

FOR LEASE

226,938 SF INDUSTRIAL SPACE | RUTHERFORD CO. RUTHERFORD CO.
BUSINESS CENTER

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



800 Middle Tennessee Blvd
MURFREESBORO, TN

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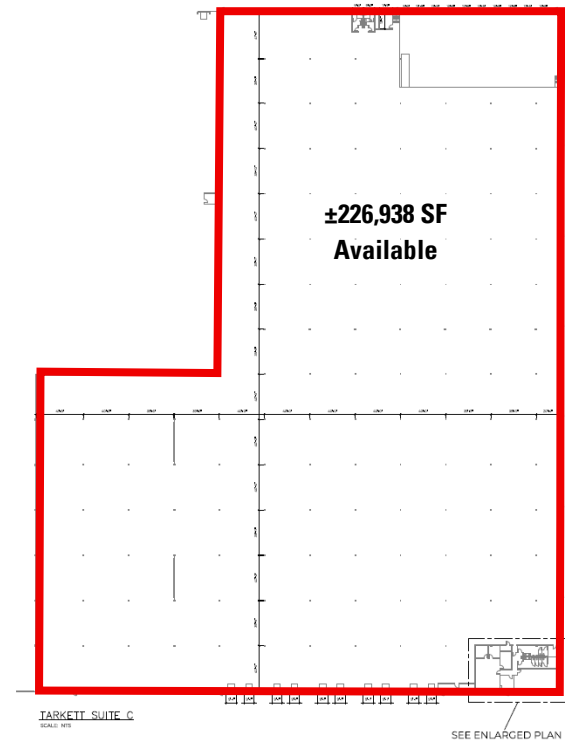
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Exclusively Listed By:
Charles Hawkins Co.
O: (615) 256-3189
www.charleshawkinsco.com

226,938 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

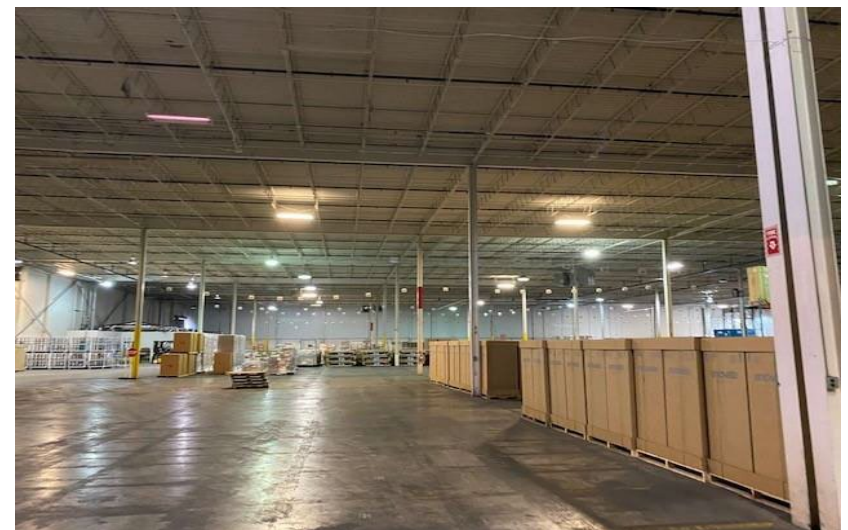


Property Highlights

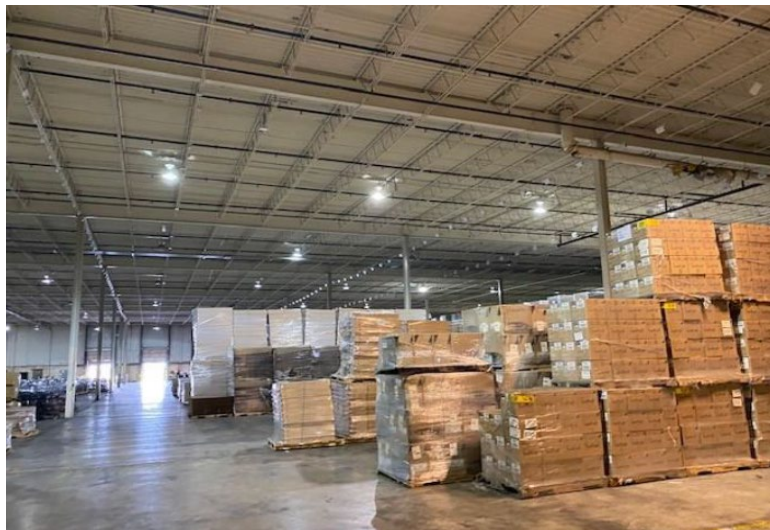
- **Available January 1, 2026**
- 223,268 SF Warehouse
- 3,105 Office Space
- 565 SF Shipping office with restrooms
- 20 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- ***Outside storage/trailer parking available***
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

Lease Rate \$6.15 /SF NNN

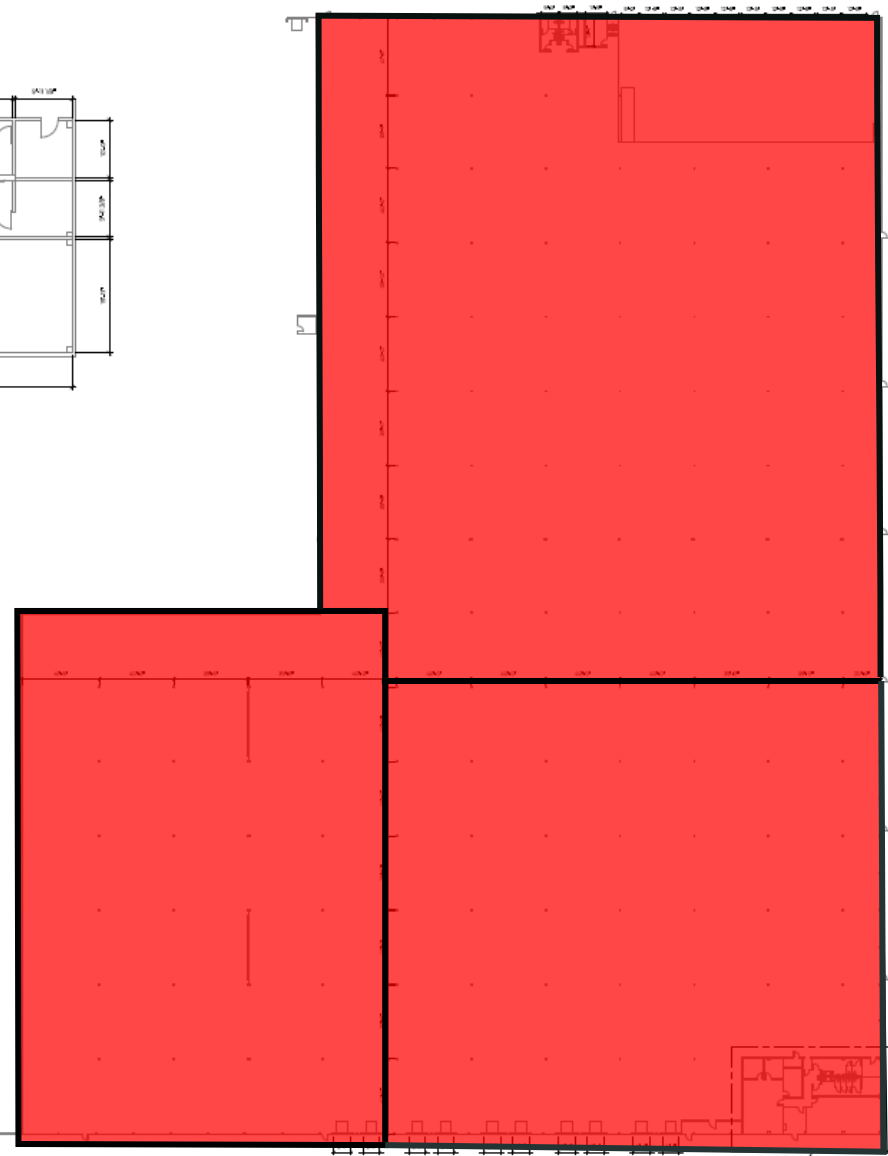
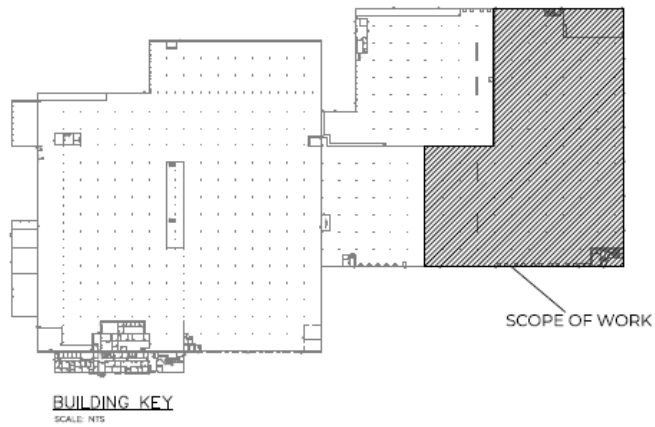
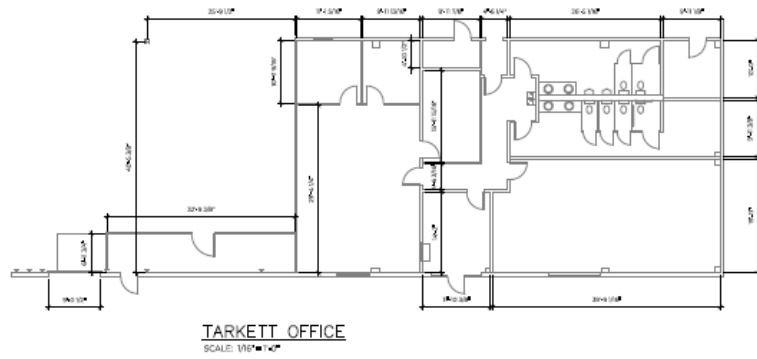
■ CAM:	\$0.28/ SF
■ Insurance:	\$0.16/SF
■ Taxes:	\$0.42/SF
	Total: \$1.04/SF



PHOTOS

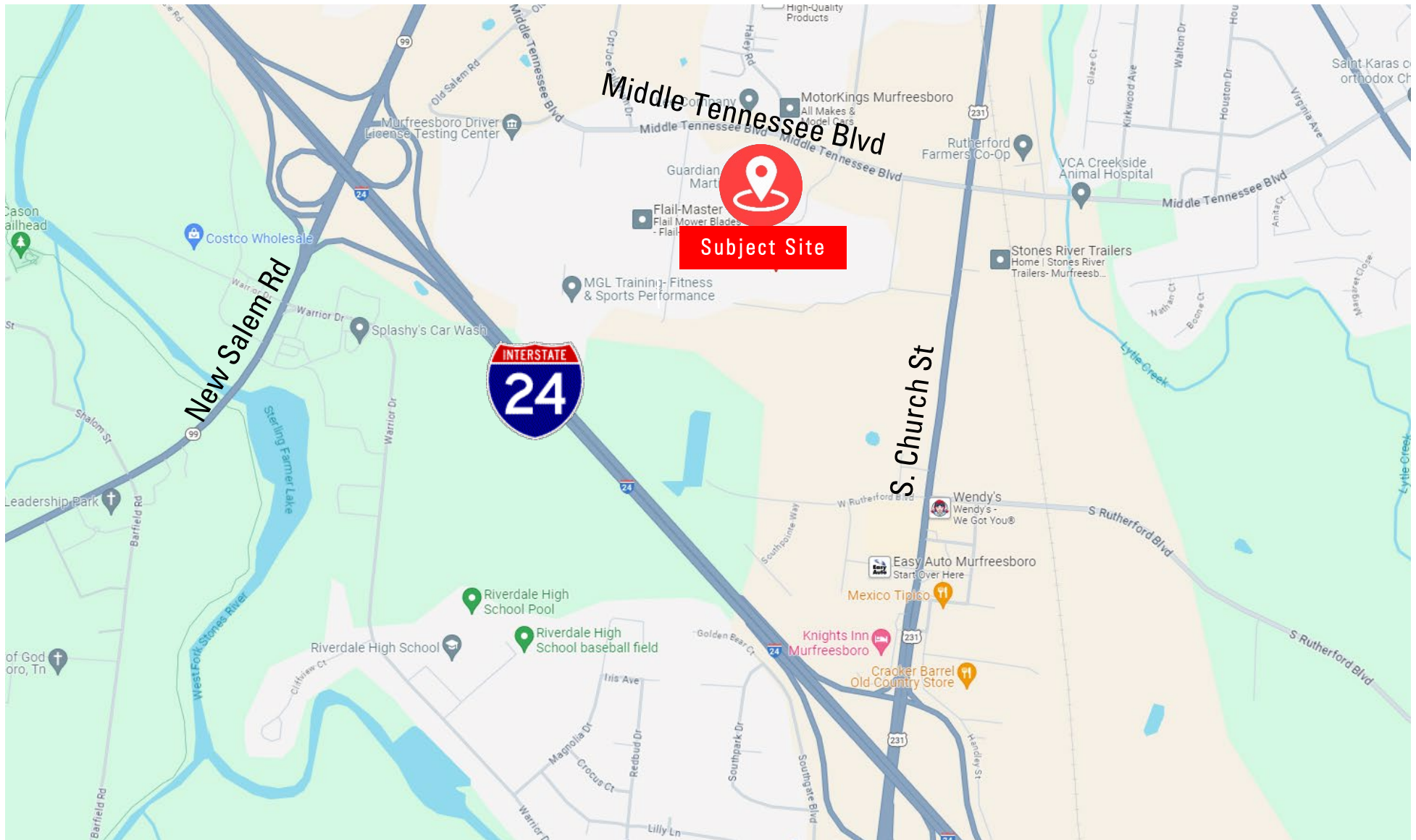


FLOOR PLAN



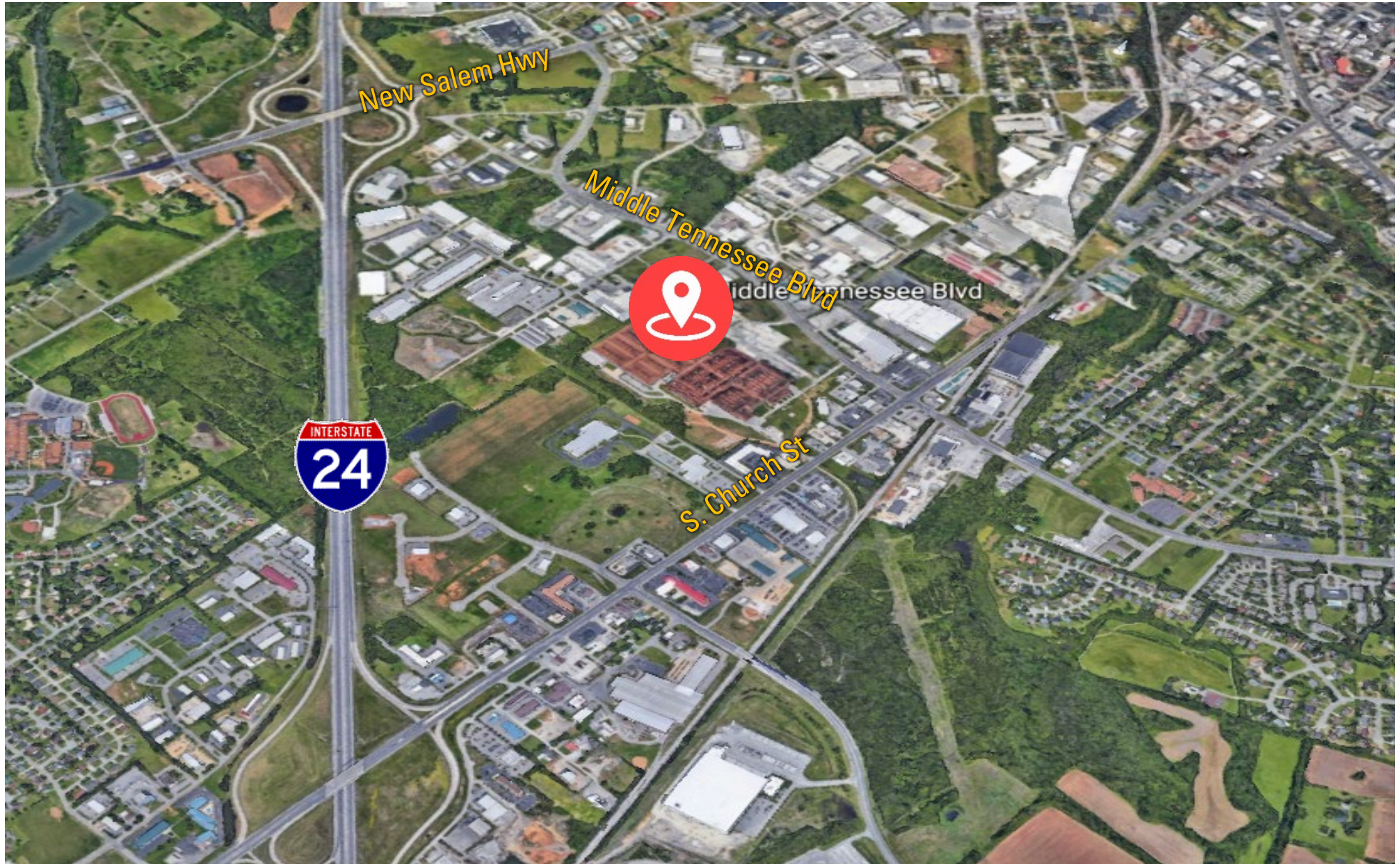
SEE ENLARGED PLAN

LOCATION MAP



800 Middle Tennessee Blvd, Murfreesboro, TN

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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