



**CHARTER  
DEVELOPMENT  
COMPANY**

***Commercial and  
Industrial Real Estate  
Since 1986***

**9,511 SF FOR LEASE ON 1.06 ACRE LOT  
100% CLIMATE CONTROLLED WAREHOUSE  
1109 STONES RIVER COURT  
LA VERGNE, TN**



**2 DOCK-HIGH DOORS AND 1 DRIVE-IN DOOR  
FREE STANDING SINGLE TENANT WAREHOUSE**

**LOCATION:** Nice office/warehouse facility consisting of  $\pm$  9,511 square feet known as 1109 Stones River Court. Building is located on lot # 3 in the Stones River Industrial Park located just off Stones River Road, La Vergne, Rutherford County, Tennessee 37086.

**CONSTRUCTION:** Pre-engineered block and metal warehouse completed August 2006. Roof is a sloped metal deck. Floors are 5" reinforced concrete slab, 4,000 psi.  $\pm$  8,011 sf of warehouse space and  $\pm$  1,500 sf of office space.

**POWER:** 400 amp box, 480 volts with 208 volt step down transformer, all 3 phase service. Additional airlines, drops and electrical conduit in the warehouse.

**WAREHOUSE HEAT:** Two (2) suspended gas-fired space heaters.

**WAREHOUSE AIR CONDITIONING:** Fully conditioned space with 2 overhead ac units with air socks.

# FOR LEASE

## 1109 STONES RIVER COURT

### LA VERGNE, TN

**CEILING HEIGHTS:** ± 18' – 20'.

**LIGHTING:** Metal halide fixtures in warehouse with sky-lights.

**VENTILATION:** Side-wall mounted exhaust fan with cross intake louver. **UTILITIES:** All public utilities on site.

**LOT SIZE & PARKING:** ± 1.106 acre lot with asphalt paved parking along front of building providing about 10 car parks. Partially graveled on right side of building for additional overflow parking. Rear of building could possibly be graveled as well.

**OFFICE AREA:** ± 1,500 square feet (30' x 50') of nicely finished office space. 100% central HVAC space with an additional ± 1,500 sf of mezzanine storage area above. Office area consists of a large open 28' x 30' showroom/entry area perfect for showroom or cubed/partitioned offices, two (2) private offices, break room, 2 office restrooms & 1 warehouse restroom.

**TRUCK LOADING:** Two (2) 9' x 10' dock-high doors with dock levelers. One (1) 12' 5" wide x 14' high drive-in door.

**MISCELLANEOUS:** Excellent free-standing, single tenant industrial facility in a very nice industrial park setting along a quiet cul-de-sac. Located just off Murfreesboro Road in La Vergne this building offers outstanding office/warehouse & light manufacturing amenities. Ideal for light manufacturing, warehousing, distribution or service operations. 5 minutes or so to Interstate I-24 interchange @ Waldron Road.

**LEASE RATE AND TERMS:** \$15.00/sf annually triple net with 4% annual increases. 5 year lease term requested. Additional operating expenses (OPEX) totals **only** \$.80/sf. 2025 taxes \$6,186.00 (\$.65/sf). Building insurance premium \$1,413.00 (\$.15/sf).

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



**ESTABLISHED 1986**