



**CHARTER  
DEVELOPMENT  
COMPANY**

**FOR LEASE  
± 2,100 SQUARE FEET OF  
WAREHOUSE SPACE  
LA VERGNE, TN**



**LARGE 12' X 14' DRIVE-IN DOORS ALONG FRONT WALL AND REAR WALL**

**2,100 SQ. FT. FOR LEASE IN THIS 12,600 SQ. FT. MULTI-TENANT  
OFFICE/WAREHOUSE FACILITY.**

**LOCATION:** 304 Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086. Nice multi-tenant office/warehouse facility featuring six (6) suites of 2,100 sq. ft. each. Presently only Suite E is available for lease. This facility is a part of the Sand Hill Business Park located off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne, Tennessee.

**CONSTRUCTION:** Completed January 1, 2005, this pre-engineered metal building has a pitched metal deck roof, vinyl-backed interior insulation throughout and reinforced concrete slab flooring.

**DIMENSIONS:** Building is 70' x 180'. Each space is 30' x 70', clear span.

**POWER:** 200 amp box, 208/120 volts, three (3) phase in each suite.

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

# FOR LEASE

## 304-F SAND HILL ROAD

### LA VERGNE, TN

**LOT SIZE & PARKING:** ± 1.17 acre complex. Asphalt parking along front of building. Gravel at sides and rear. Parking for each suite is limited. Only the 2-3 spaces in front of your leased suite and an additional 2-3 spaces max is possible in the overflow common area out front which is shared by all tenants. No permanently parked cars, trailers, heavy or large trucks or equipment or wrecked vehicles allowed out front or at the rear as parking is limited.

**OFFICE AREA:** Suite E has 1 office and one restroom.

**LIGHTING:** Varies per bay. Mixture of either high bay fluorescents, metal halide or LED fixtures in warehouse areas.

**UTILITIES:** All public serve the building.

**TRUCK LOADING:** Each space has two (2) 12' x 14' drive-in doors. One (1) is along front wall and one (1) is along rear wall for easy access and use of the space.

**MISCELLANEOUS:** Nice small tenant business facility. Ideal for office/warehouse users needing space for light warehousing, distribution or service operations.

**LEASE RATE AND TERMS:** \$3,000.00 per month gross with \$100/month annual increases. Landlord requires minimum 3-5 year lease term, no annual leases. Tenant puts electric and gas in its name. Landlord covers normal water usage for toilet and sink usage only. Any excess water usage paid by tenant.

**EXCLUSIVE AGENT:**  
**TERRY C. SMITH**  
**CHARTER DEVELOPMENT COMPANY**  
**(615) 329 – 8000**



*ESTABLISHED 1986*