

FOR SALE

±20,400 SF Industrial Building with Interstate Visibility

CHARLES
HAWKINS CO.
Commercial Real Estate Services



133 CHARTER PL
LA VERGNE, TN

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2920 Berry Hill Dr., Ste 100
Nashville, TN 37204



FOR SALE INDUSTRIAL BUILDING

SPECIFICATIONS

- Tenant in 10,371 SF through 11/30/2028
- **±10,029 SF Available to Occupy/Lease**
- ±20,400 SF Building
- Zoned C-2
- Built in 2010
- ±1.49 Acres
- Provides **interstate visibility**
- Excellent access to I-24, Exit 64 via Waldron Rd

SALE PRICE \$4,795,000

LEASE ABSTRACT TURFT SYNTHETIC SURFACING SOLUTIONS



<https://turft.com/>

Size: ±10,371 SF

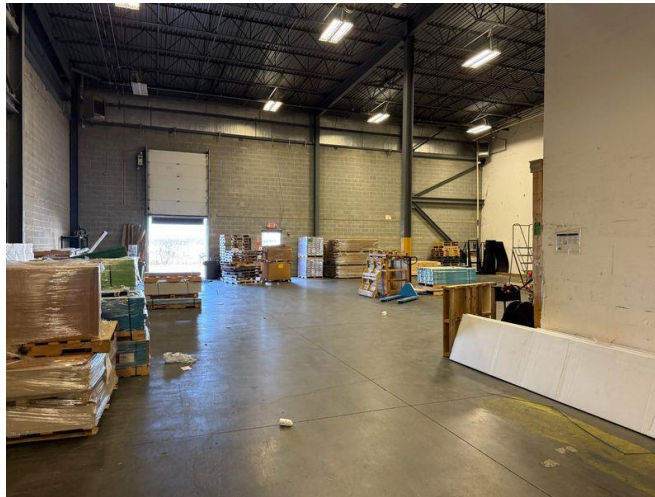
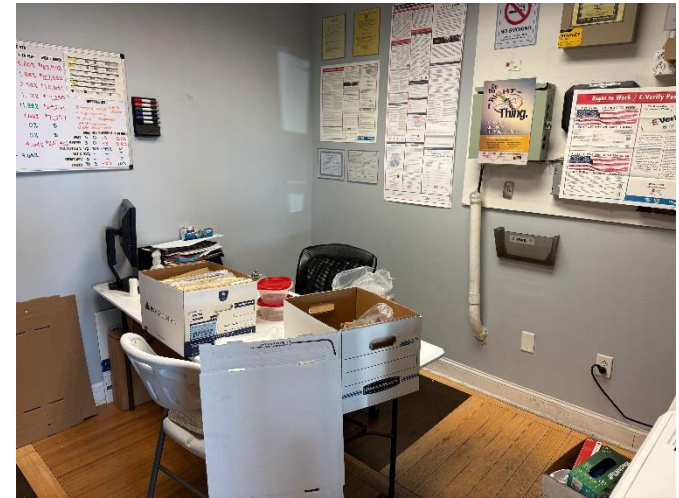
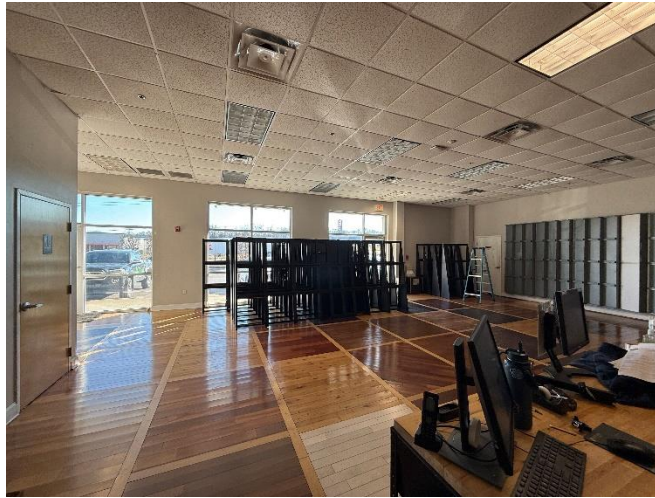
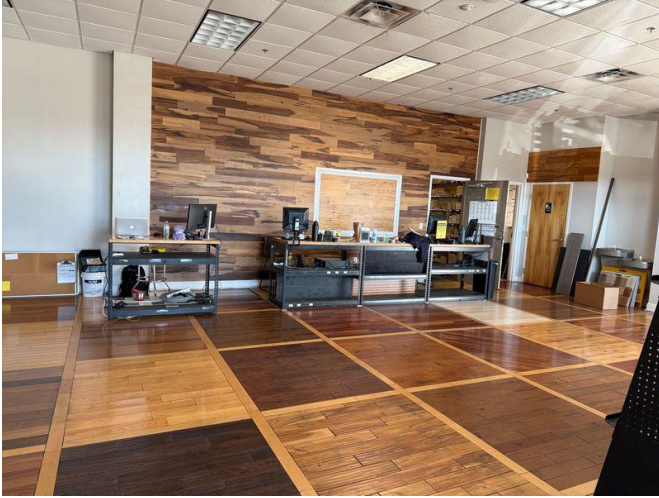
Term: 12/1/2025 – 11/30/2028

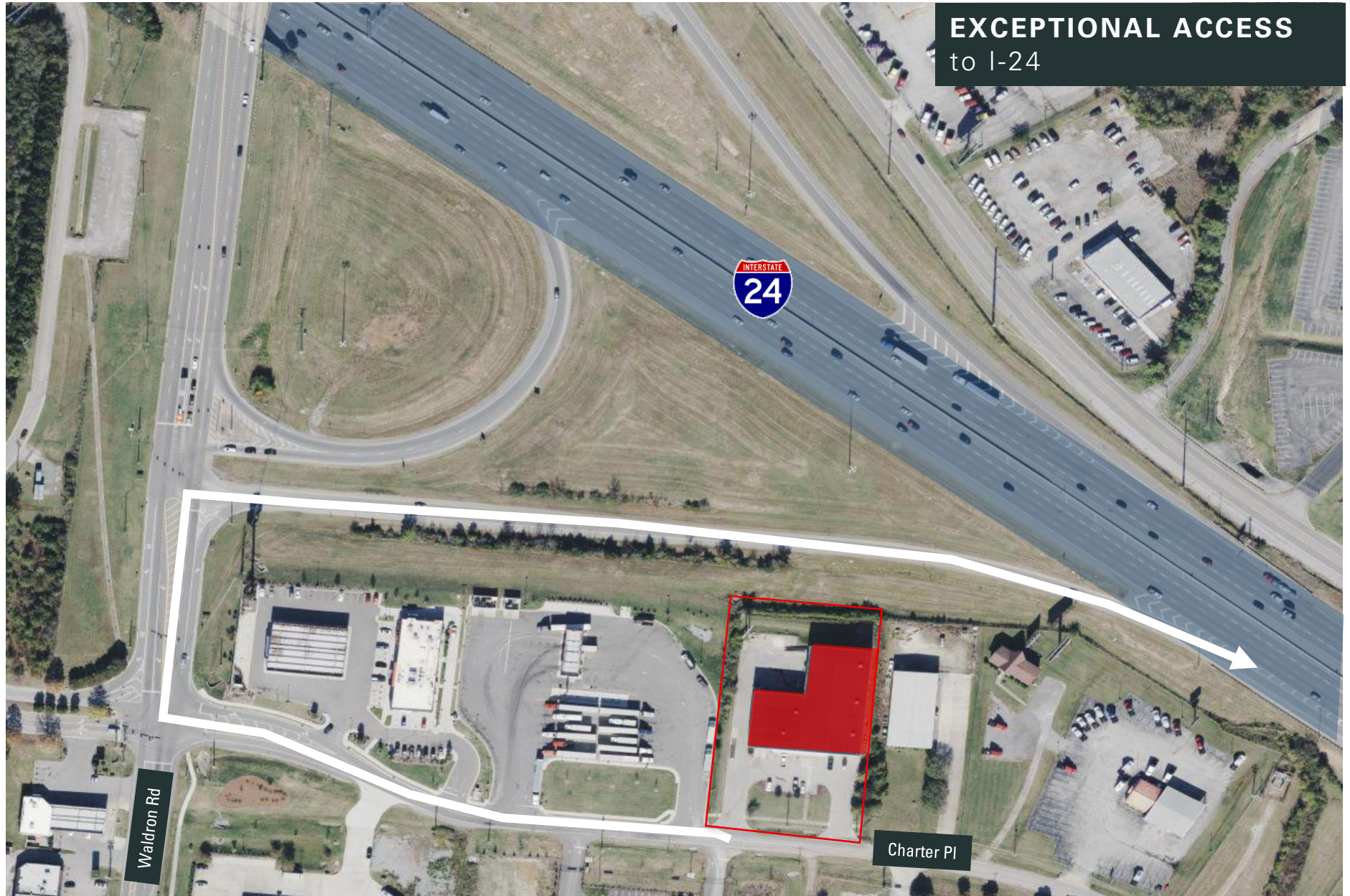
Rent: \$13.50/SF

Rent Increases: 3%

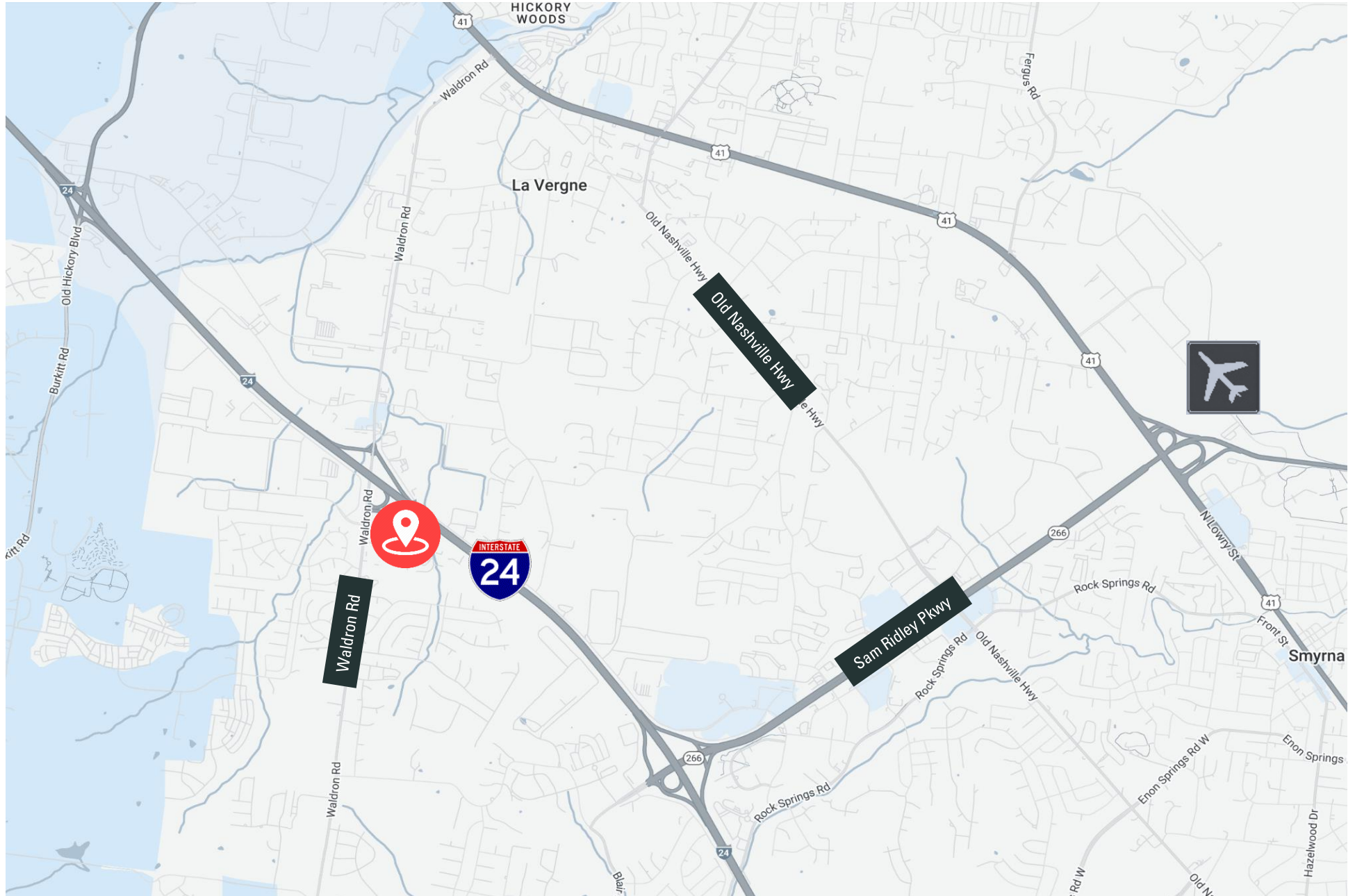
Nashville's Premier Artificial Grass
& Turf Installation Company
Top-rated synthetic turf installers serving residential & commercial properties across Nashville for over 25 years.







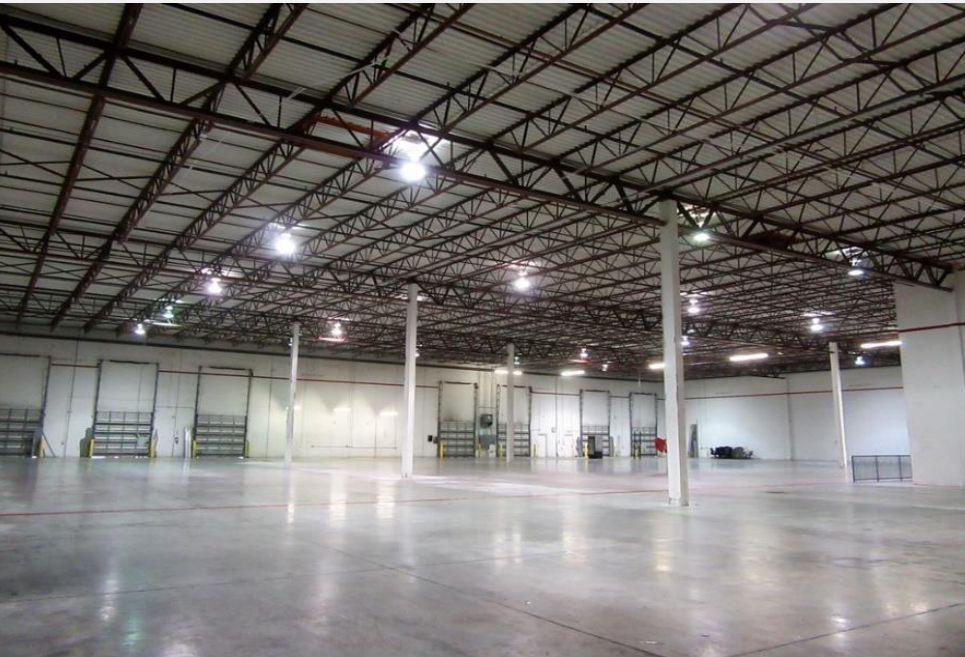
LOCATION MAP



RUTHERFORD COUNTY | MARKET OVERVIEW A TOP-PERFORMING INDUSTRIAL MARKET

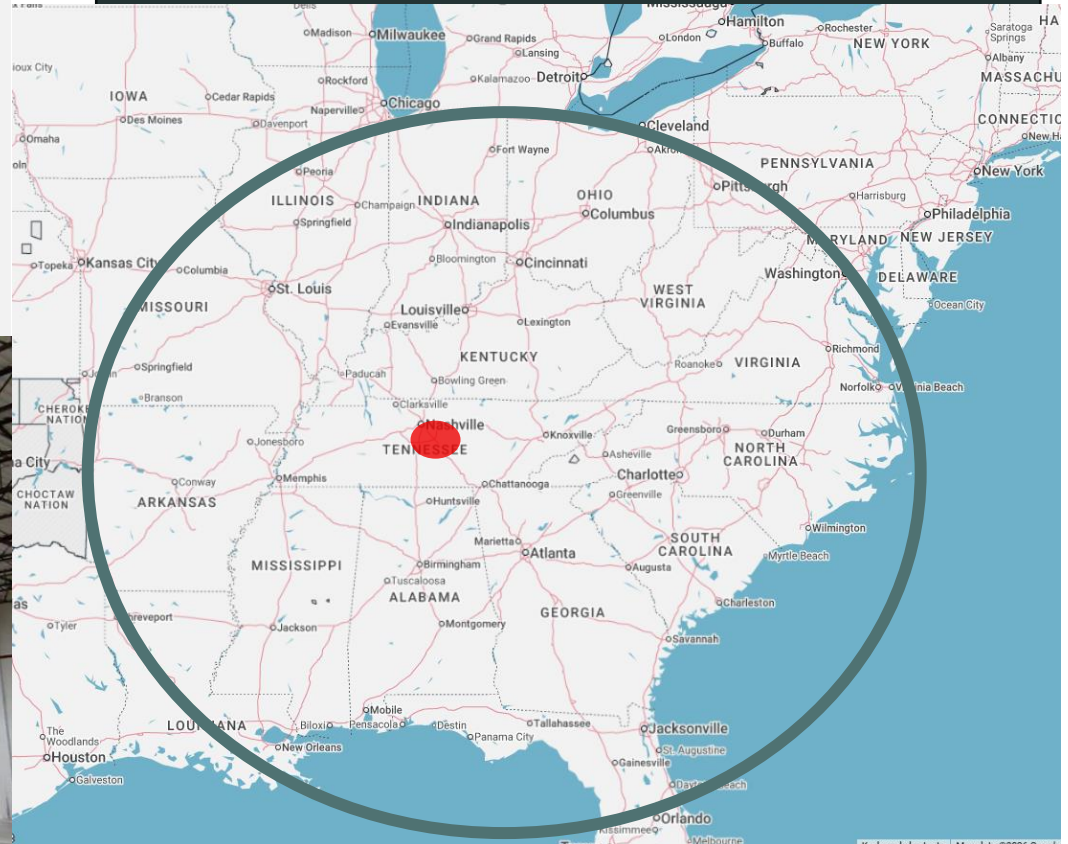
Southeast Nashville has benefited from the rise of e-commerce and the efforts of companies seeking to enhance their supply chains in response to the pandemic. Several logistical advantages support industrial demand in the Southeast Submarket. This submarket's location allows easy access to a CSX railroad terminal, the Port of Nashville, and the Nashville International Airport. It also includes I-24 and I-840, which help connect this submarket to other major markets within 500 miles, including Atlanta, Charlotte, Indianapolis, and Chicago. Additionally, many companies look to lease space here, thanks to the outsized portion of recently built modern logistics assets. Over the past year, \$493 million has traded within the submarket, which is much higher than the historical annual average of \$294 million

- CoStar



TRANSPORTATION ADVANTAGES

Rutherford County's central location connects companies to 50% of the U.S. population within a 9-hour drive. We offer easy access to exceptional road, rail, and air infrastructure, making Rutherford County a desirable location for many manufacturers. Many well-recognized manufacturers across a wide range of industries call us home, including Nissan, General Mills, Franke, Cardinal Health and Stevens Aerospace and Defense Systems.





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