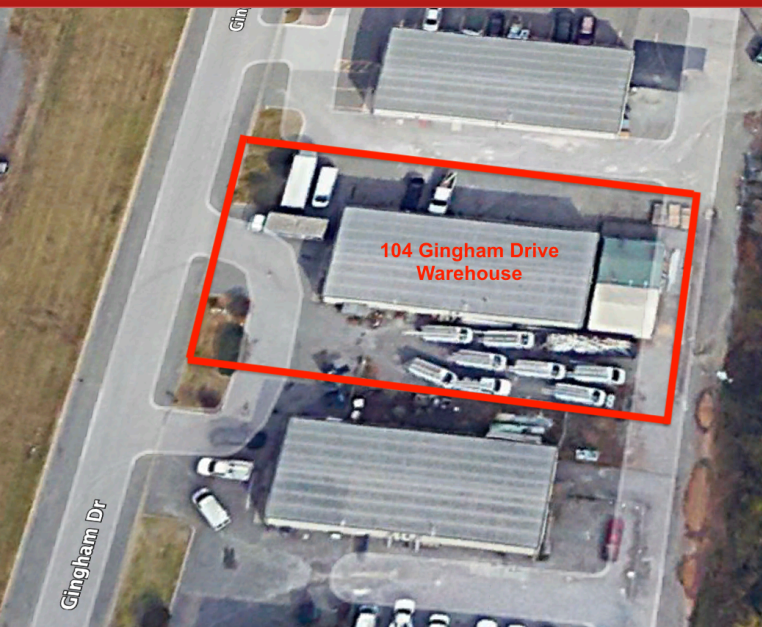


CHARTER DEVELOPMENT COMPANY

FOR LEASE
± 4,960 SF WAREHOUSE
104 GINGHAM DRIVE
LA VERGNE, TN



104 GINGHAM DRIVE WAREHOUSE



± .496 acre lot fronting Gingham Drive with rear of property having access to a graveled drive that also leads to Sand Hill Road affording 2 ways to get in and out of the property.



LOCATION: 104 Gingham Drive warehouse now available for lease. Nice Business Park located along Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086. This park is located off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne.

CONSTRUCTION: The original main building is a free-standing, single tenant 4,000 square foot structure built in 2004 and is situated on a $\pm .496$ acre lot. Pre-engineered all metal facility with a pitched metal deck roof. \pm Five inch (5"), 4,000 psi, reinforced concrete slab flooring. At the rear of the main building are 2 metal storage buildings offering about 960 square feet of additional storage space. Each of these buildings are about 20' x 24'.

DIMENSIONS & BREAKDOWN OF SPACE: Main building is 40' x 100'. Office space is \pm 540 square feet with very light mezzanine storage space above. Warehouse space is \pm 3,460 square feet in main building plus an additional 960 square feet in the rear metal storage buildings.

CEILING HEIGHTS: Main warehouse is 18' eaves, 20' center. **HEAT:** Natural gas fired space heater in main warehouse, electric heat in the rear storage buildings.

LOT SIZE & PARKING: $\pm .496$ acre lot. Asphalt paving in front of building. Gravel at sides and rear. Right side and rear is fenced. Rear has access to a graveled drive that leads to Sand Hill Road affording 2 ways to get in and out of the property.

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

OFFICE AREA: Office area in main warehouse totals \pm 540 square feet (20' x 27') of nicely finished central HVAC office space. Breakdown consists of large reception area (12' x 20'), large private office (12' x 14.5'), one (1) office restroom and one (1) warehouse restroom.

POWER: 200 amps, 208/120 volts, three (3) phase. **LIGHTING:** Metal halide fixtures in warehouse. Fluorescent fixtures in rear storage buildings.

TRUCK LOADING: Two (2) 12' x 14' drive-in doors serves main building, one along front wall and one along rear wall. Each storage building in the rear has its own roll-up door.

MISCELLANEOUS: Nice facility in a small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or storage requirements. Ideal for light manufacturing, warehousing, distribution or service operations.

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**



ESTABLISHED 1986