

FOR SALE

±12.83 Industrial Acres | **Interstate-24 Frontage**

CHARLES
HAWKINS CO.

Commercial Real Estate Services



Rutledge Way
Murfreesboro, TN

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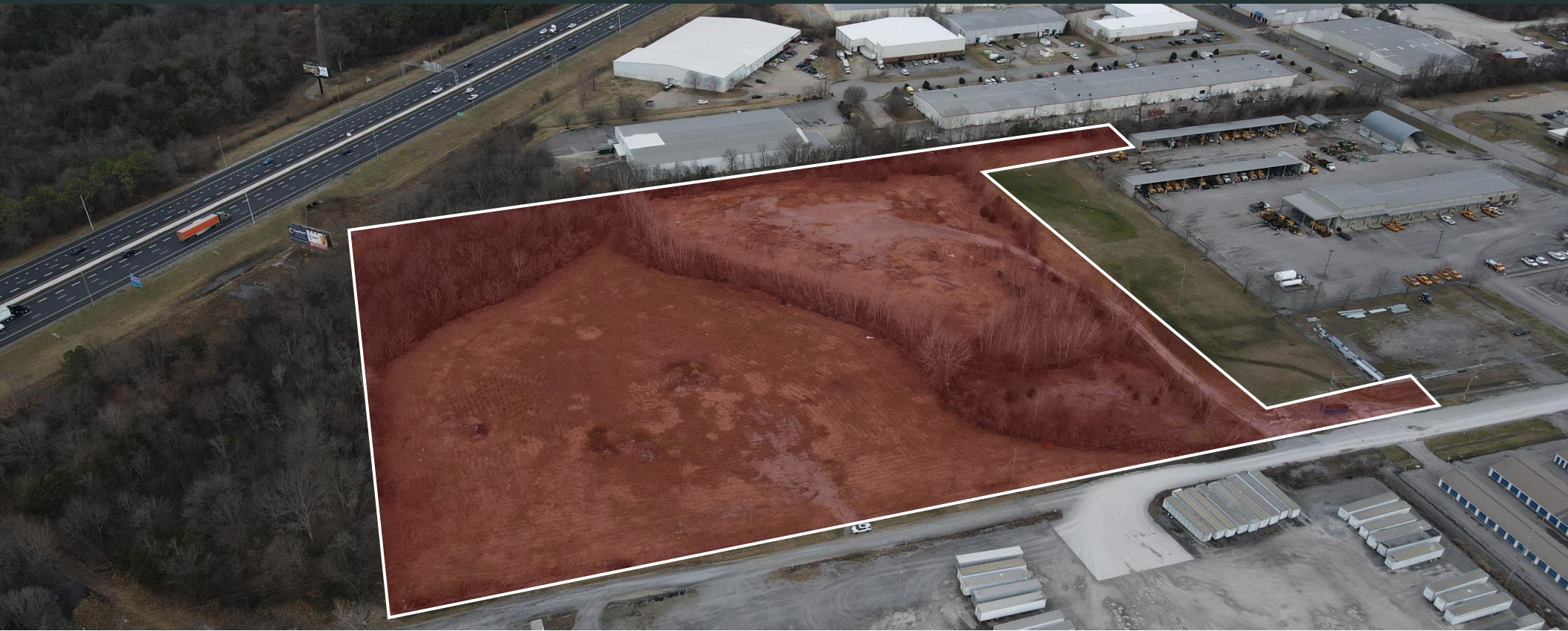
Exclusively Listed By:
Charles Hawkins Co.
O: (615) 256-3189
www.charleshawkinsco.com

PROPERTY SPECIFICATIONS

ACREAGE	±12.83 Acres
ZONING	Heavy Industrial (H-I)
LOCATION	Highly-desirable infill location in an active industrial corridor in Murfreesboro with interstate-24 frontage

SALE PRICE **\$6,600,000**

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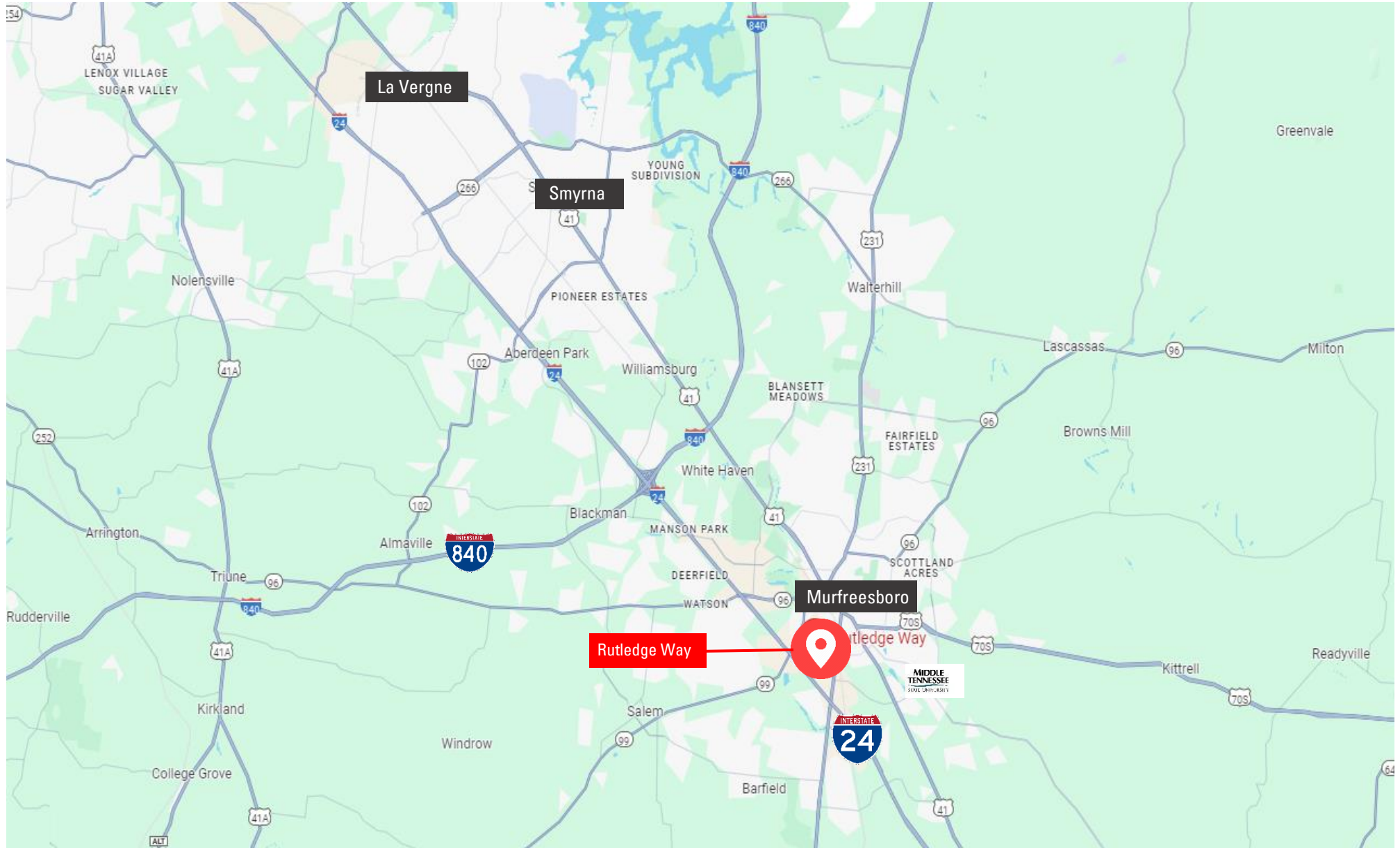
DRONE PHOTOS



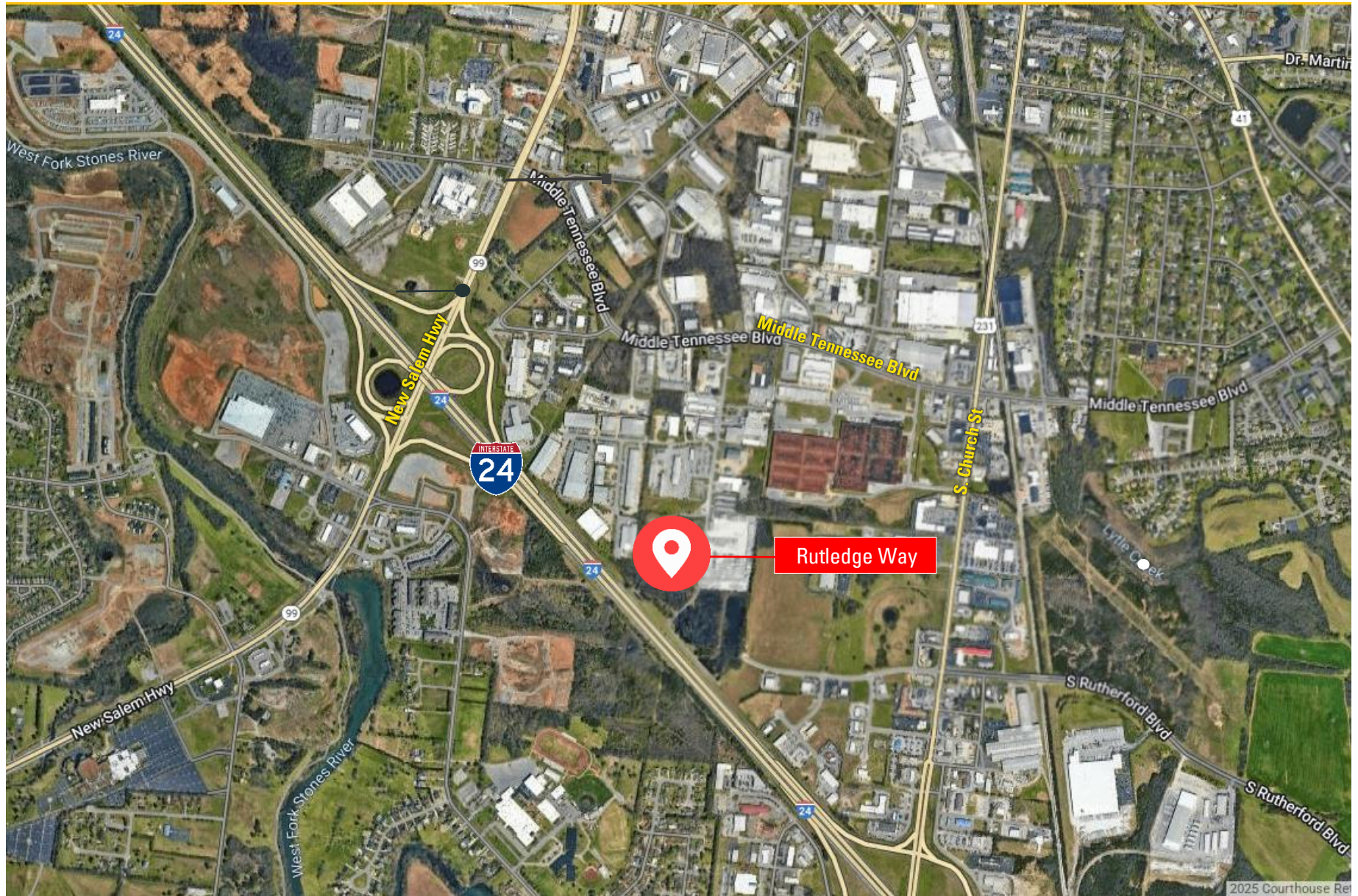
DRONE PHOTOS



LOCATION



AERIAL



LOCATION HIGHLIGHTS

MURFREESBORO HIGHLIGHTS

Total Population

167,795

Median Age

32.5

Median Household Income

\$78,069

Labor Force

98,294

Unemployment Rate

2.9%

TRANSPORTATION

Residents spend an average of 25 minutes commuting to work. Murfreesboro is served by 17 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.

RUTHERFORD COUNTY HIGHLIGHTS

Images & data provided by Rutherford Co. chamber

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan 8,000

Amazon 2,700

Ascension Saint Thomas 1,741

Ingram 1,700

Taylor Farms 1,700

Asurion 1,250

General Mills 1,000

Bridgestone 987

TriStar StoneCrest 950

Murfreesboro Medical Clinic 925

Cardinal Health 816

Vijon 730



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