

# FOR SALE

±8,500 SF Available

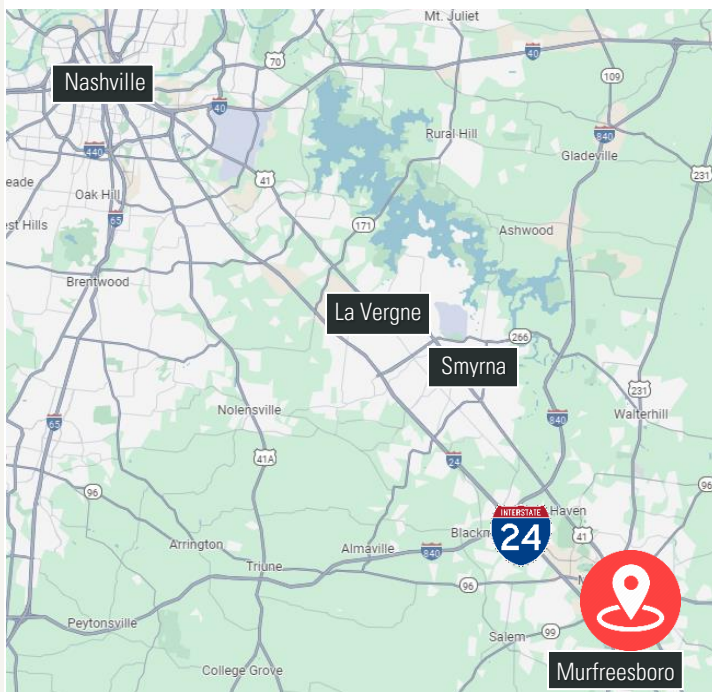
Industrial Building for Sale in an Active  
Commercial Corridor in Murfreesboro

230 Shelby Street, Murfreesboro, TN 37127



## HIGHLIGHTS

- ±8,500 SF Available
- ±1.12 Acres
- Sale Price: \$2,100,000
- ±1,000 SF Office Space
- 2nd Floor Parts Storage Area
- LED Lighting
- (5) 14' x 16' Drive-in Doors
- Easy Access to S. Church St./I-24 Exit 81



**Hi Lewis, SIOR**

First Vice President

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**Bridger Smith**

Senior Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

T: 615.256.3189

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HAWKINS CO.**



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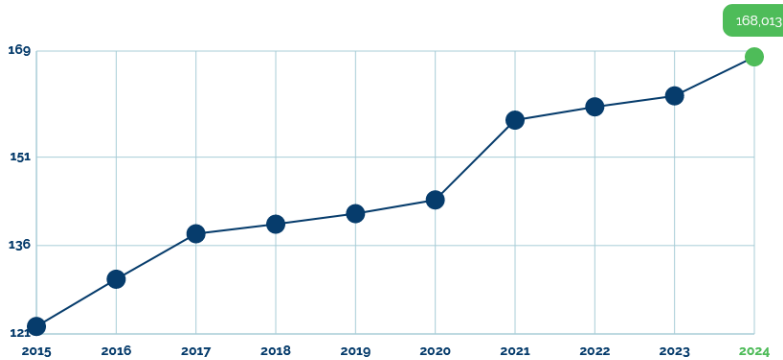
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## MURFREESBORO DEMOGRAPHICS



168,013

Total Population



49.67%

Male



50.33%

Female

### Labor Force

Murfreesboro has a labor force of 99,158 people, with an unemployment rate of 3.1%.

99,158

Labor Force

3.1%

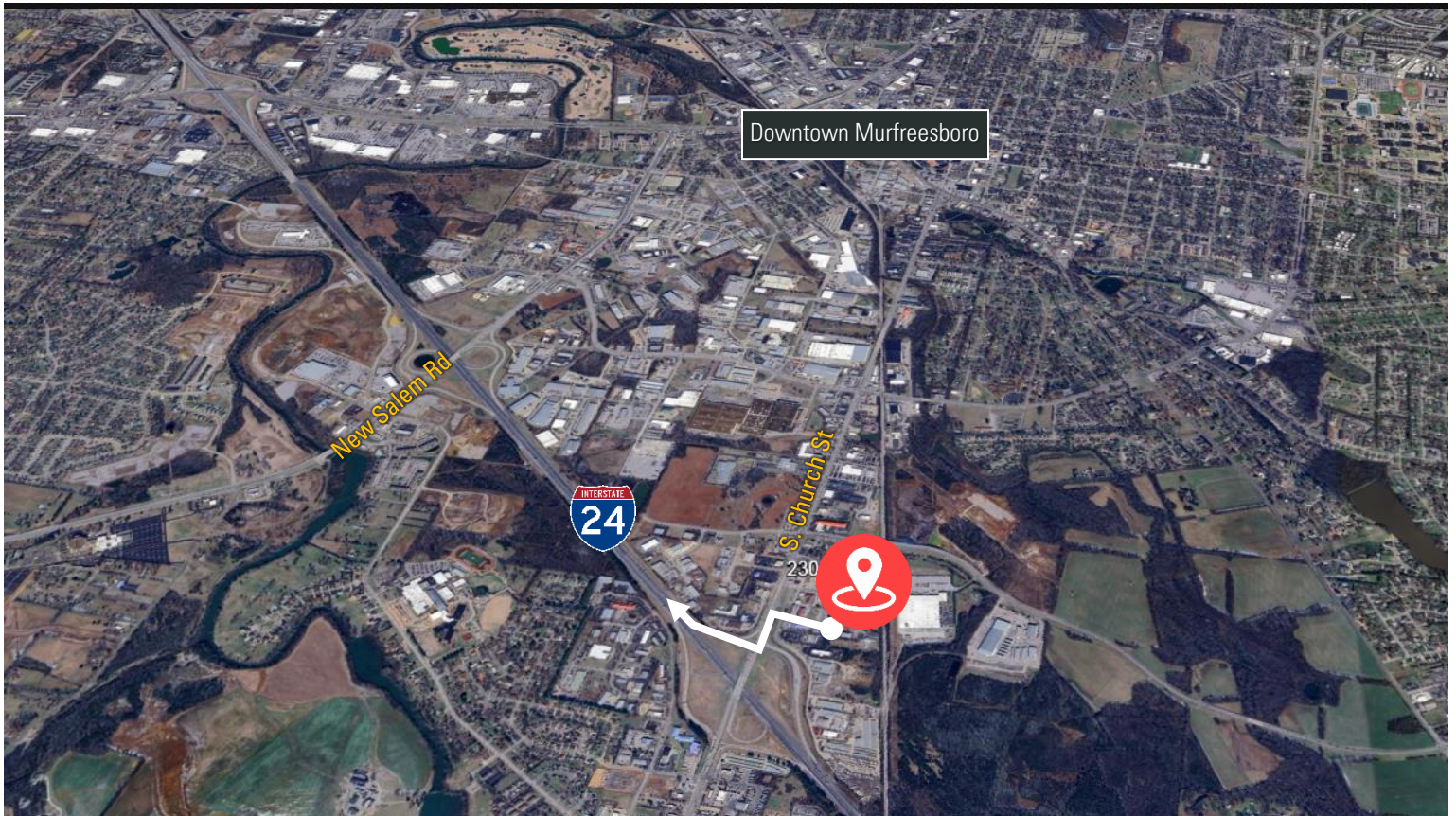
Unemployment Rate

▲ 0.6%

Unemployment Rate  
Change (1 year)

### RECENT MAJOR INVESTMENT

Barrett Firearms Manufacturing, Inc. is expanding its operations with the construction of the Barrett Manufacturing & Technology Campus in Murfreesboro. The \$76.4 million campus-style industrial facility will serve as the company's primary global firearms manufacturing hub and is expected to bring 183 new jobs to the region.



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