

# FOR LEASE

±99,615 SF INDUSTRIAL BUILDING | ±6.05 ACRES

**CHARLES  
HAWKINS CO.**  
Commercial Real Estate Services

**±27,387 SF Available**

Divisible to ±4,258 SF

**941 ESTHER LN**  
MURFREESBORO, TN



**Robert Stout, SIOR**  
Shareholder, First Vice President  
C: (615) 397-3138  
rstout@charleshawkinsco.com

**Kevin Irwin**  
Senior Vice President  
C: (407) 408-5676  
kirwin@charleshawkinsco.com

**McNeill Stout**  
Vice President  
C: (615) 403-8034  
mstout@charleshawkinsco.com

**Paul M. Myers, CCIM, SIOR**  
Senior Vice President  
C: (615) 598-4848  
pmyers@charleshawkinsco.com

**Exclusively Listed By:**  
**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com



# PROPERTY SPECIFICATIONS

SIZE	±99,615 SF (Full Building) <i>(Divisible to ±4,258 SF)</i>
ZONING	HI – Heavy Industrial
ACREAGE	±6.05 Acres
LOCATION	Prime location in an active industrial corridor in Murfreesboro with frontage on Interstate 24

## Full Building Specifications

Total Square Footage	±99,615 SF
Dock-High Doors	8 (4 - Full Tractor Trailers + 4 - Box Trucks)
Ramped Drive-in Doors	5
Interior Dock Wells	3
Climate Controlled	HVAC I Full Building Climate Controlled
Clear Height	20' – 23'
Parking	139 Auto Spaces
Sprinkler	Wet Sprinkler System
Roof	Metal
Power	Heavy Power: (3) 4,000 Amp Panels, Separately Metered (12,000 Amps Total)



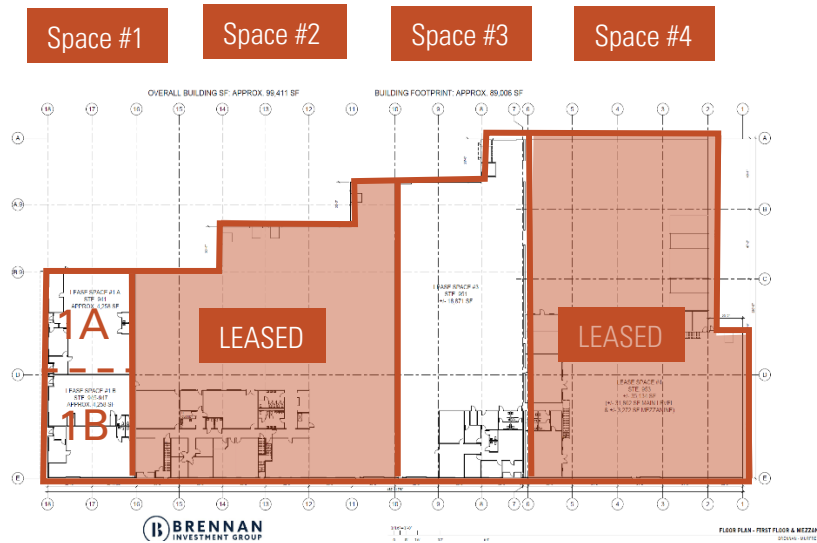
CHARLES  
HAWKINS CO.



# SPECIFICATIONS



\*Additional size options available by combining spaces and/or relocating or removing existing walls.



Specifications	Space #1	Space #2	Space #3	Space #4	Full Building
Total Square Feet	±8,516 (Divisible)	±27,040 <b>LEASED</b>	±18,871	±25,124 <b>LEASED</b>	±99,615
Warehouse Square Feet	-	±22,639	±16,135	±28,888	±67,681
Office Square Feet	±4,258	±14,845	±2,736	±6,246	±21,529
Dock-High Doors for Tractor Trailers	-	2	1	1	4
Dock-High Doors for Box Trucks	-	2	2	-	4
Ramped Drive-in Doors	2	1	1	1	5
Interior Docks Wells	-	-	-	3	3
Clear Height	14'	20' – 23' (Warehouse)	20' – 23' (Warehouse)	20' – 23' (Warehouse)	20' – 23' (Warehouse)
Climate Controlled	Yes	Yes	Yes	Yes	Yes
Power	-	Heavy	Heavy	Heavy	Heavy
Lease Rate	\$17.95/ SF NNN	\$13.95/ SF NNN	\$13.95/ SF NNN	\$13.95/ SF NNN	\$11.95/ SF NNN

(Demising Options)  
 Space 1A: ±4,258 SF  
 Space 1B: ±4,258 SF  
 Rate: \$21.50/SF NNN

## OPERATING EXPENSES

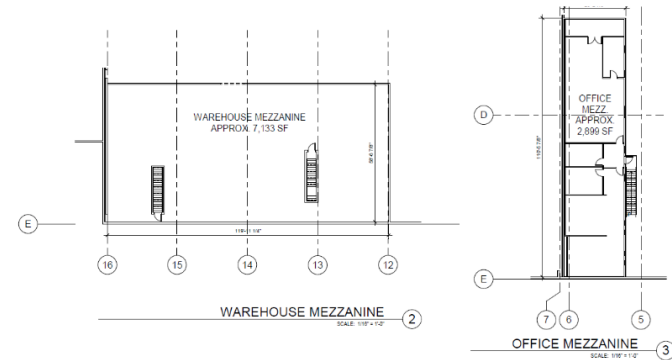
Taxes (2025)	\$0.60/SF
Insurance	\$0.20/SF
CAM	\$0.50/SF
Management Fee	3% of Gross Rents

# FLOOR PLAN

	Space #1A	Space #1B	Space #2	Space #3	Space #4	Total
Main Level Warehouse			±22,680 <b>LEASED</b>	±16,135	±22,680 <b>LEASED</b>	±67,681
Main Level Office	±4,258	±4,258	±7,203	±2,736	±2,974	±21,529
<b>Main Level Subtotal</b>	<b>±4,258</b>	<b>±4,258</b>	<b>±29,907</b>	<b>18,871</b>	<b>±31,862</b>	<b>±89,210</b>
Mezzanine Warehouse	0	0	±7,133	0	±373	±7,506
Mezzanine Office	0	0	0	0	±2,899	±2,899
<b>Mezzanine Subtotal</b>	<b>0</b>	<b>0</b>	<b>±7,133</b>	<b>0</b>	<b>±3,272</b>	<b>±10,405</b>
<b>Total SF</b>	<b>±4,258</b>	<b>±4,258</b>	<b>±37,094</b>	<b>18,871</b>	<b>±35,134</b>	<b>±99,615</b>

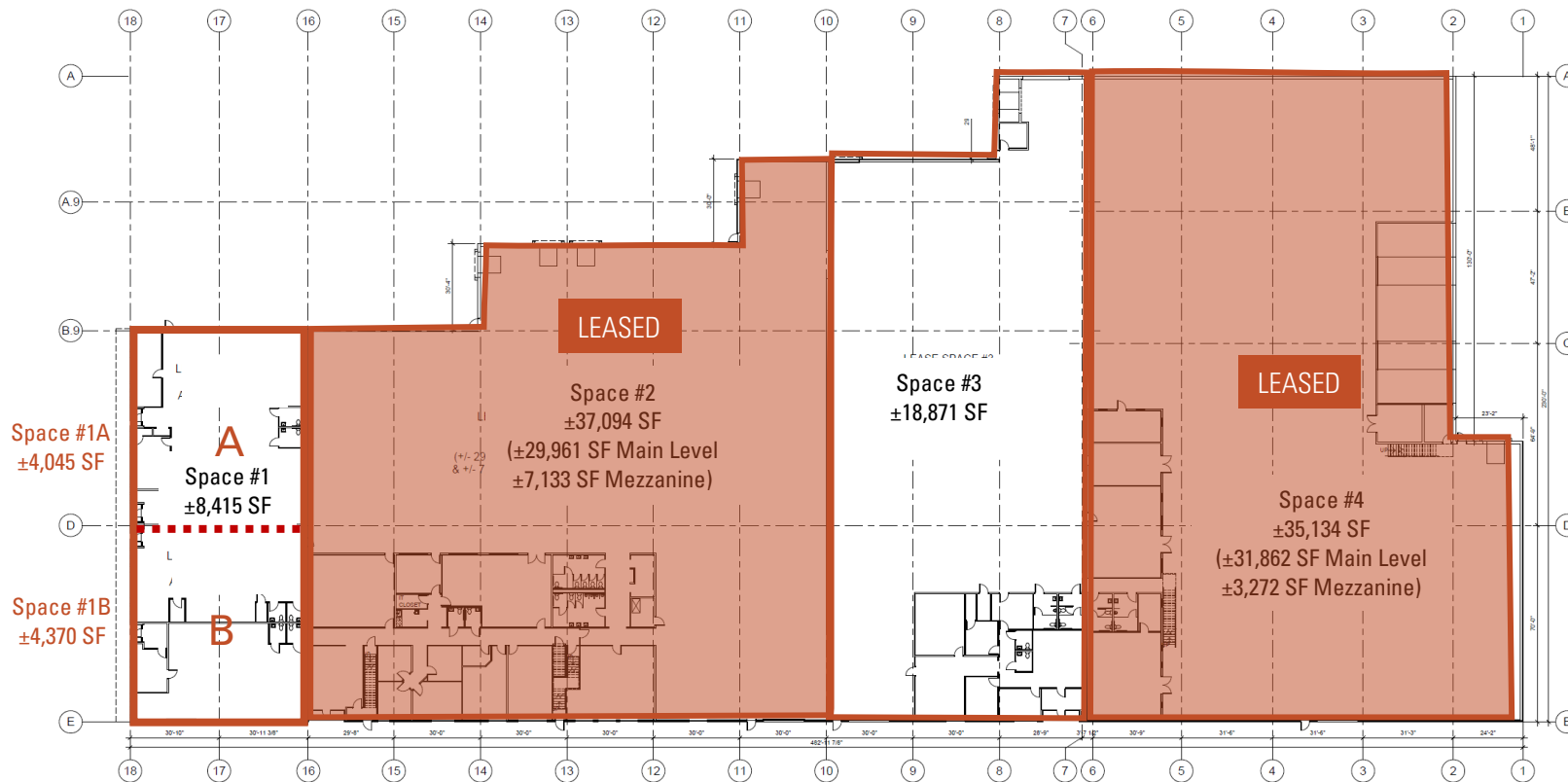
Space #2  
Warehouse  
Mezzanine  
±7,133 SF

Space #4  
Office  
Mezzanine  
±2,899 SF

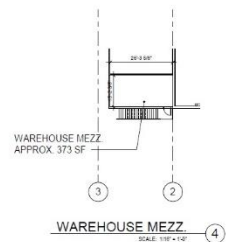


OVERALL BUILDING SF: APPROX. 99,411 SF

BUILDING FOOTPRINT: APPROX. 89,006 SF



Space #4  
Warehouse  
Mezzanine  
±373 SF

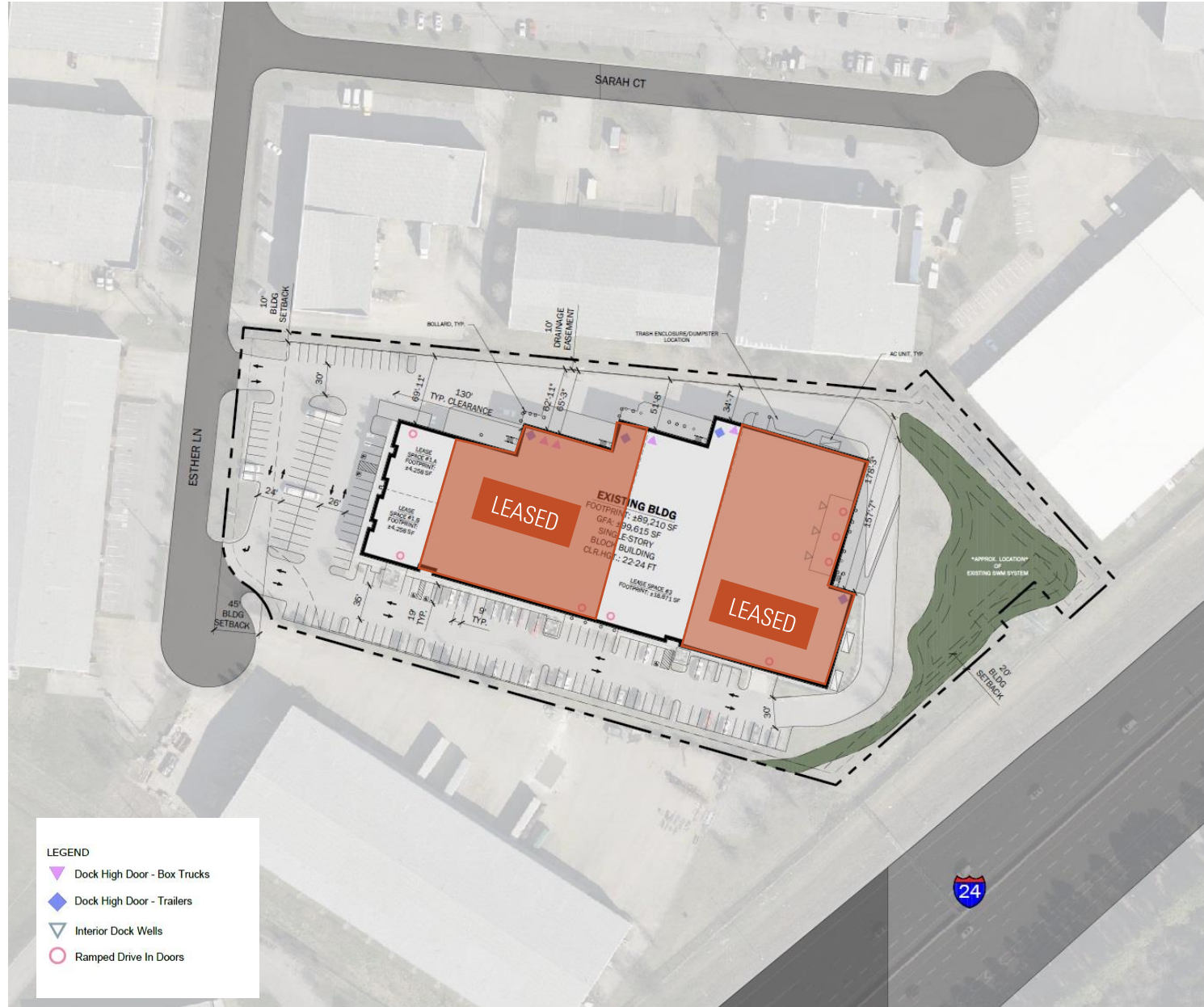


1/8" = 1'-0"  
0 8' 16' 32' 64'

FLOOR PLAN - FIRST FLOOR & MEZZANINES

BRENNAN - MURFREESBORO  
041 ESTHER LANE  
MURFREESBORO, TN

# SITE PLAN





# INTERSTATE VISIBILITY





## EXTERIOR IMPROVEMENTS



**Replaced exterior  
lighting with LEDs**

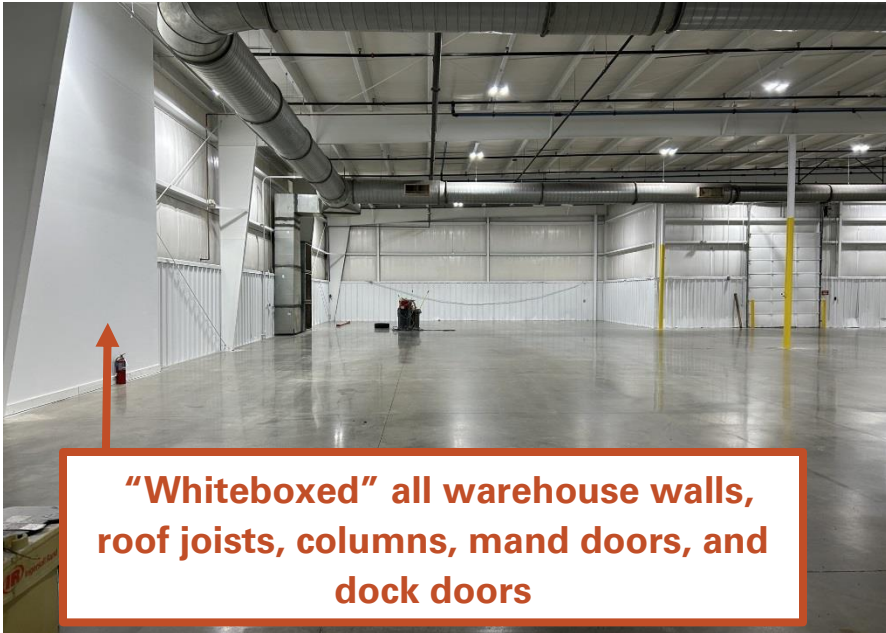
**Painted exterior  
man doors,  
bollards**

**Pressure washed building,  
parking lot, sidewalks, curbs,  
ramps, HVAC screens**

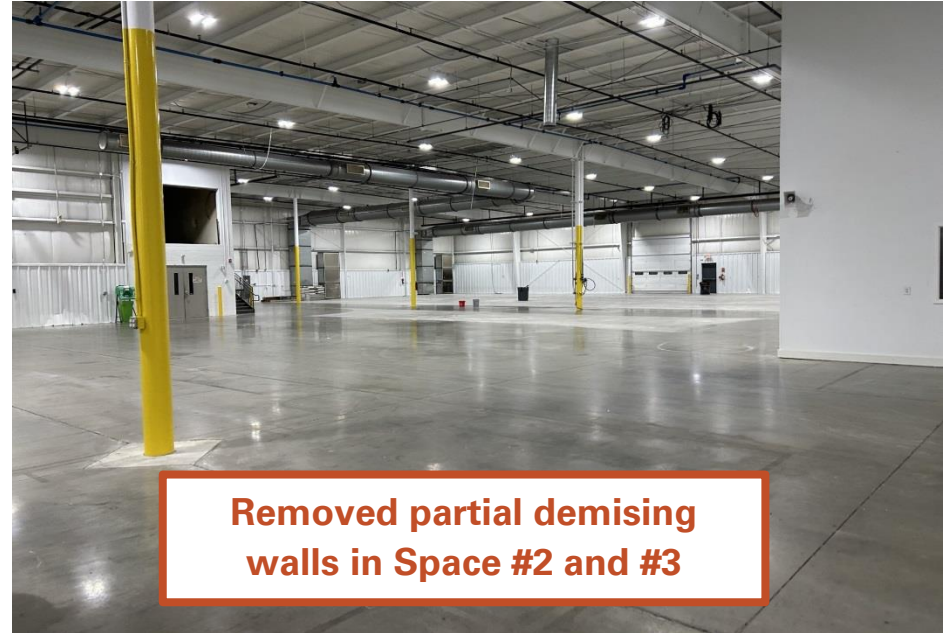
**Restriped  
parking lot**



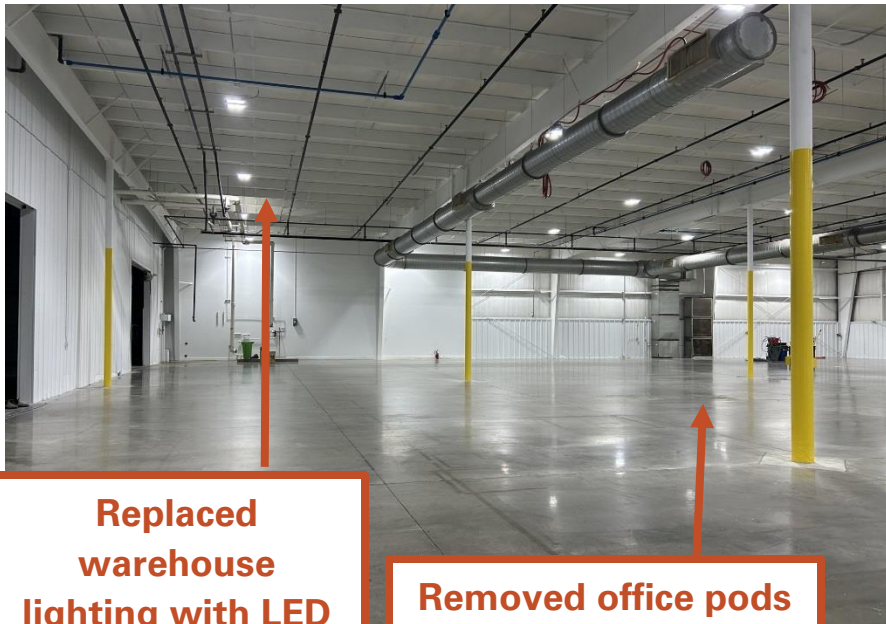
## INTERIOR IMPROVEMENTS



**"Whiteboxed" all warehouse walls, roof joists, columns, and dock doors**



**Removed partial demising walls in Space #2 and #3**

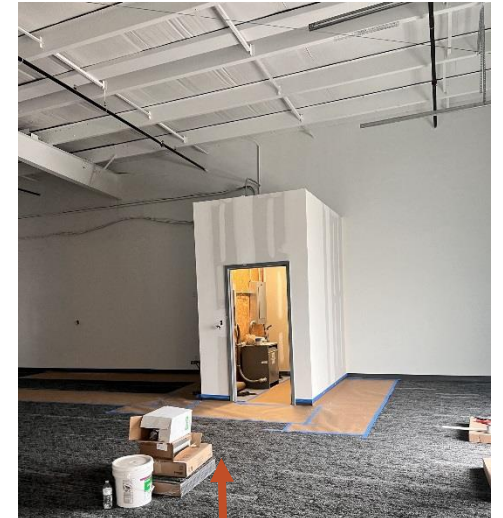


**Replaced warehouse lighting with LED lights**

**Removed office pods**



**Added man door connecting Space #1 and #2**

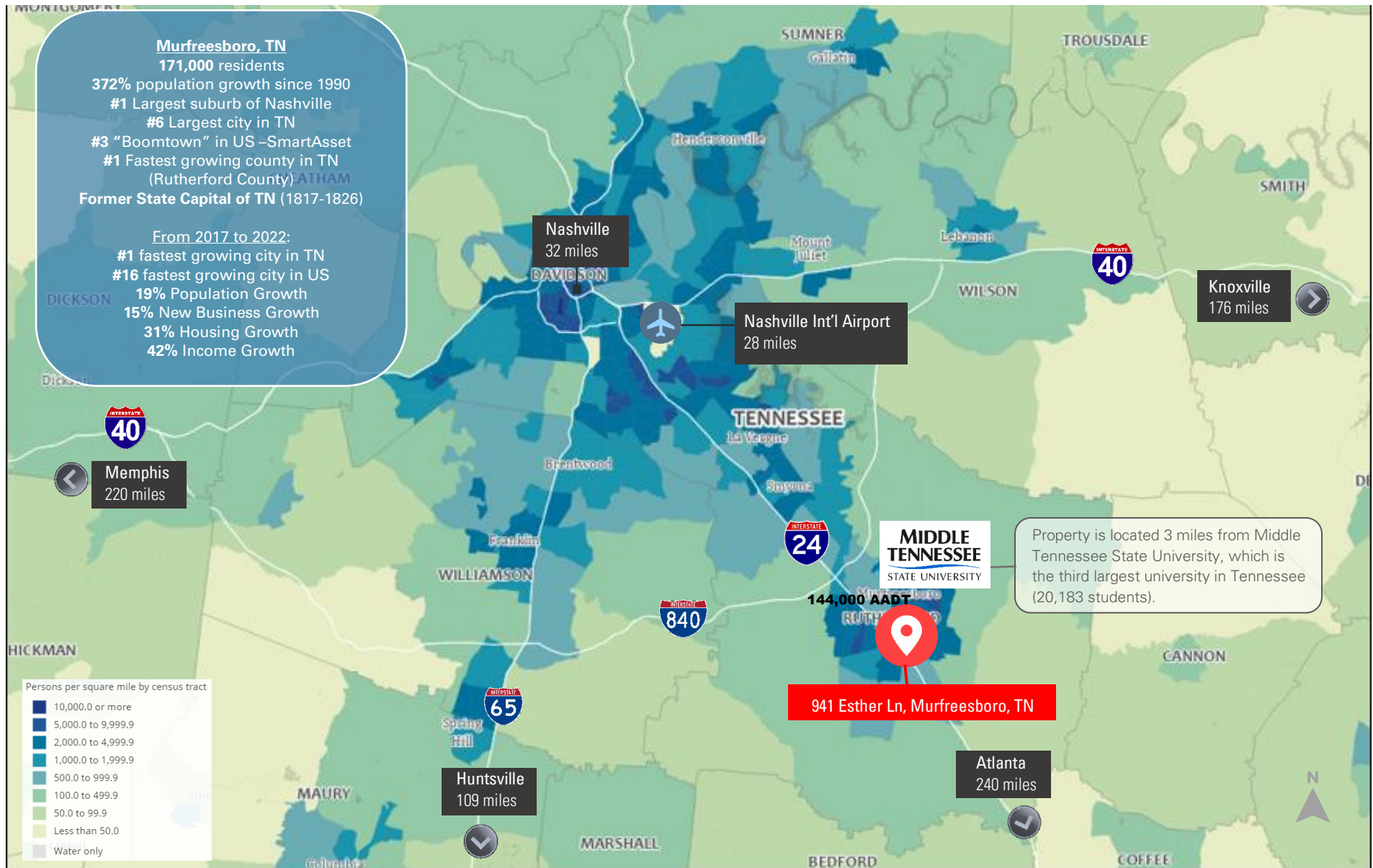


**Added new spec office in Space #1**



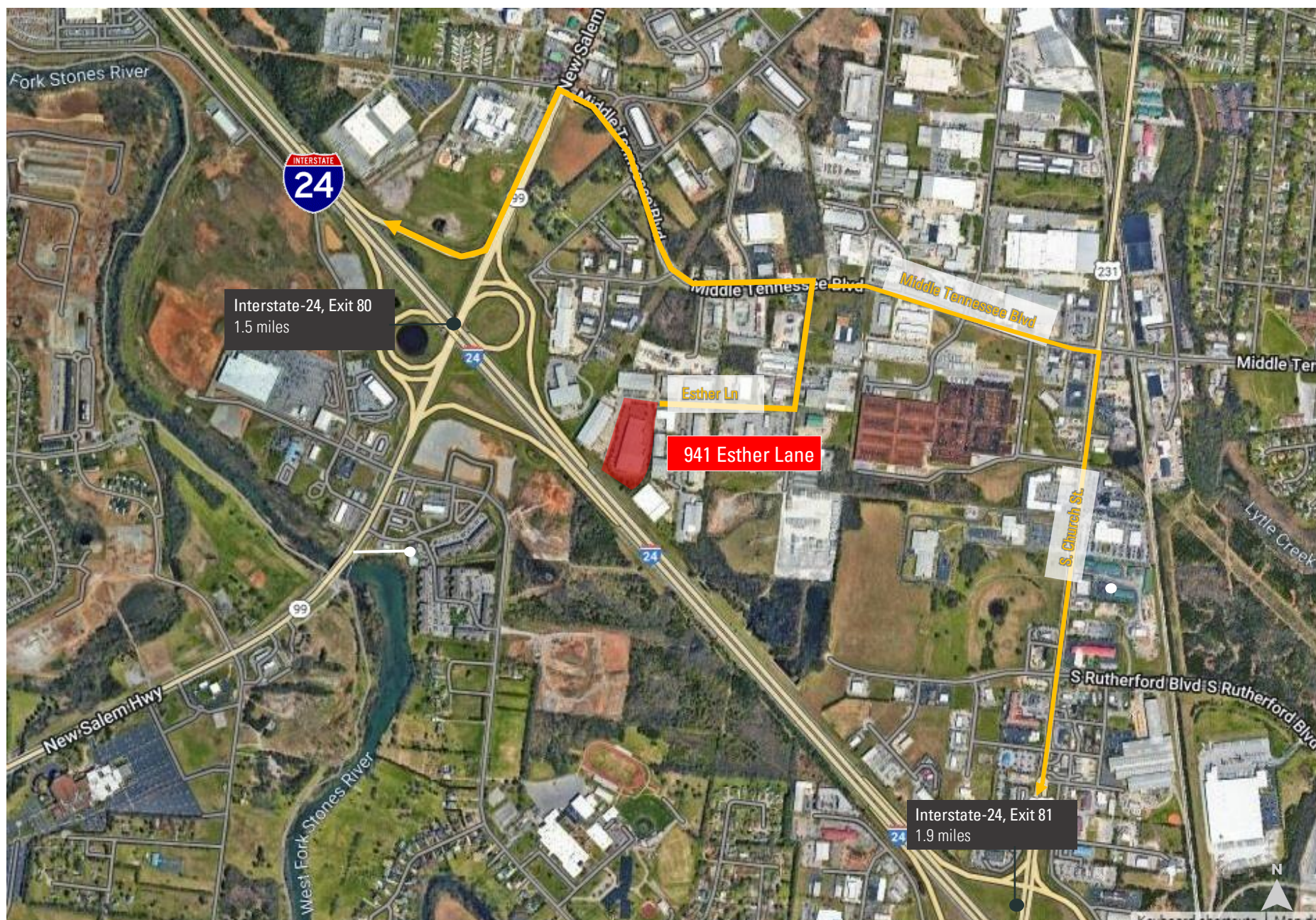
# LOCATION

- The infill Property is located 32 miles southeast of downtown Nashville in Nashville's Southeast industrial submarket, which is Nashville's largest, most-desirable, and most most-densely populated submarket.
- Nashville is one of only six U.S. cities where three major interstates converge (I-24, I-65, I-40).
- Nashville MSA is the 4th Fastest-Growing MSA in US. Nashville's population has grown 20% since 2012, from 1.7 Million in 2012 to 2.0 Million in 2022.
- 50% of the U.S. Population Lives Within 650 Miles of Nashville (1-day trucking distance).
- 72% of the US population can be reached with FedEx's two-day ground delivery.





# AERIAL





# 941 ESTHER LN

Murfreesboro, TN



**Robert Stout, SIOR**  
Shareholder, First Vice President  
C: (615) 397-3138  
rstout@charleshawkinsco.com

**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com

**Kevin Irwin**  
Senior Vice President  
C: (407) 408-5676  
kirwin@charleshawkinsco.com

**McNeill Stout**  
Vice President  
C: (615) 403-8034  
mstout@charleshawkinsco.com

**Paul M. Myers, CCIM, SIOR**  
Senior Vice President  
C: (615) 598-4848  
pmyers@charleshawkinsco.c

## CHARLES HAWKINS CO.

