



**CHARTER
DEVELOPMENT
COMPANY**

***Commercial and
Industrial Real Estate
Since 1986***

**4,000 SF FOR LEASE ON .42 ACRE LOT
112 LASALLE COURT
LA VERGNE, TN**



**FREE STANDING SINGLE TENANT WAREHOUSE WITH 2 DRIVE-IN DOORS
LOCATED AT END OF QUIET CUL-DE-SAC**

LOCATION: 112 LaSalle Court warehouse now for lease. Available June 2026. Nice business park located off Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086 just off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne.

CONSTRUCTION: Free-standing, single tenant 4,000 square foot structure on ± .42 acre lot. Building is a pre-engineered metal facility with a pitched metal deck roof with masonry front walls with metal awning. Interior insulation throughout, reinforced concrete slab flooring.

FOR LEASE

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DIMENSIONS & BREAKDOWN OF SPACE: Building is 40' x 100'. Office space is ± 644 square feet with light mezzanine storage space above. Warehouse space is ± 3,356 square feet.

CEILING HEIGHTS: 18' eaves, 20' center. **HEAT:** Natural gas fired space heater in warehouse.

LOT SIZE & PARKING: Lot is about .42 acres. Asphalt paving in front, graveled sides. Ample parking.

UTILITIES: All public serve the building, metered separately. **COLUMN SPACING:** Clear span building.

OFFICE AREA: Office area totals ± 644 square feet (23' x 28') of nicely finished central HVAC office space. Breakdown consists of large reception/showroom area (12' x 22'), large private office (11' x 15'), one (1) office restroom and one (1) warehouse restroom. Additional 644 sf of light mezzanine storage available above office, could easily enclose for more office space.

POWER: 200 amp box, 208/120 volts, 3 phase. **LIGHTING:** New energy efficient LED fixtures inside and out.

TRUCK LOADING: Two (2) 12' x 14' drive-in doors, located on front and side for easy access into the building.

MISCELLANEOUS: New small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or outside storage requirements. Ideal for light manufacturing, warehousing, distribution or service operations.

LEASE RATE & TERMS: \$7,000.00 per month gross with 3% annual increases. 5 year lease term requested.

EXCLUSIVE AGENT:

TERRY C. SMITH
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