



**CHARTER
DEVELOPMENT
COMPANY**

**FOR LEASE
NEW 4,000 SF WAREHOUSE
UNDER CONSTRUCTION NOW
108 GINGHAM DRIVE
LA VERGNE, TN**



**NEW 108 GINGHAM DRIVE WAREHOUSE COMING SOON.
CONSTRUCTION SIMILAR TO BUILDING ABOVE LOCATED NEXT DOOR @
106 GINGHAM DRIVE**



**108 GINGHAM DRIVE AERIAL
NEW WAREHOUSE
UNDER CONSTRUCTION ON
THIS .44 ACRE LOT**

FOR LEASE

108 GINGHAM DRIVE

LA VERGNE, TN

LOCATION: 108 Gingham Drive warehouse is now under construction and available for lease. Delivery date is estimated to be summer of 2025. Located in a nice business park located off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne, TN.

CONSTRUCTION: Free-standing, single tenant 4,000 square foot warehouse situated on its own \pm .44 acre lot. Pre-engineered all metal facility with a pitched metal deck roof.

DIMENSIONS & BREAKDOWN OF SPACE: Building is 40' x 100'. Office space is \pm 600 square feet with very light mezzanine storage space above. Warehouse space is \pm 3,400 square feet.

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

SIZE & PARKING: \pm .44 acre lot. Asphalt paved parking along front, graveled sides and rear.

UTILITIES: All public serve the building. **COLUMN SPACING:** Clear span building.

OFFICE AREA: Office area totals \pm 600 square feet of nicely finished central HVAC office space. There is a nice large lobby/reception area that can hold 2-3 desks, 1 large private office, 1 office restroom and 1 warehouse restroom.

POWER: 200 amps, 208/120 volts, three (3) phase. **LIGHTING:** LED light fixtures in the warehouse.

TRUCK LOADING: Two (2) 12' x 14' drive-in doors. Doors are located along the front and rear wall for easy setup and access through the building to a secondary graveled access road at the rear. Easy access to the site via 2 ways.

MISCELLANEOUS: Nice small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or storage requirements. Ideal for small business or satellite locations for light manufacturing, warehousing, distribution or service operations. Zoned I-1, Light Industrial District, City of La Vergne.

LEASE RATE: \$7,000.00 per month gross with 3% annual increases. 5 year term requested.

EXCLUSIVE AGENT:

TERRY C. SMITH
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ESTABLISHED 1986