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Legend FOR LEAS 106 Gingham Dr 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**

Google Earth



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

FOR LEASE 108 GINGHAM DRIVE LAVERGNE, 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. Preengineered all metal facility with a pitched metal deck roof.

<u>DIMENSIONS & BREAKDOWN OF SPACE</u>: Building is $40' \times 100'$. Office space is ± 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: ± .44 acre lot. Asphalt paved parking along front, graveled sides and rear.

<u>UTILITIES</u>: All public serve the building. <u>COLUMN SPACING</u>: 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.

<u>MISCELLANEOUS</u>: 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
CHARTER DEVELOPMENT COMPANY
(615) 329 - 8000



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