

SOUTHPOINTE — WAY —

Two Building Industrial Campus
Up to 45,548 SF For Lease or Sale

New Construction, Owner/User Purchase Opportunity














HIGHLIGHTS

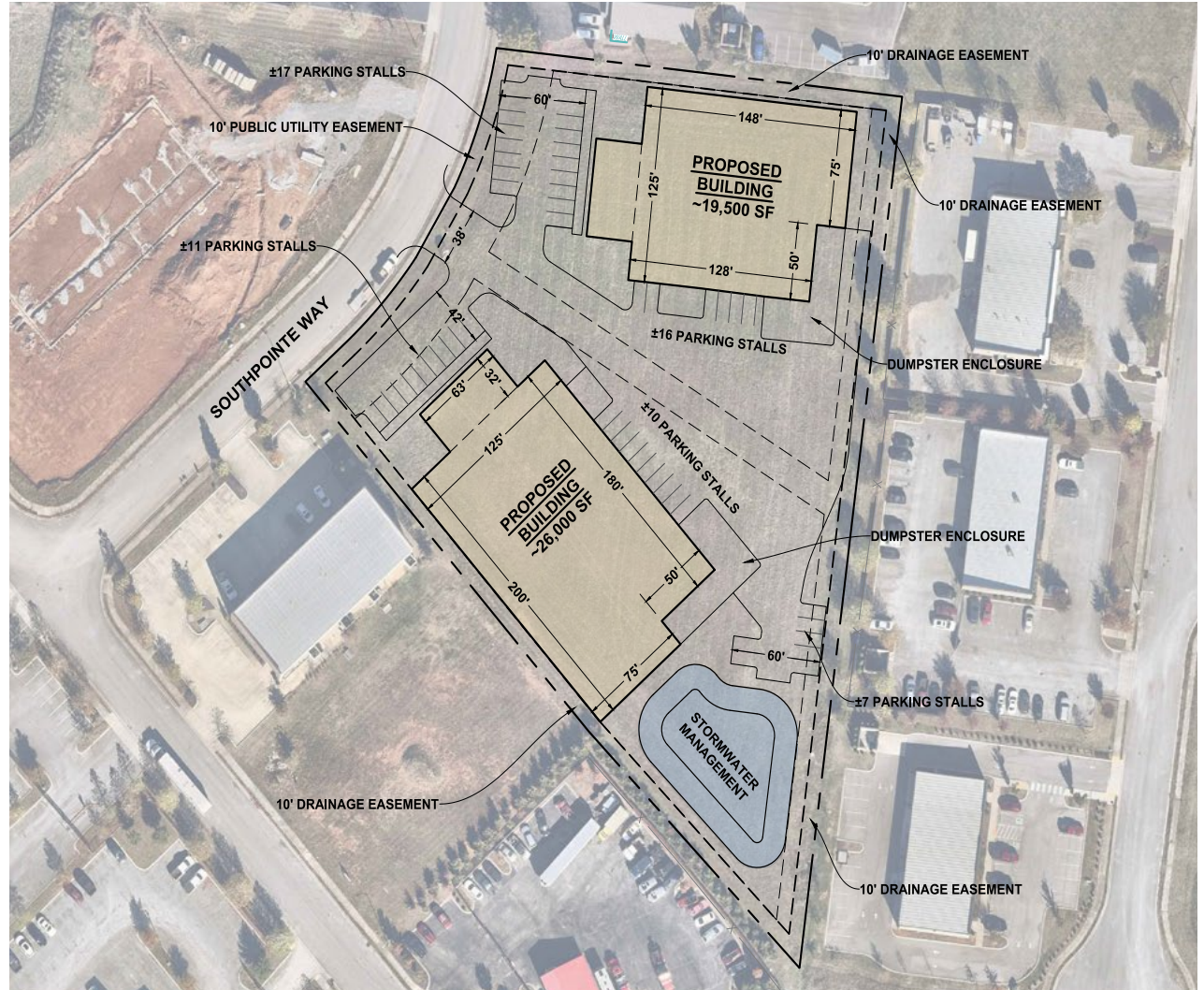
Southpointe Way represents a rare opportunity to lease or purchase two brand-new construction industrial buildings in the heart of Murfreesboro, TN

BUILDING 1: 26,048 SF | BUILDING 2: 19,500 SF

CAN BE LEASED OR PURCHASED SEPARATELY OR TOGETHER

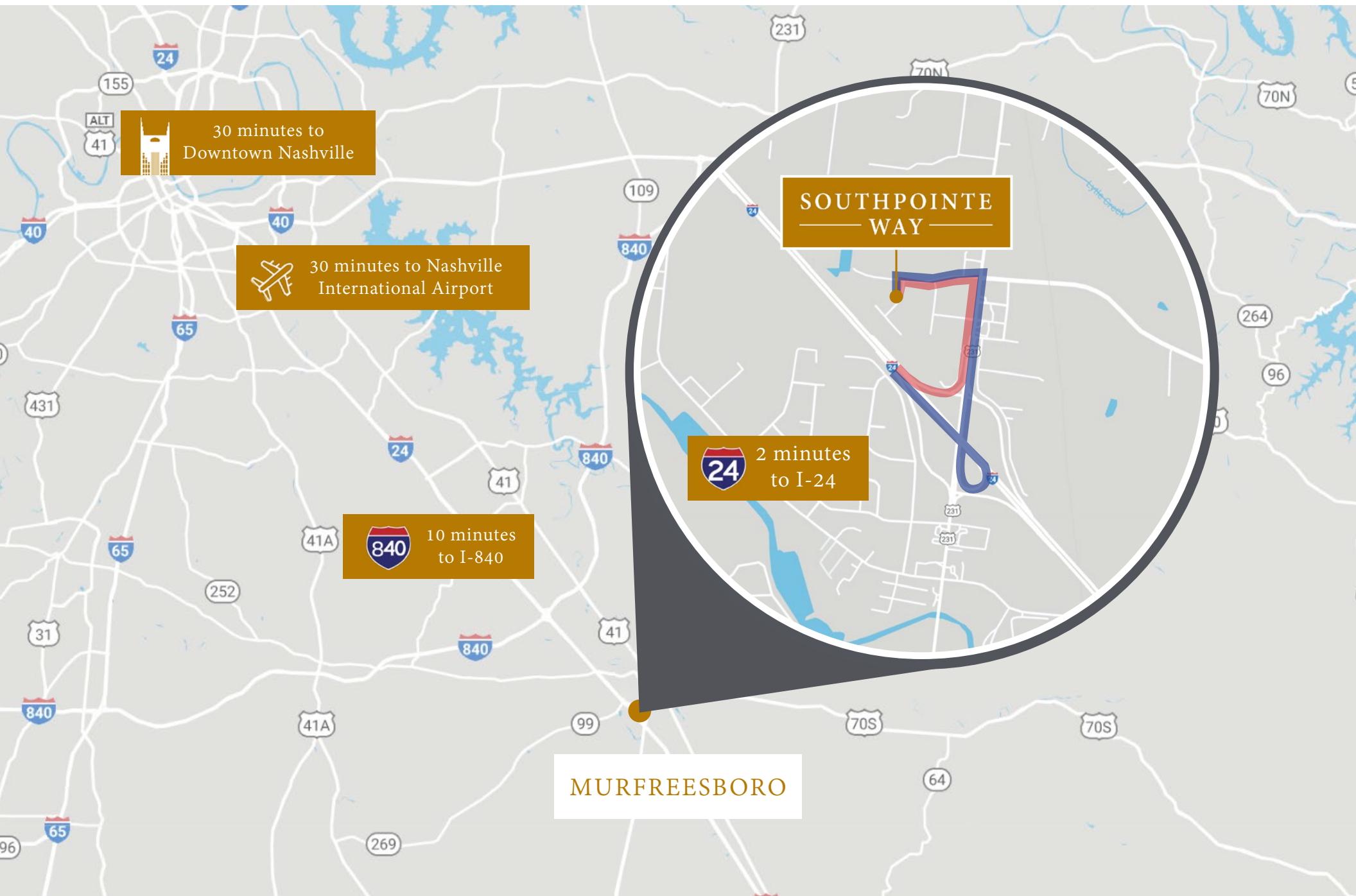
Estimated Completion Q1 2025

-  2,000 SF Office Per Building
-  22' 6" Minimum Clear Height
-  Zoned L-I
-  Clear Span Construction with No Interior Columns
-  One (1) 9' x 10' Dock High Door with Dock Bumpers
-  One (1) 14' x 16' Drive-in Door
-  400 Amp Power 277/480V
-  LED Lighting
-  Gas Fired Heaters
-  Ordinary Hazard Fire Protection System
-  6" Reinforced Concrete Slab



Lot 17 & 18 Southpointe Way, Murfreesboro, TN 37129

LOCATION



30 minutes to
Downtown Nashville

30 minutes to Nashville
International Airport

10 minutes
to I-840

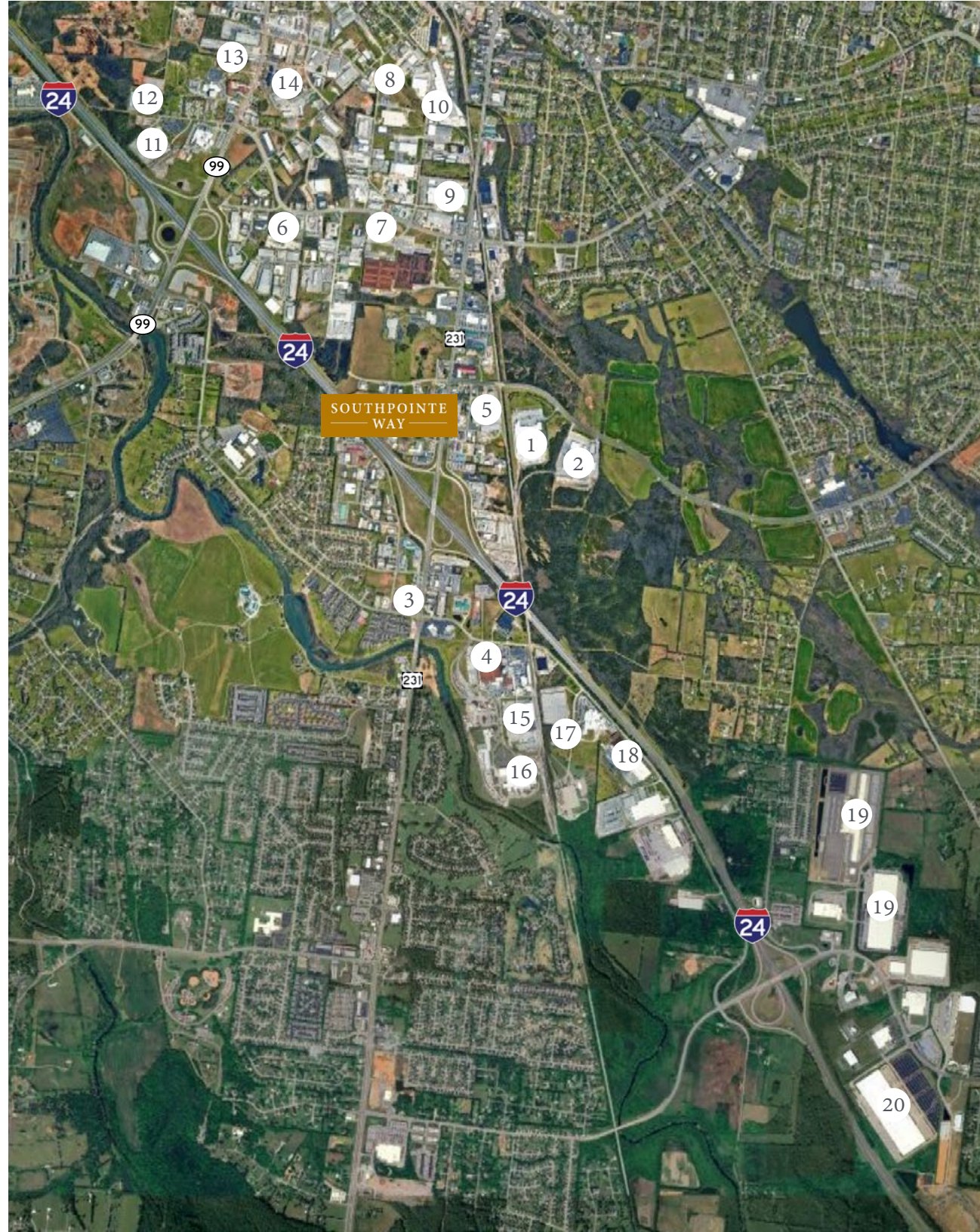
SOUTHPOINTE
WAY

2 minutes
to I-24

MURFREESBORO

CORPORATE NEIGHBORS

- | | |
|---|--|
| 1.  WestRock | 11.  ADIENT |
| 2.  EST. 1946
Huskey
BUILDING SUPPLY | 12.  QUICKWAY
LOGISTICS
100% EMPLOYEE OWNED |
| 3.  SUNBELT
RENTALS | 13.  FERGUSON |
| 4.  Pilot | 14.  mte
Middle Tennessee
Electric
Energy Service, LLC |
| 5.  Steel Technologies | 15.  americolo |
| 6.  TRIGREEN
EQUIPMENT | 16.  General
Mills |
| 7.  TVA | 17.  PENSKE |
| 8.  FleetPride
TRUCK & TRAILER PARTS | 18.  Lineage |
| 9.  KENWORTH | 19.  FedEx |
| 10.  MID TENN
FURNITURE | 20.  amazon |



MURFREESBORO

Murfreesboro is located in the heart of Middle Tennessee. As one of the fastest-growing cities in the state, Murfreesboro offers a dynamic cultural scene, bustling with many restaurants, boutiques, entertainment venues and Middle Tennessee State University. Murfreesboro provides residents and visitors alike with a welcoming atmosphere and a wealth of opportunities.

#16

Fastest Growing City in the U.S.

157,519

2023 Population

\$152,199

Average Household Income

3.2%

Unemployment Rate



SOUTHEAST INDUSTRIAL SUBMARKET

15%↑

YoY Rent Growth

1.2 MSF

Under Construction with
1.67 MSF Absorption

50%

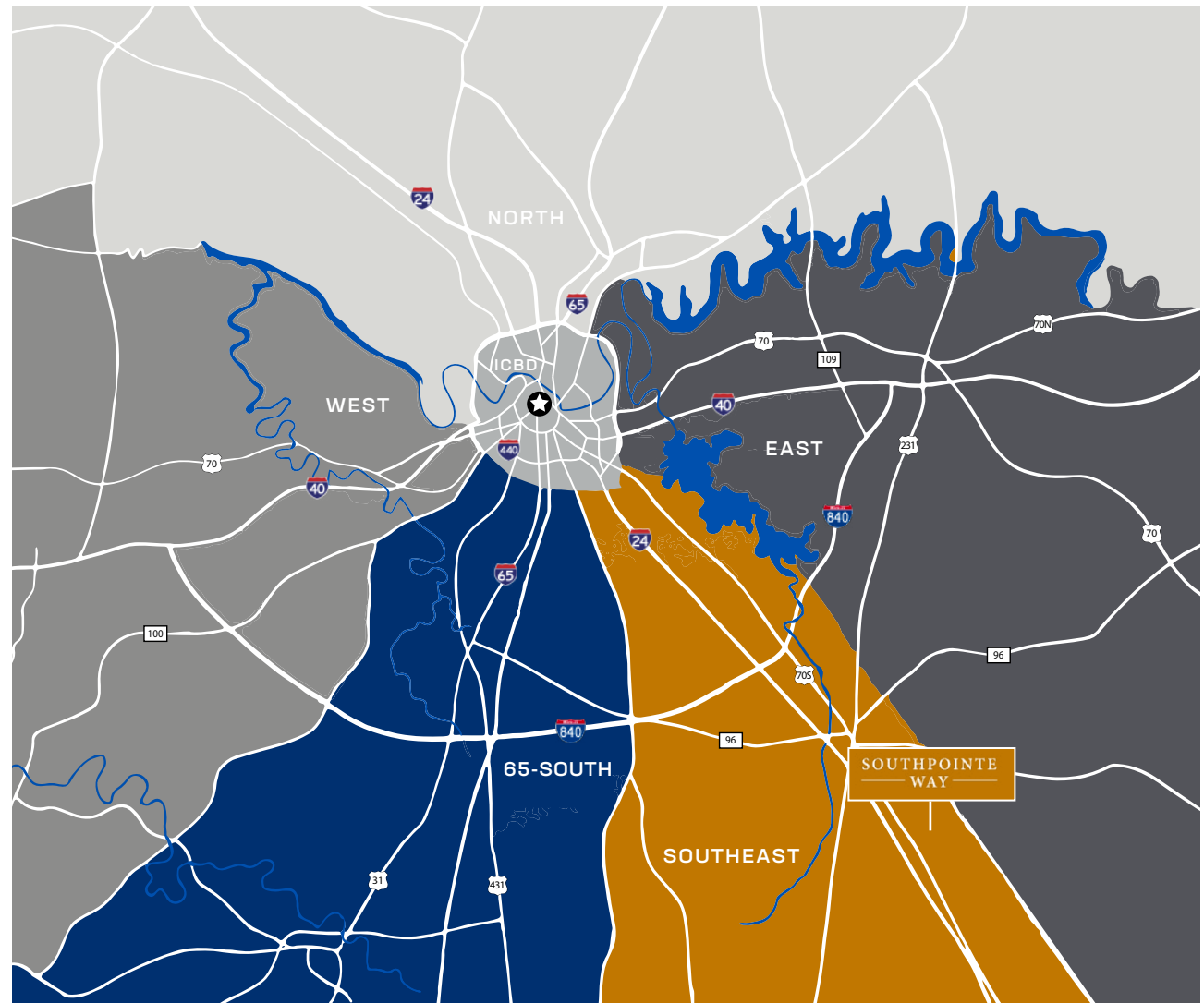
Of All Leasing Activity
in Nashville MSA

±80%

Activity Sub 100,000 SF

14%↑

YoY Leasing Activity



0 Industrial Buildings For Sale Built
Within the Last 5 Years

*less than 75,000 SF

SOUTHPOINTE WAY



For more information, contact:

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