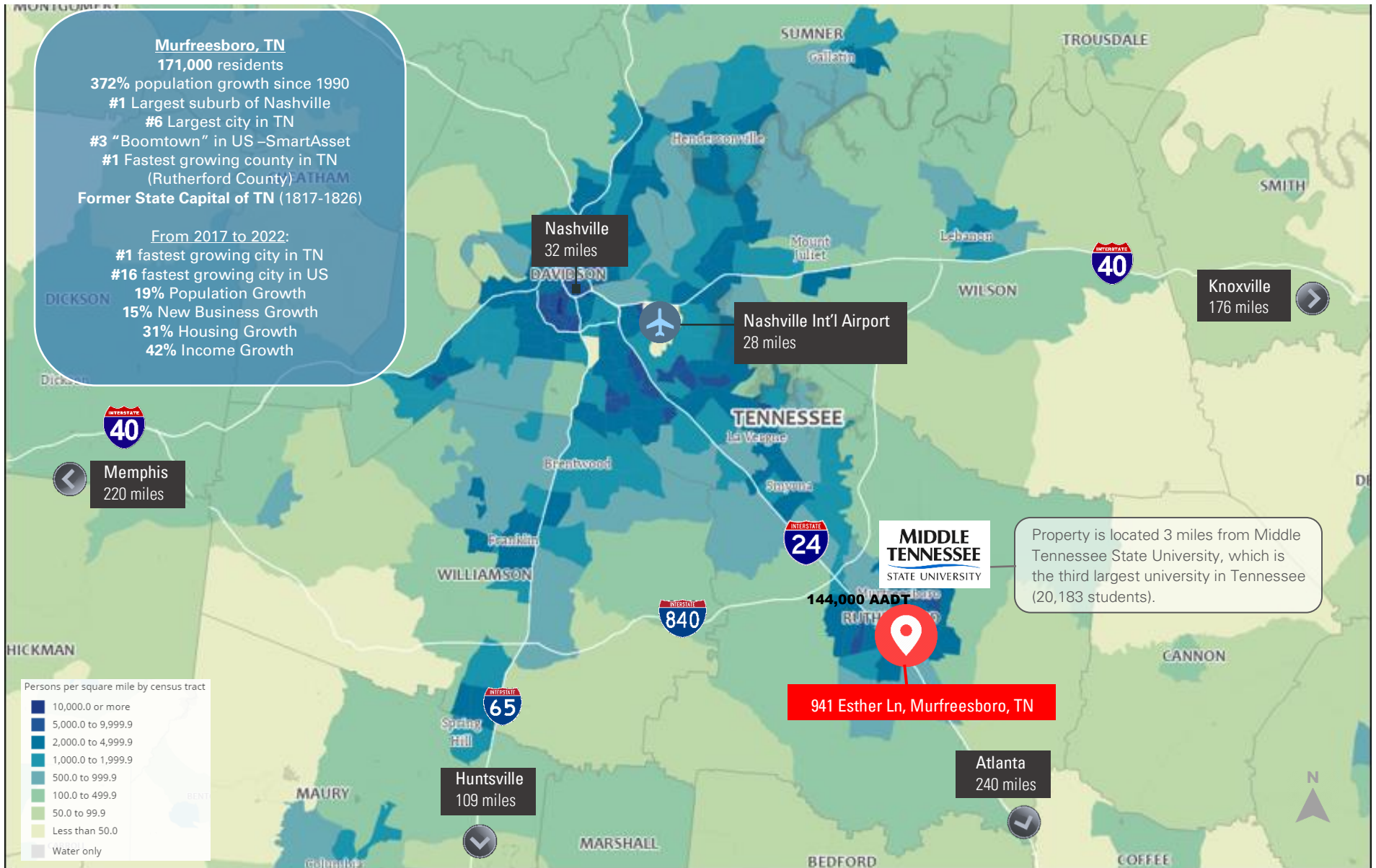
Added man door connecting Space #1 and #2



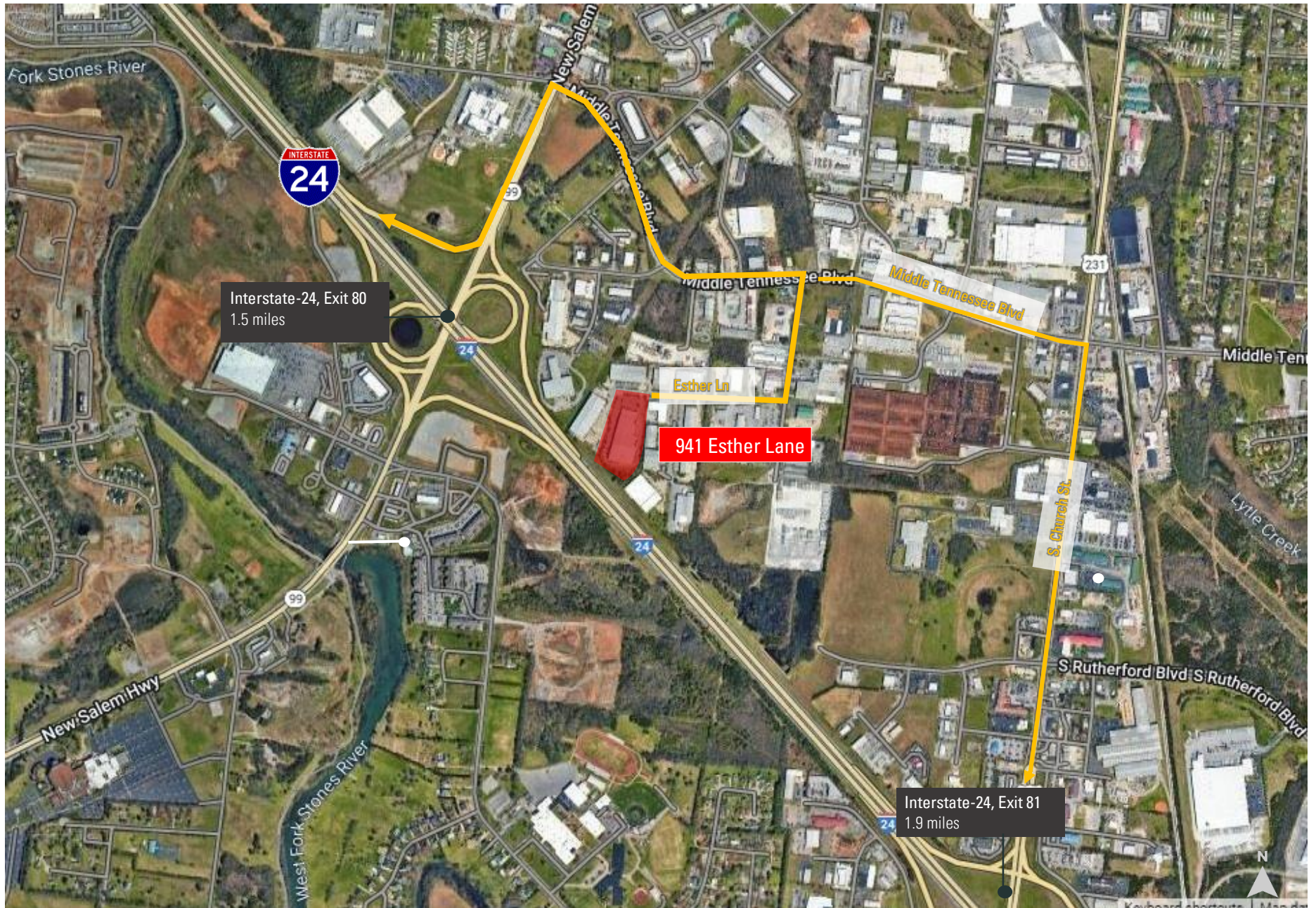
Added new spec office in Space #1

LOCATION

- The infill Property is located 32 miles southeast of downtown Nashville in Nashville's Southeast industrial submarket, which is Nashville's largest, most-desirable, and most most-densely populated submarket.
- Nashville is one of only six U.S. cities where three major interstates converge (I-24, I-65, I-40).
- Nashville MSA is the 4th Fastest-Growing MSA in US. Nashville's population has grown 20% since 2012, from 1.7 Million in 2012 to 2.0 Million in 2022.
- 50% of the U.S. Population Lives Within 650 Miles of Nashville (1-day trucking distance).
- 72% of the US population can be reached with FedEx's two-day ground delivery.



AERIAL



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