

FOR LEASE

±27,000 SF INDUSTRIAL BUILDING | MULTIPLE SUITES AVAILABLE
(±2,225 SF – 17,972 SF AVAILABLE)

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services



2347 S. Church Street
Murfreesboro, TN

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

MULTIPLE SUITES AVAILABLE: ±2,225 SF-17,972 SF



FOR LEASE INDUSTRIAL FACILITY

SIZE ±27,000 SF

ACREAGE ±2.3 Acres

LOCATION Less than 1 mile from I-24 Interchange

Interstate frontage

Facility Specifications

- ±2,225 SF-17,792 SF
- Climate controlled
- Possible drive-in doors
- 14'5" – 18'2" Clear height
- Drop ceiling production area
- ±100 Car park spaces

Available Suites

- Suite B ±4,508 SF (*Leased*)
- Suite D ±2,225 SF - 4,451 SF
- Suite F ±9,013 SF

LEASE RATES

- Suite D \$15.95 /SF
- Suite F \$15.50 /SF

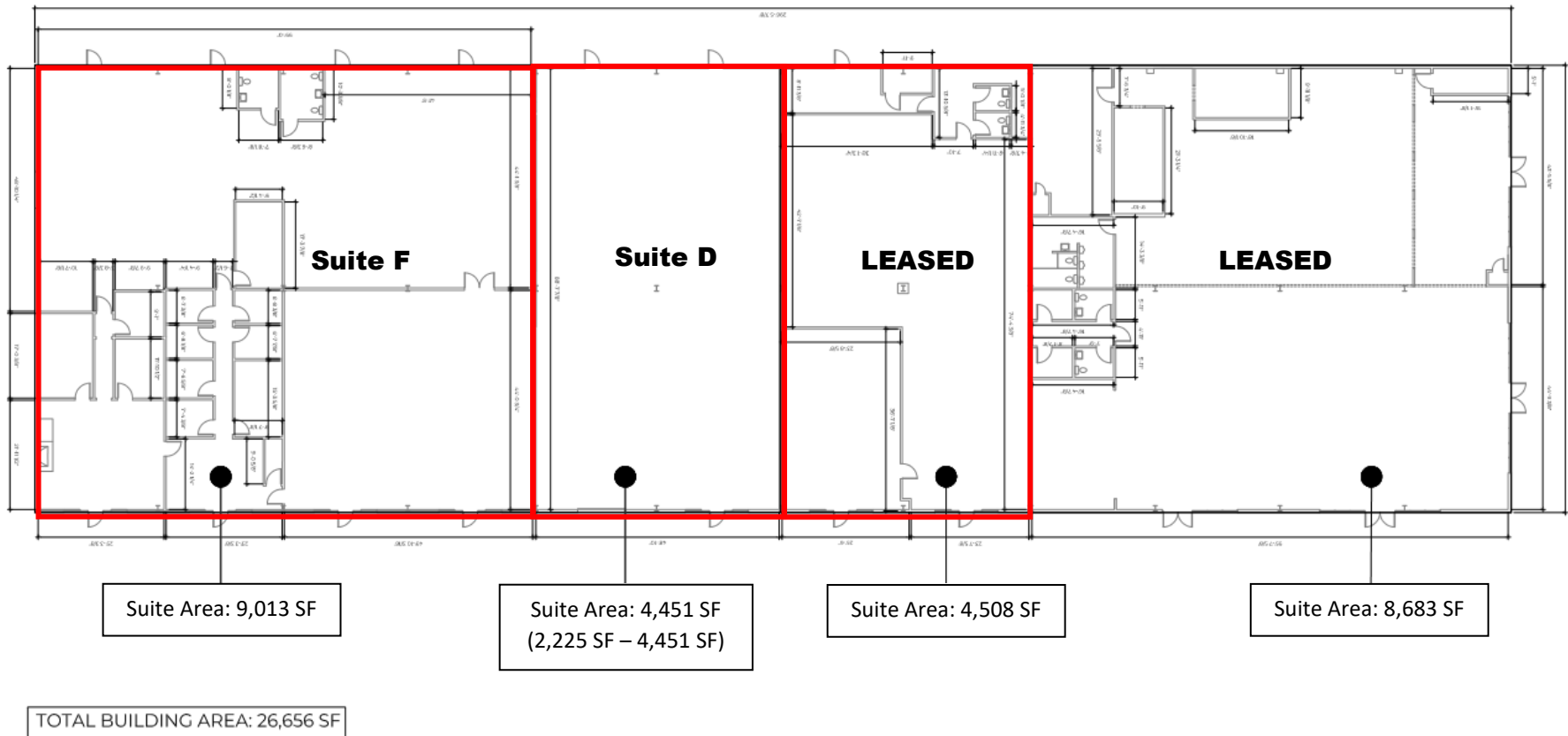
Operating Expenses

Taxes: \$0.77 /SF
Insurance: \$0.31 /SF
CAM: \$0.25 /SF
Total: **\$1.33 /SF**

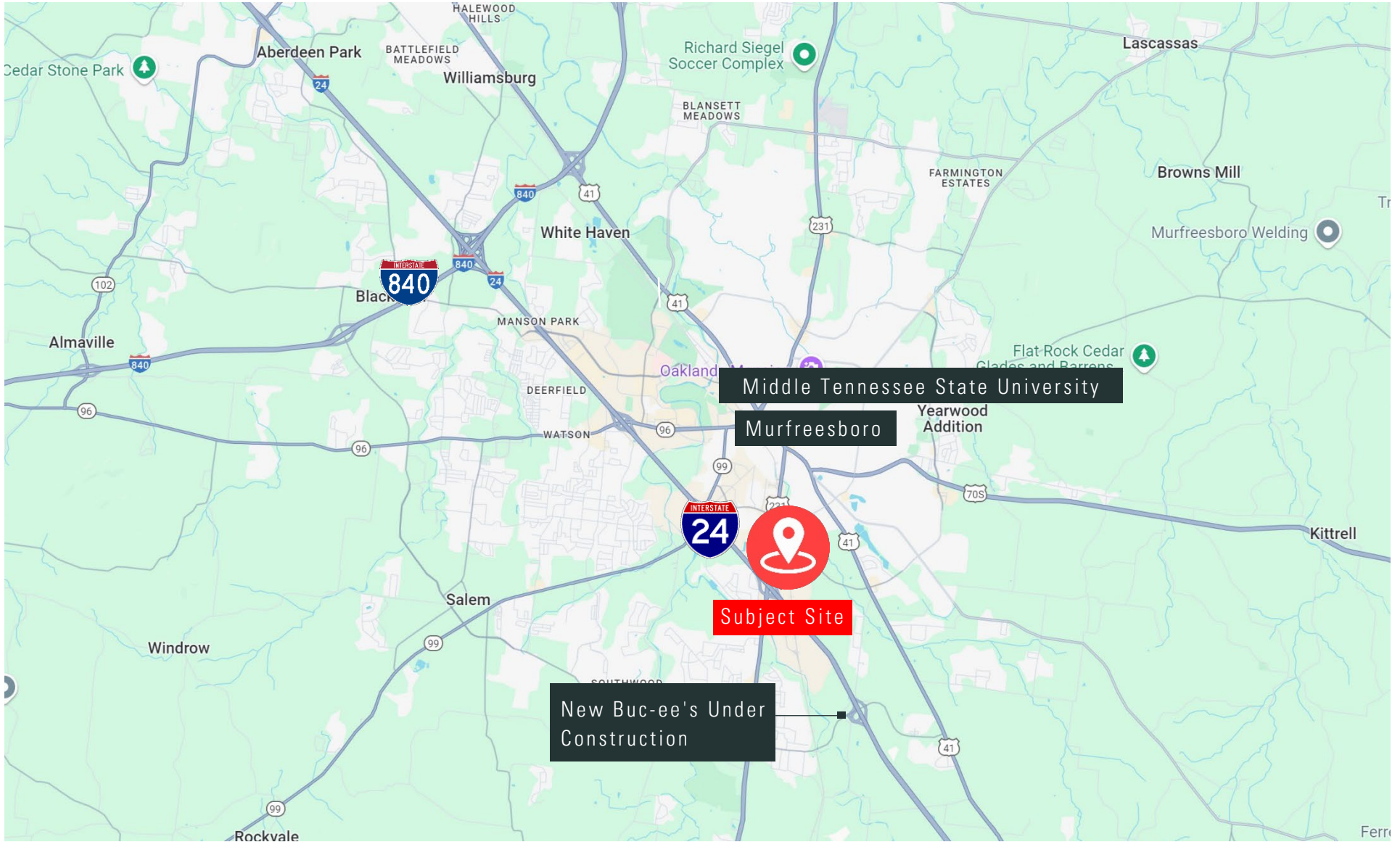
PHOTOS



FLOOR PLAN



LOCATION MAP



LOCATION AERIAL



MARKET INFORMATION

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

RUTHERFORD COUNTY INSIGHTS



LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	204,887	3,370,924	168,049
Unemployment Rate	2.7%	3.1%	3.8%
Labor Force Participation Rate	68.5%	59.2%	62.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of November 2023

COMPANIES THAT CALL US HOME



Source: Images and Data provided by Rutherford Works

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