



OFFICE/WAREHOUSE SPACE FOR LEASE

± 3,500 SQUARE FOOT SUITE
5499 MURFREESBORO ROAD, SUITE G
LA VERGNE, TENNESSEE

LOCATION: 5499 Murfreesboro Road, Suite G, La Vergne, TN 37086 now for lease. Available October 1, 2025. Located in a multi-tenant office/warehouse complex fronting Murfreesboro Road in La Vergne, TN. Three (3) building complex totaling 22,950 square feet presently subdivided into small office and warehouse suites for lease.

CONSTRUCTION: Front building is a pre-engineered metal building with brick facade erected ± 1982 and two (2) concrete block buildings at rear erected ± 1987.

CEILING HEIGHTS: 20' eaves, 22' center in front metal building.

UTILITIES: City water, septic tank and electric or propane heat only. **WAREHOUSE HEAT:** Electric or propane heat to be provided by tenant as needed.

SPACE AVAILABLE: ± 3,500 sf of office/warehouse space plus additional ± 1,750 sf of nice mezzanine storage area above the offices accessed via wooden staircase in the warehouse. (Total of 5,250 gross usable sq. ft.)

OFFICE AREA: Suite G has ± 820 sf of finished central HVAC space. Layout consists of a large reception area, 3 private offices, 1 office restroom and 1 warehouse restroom.

POWER: 200 amps, 220/110 volts, single phase power. **LIGHTING:** High bay fluorescent fixtures in warehouse area.

TRUCK LOADING: Front loading grade level drive-in door 10' wide x 12' high.

MISCELLANEOUS: Additional fenced in area adjacent to Suite G possibly for use can provide secured overflow parking & storage. Great visibility along busy Murfreesboro Road, over 25,000 cars per day. Ample other shared overflow parking areas on site. Next door to Walmart.

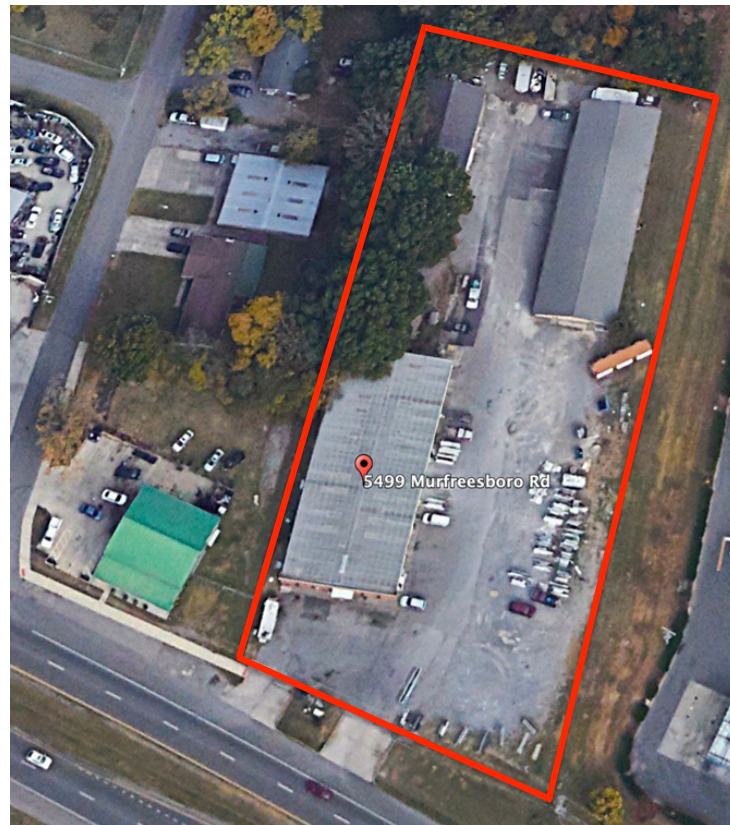
LEASE RATE AND TERMS: \$5,100.00 per month gross with 3% annual increases (Base rent is \$5,000.00 per month with \$100.00 month water fee). Landlord requesting 3 year lease term.



EXCLUSIVE AGENT:
TERRY C. SMITH
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