

# FOR SALE

±20,000 SF | Industrial Building (3-Year Lease In-Place)

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services



**2121 BATTLEFIELD PKWY**  
MURFREESBORO, TN

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# FOR SALE

## FULLY LEASED INDUSTRIAL BUILDING

<b>SIZE</b>	±20,000 SF (Fully Leased by Gymnastics Facility)
<b>ZONED</b>	LI (Light Industrial)
<b>ACREAGE</b>	±1.41
<b>LOCATION</b>	Located in Murfreesboro with easy access to I-24 and I-840

**SALE PRICE** **\$3,500,000 (\$175/SF)**

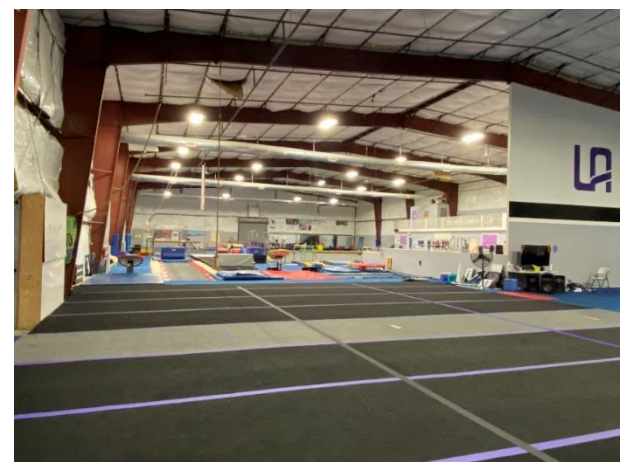
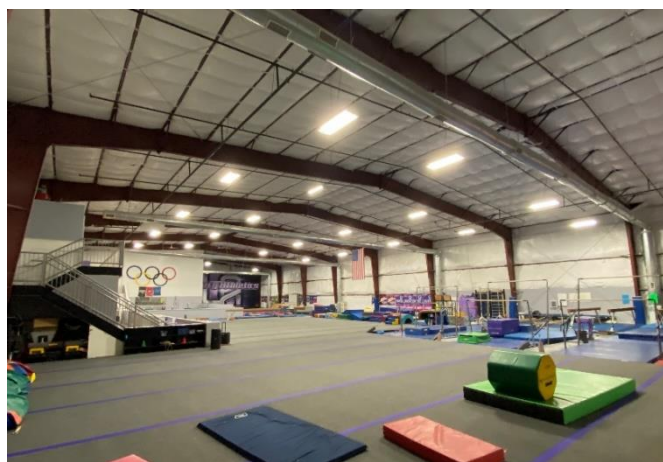
### Fully Leased by a Gymnastics Facility

- NOI: ±\$192,000 (2024)

### Building Specifications

- Office and Mezzanine Space
- Fully Sprinklered
- Fully Air-Conditioned Building
- Power: 600 Amp Service
- 12' Drive-in Door
- Clear Height: 25' at center, 23' at eaves

# PHOTOS



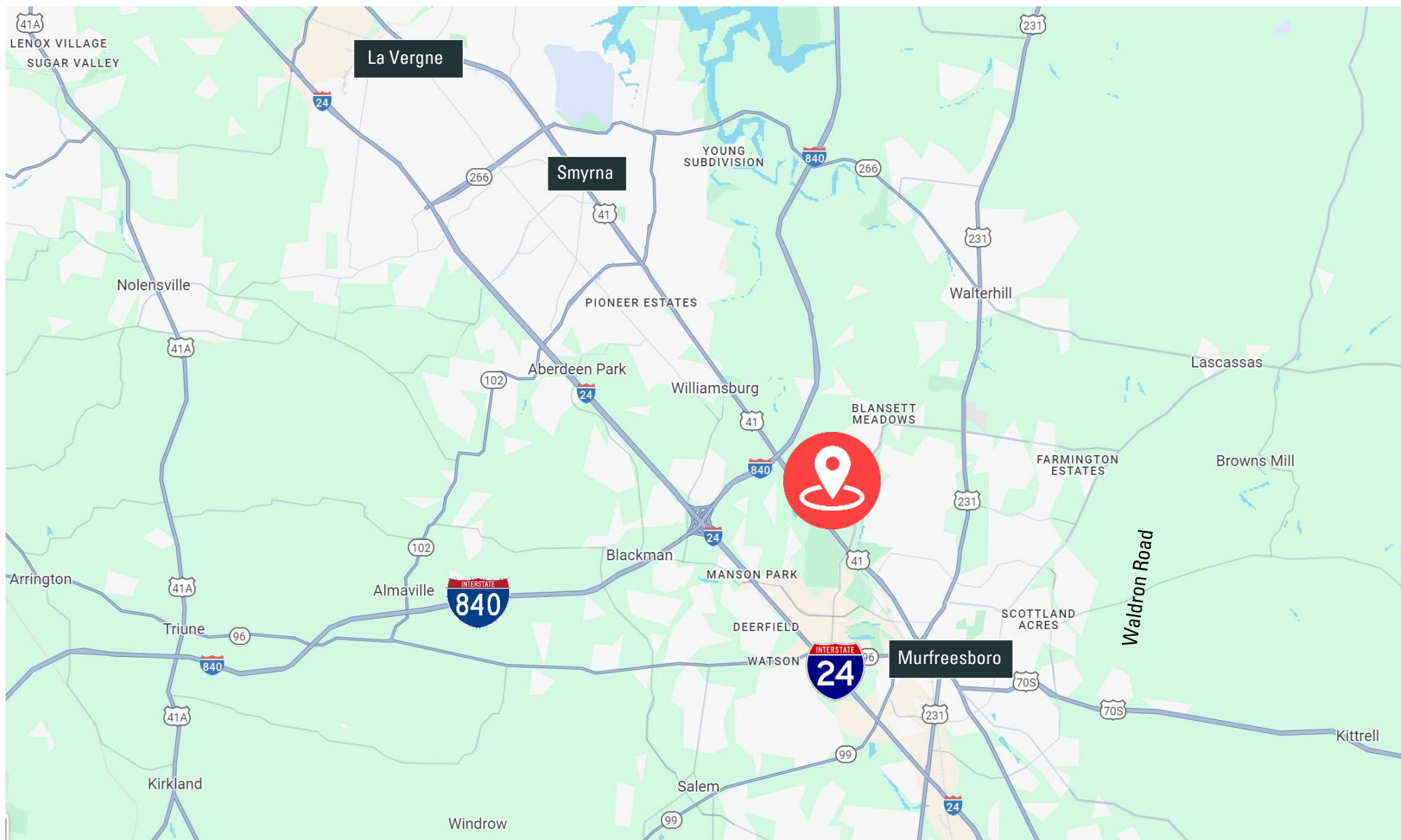
# DRONE AERIAL



# AERIAL



# LOCATION MAP



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