

FOR SALE OR LEASE

26,048 SF

**SOUTHPOINTE
— WAY —**



STREAM

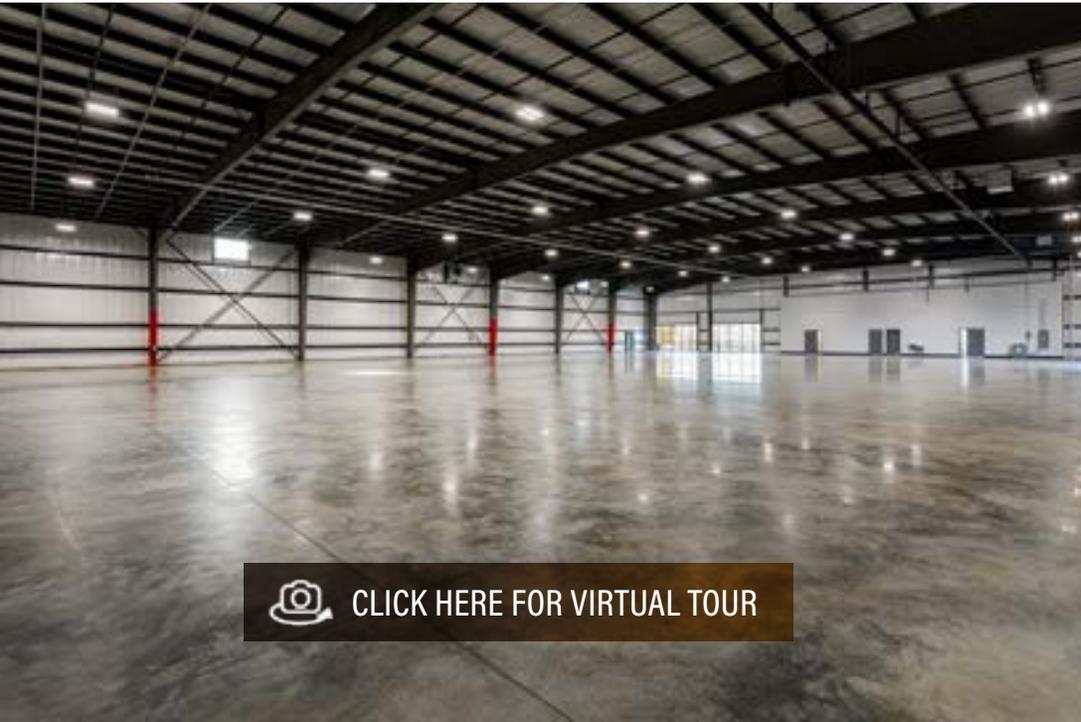
1931 Southpointe Way
Murfreesboro, TN 37129

FOUNDRY
— A BEACON COMPANY —

Building Highlights

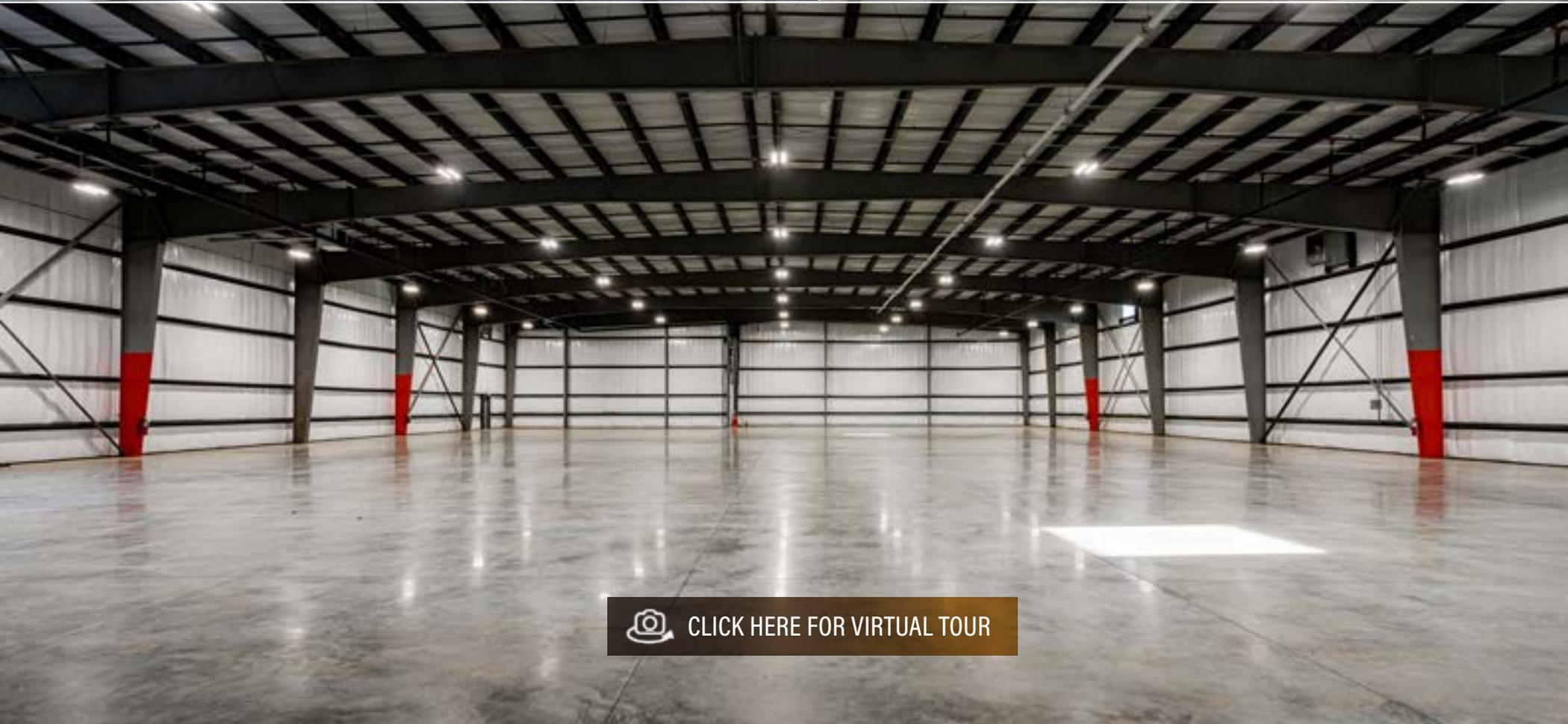
Southpointe Way represents a rare opportunity to lease or purchase a brand-new construction industrial building in the heart of Murfreesboro, TN

- | | |
|---|--|
|  26,048 SF |  400 Amp Power 277/480V |
|  2,000 SF Office |  LED Lighting |
|  20' 6" Minimum Clear Height |  Gas Fired Heaters |
|  Clear Span Construction with No Interior Columns |  Ordinary Hazard Fire Protection System |
|  One (1) 12'x14' Drive-in Door |  6" Reinforced Concrete Slab |
|  One 9'x10' dock door with 40,000lb Mechanical Pit Levelers |  Zoned L-1 |



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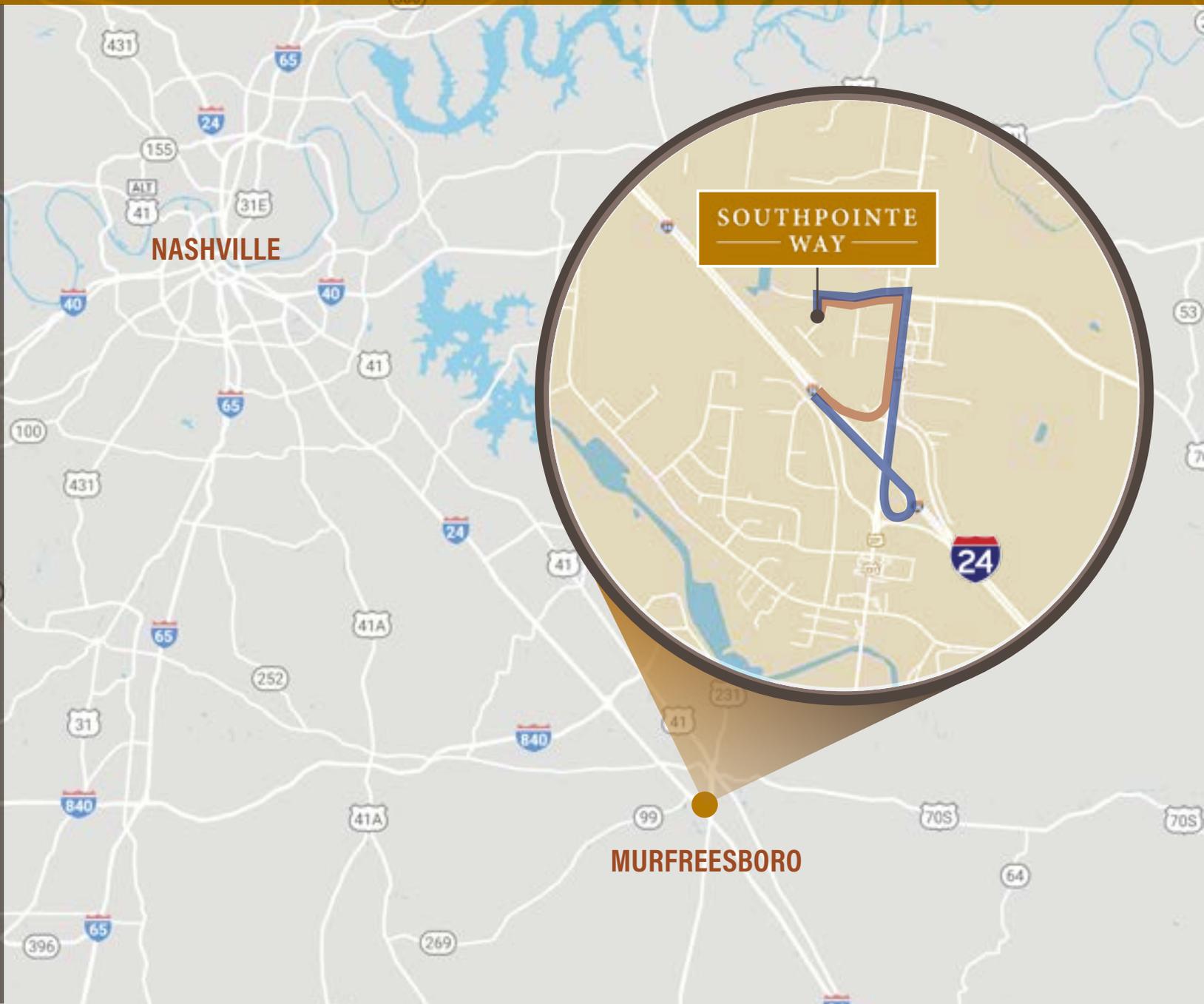
Easy Access to Two Major Interstates

 **2 MINUTES**
to I-24

 **10 MINUTES**
to I-840

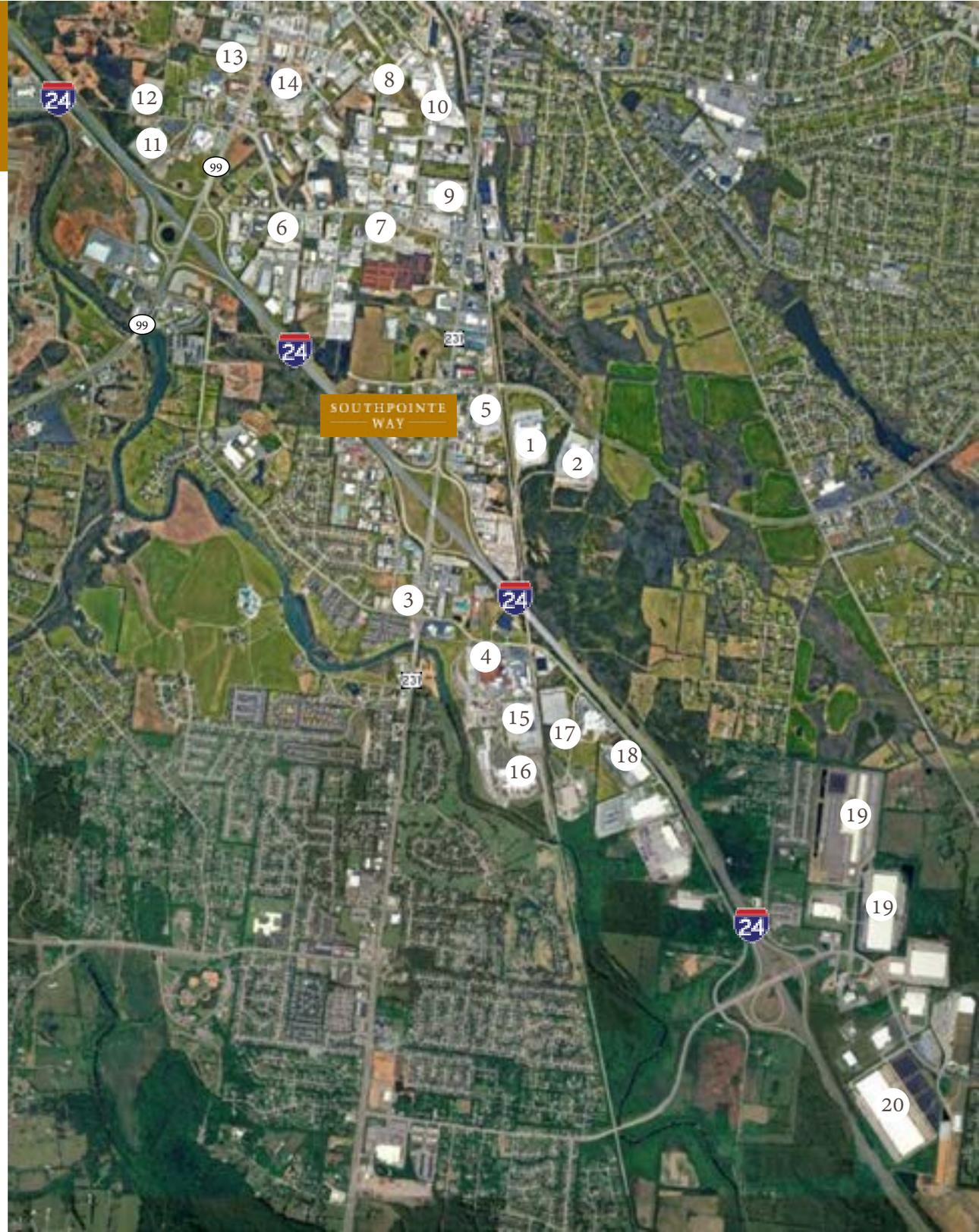
 **30 MINUTES**
to Downtown
Nashville

 **30 MINUTES**
to Nashville
International



Corporate Neighbors

- | | |
|--|--|
| 1.  WestRock | 11.  ADIENT |
| 2.  Huskey | 12.  QUICKWAY LOGISTICS |
| 3.  SUNBELT | 13.  FERGUSON |
| 4.  Pilot | 14.  mte |
| 5.  Steel Technologies | 15.  americolo |
| 6.  TRIGREEN EQUIPMENT | 16.  General Mills |
| 7.  TVA | 17.  PENSKE |
| 8.  FleetPride | 18.  Lineage |
| 9.  KENWORTH | 19.  FedEx |
| 10.  MID TENN FURNITURE | 20.  amazon |



Murfreesboro

Murfreesboro is located in the heart of Middle Tennessee. As one of the fastest-growing cities in the state, Murfreesboro offers a dynamic cultural scene, bustling with many restaurants, boutiques, entertainment venues and Middle Tennessee State University. Murfreesboro provides residents and visitors alike with a welcoming atmosphere and a wealth of opportunities.

#16

Fastest Growing City in the U.S.

173,625

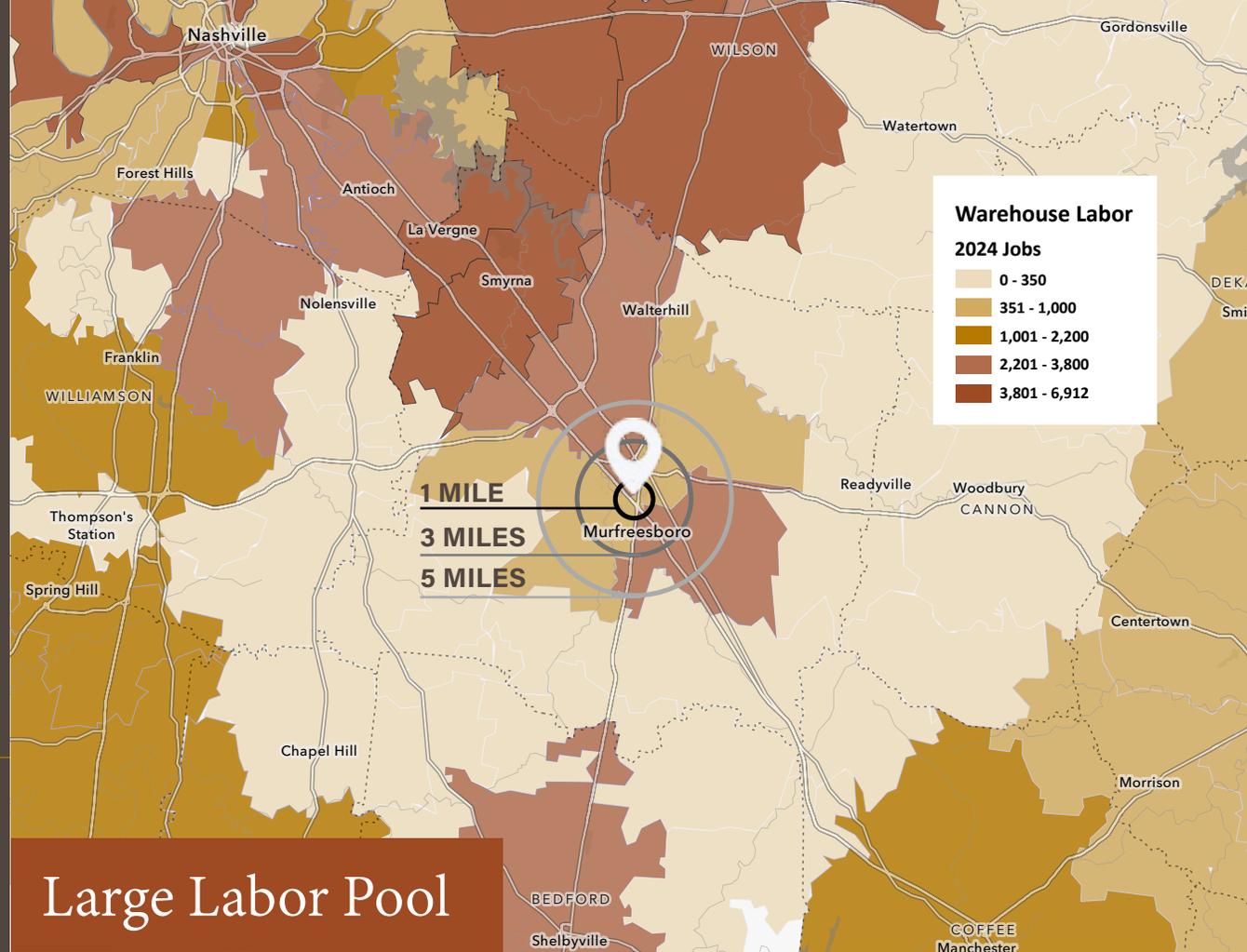
2025 Population

\$152,199

Average Household Income

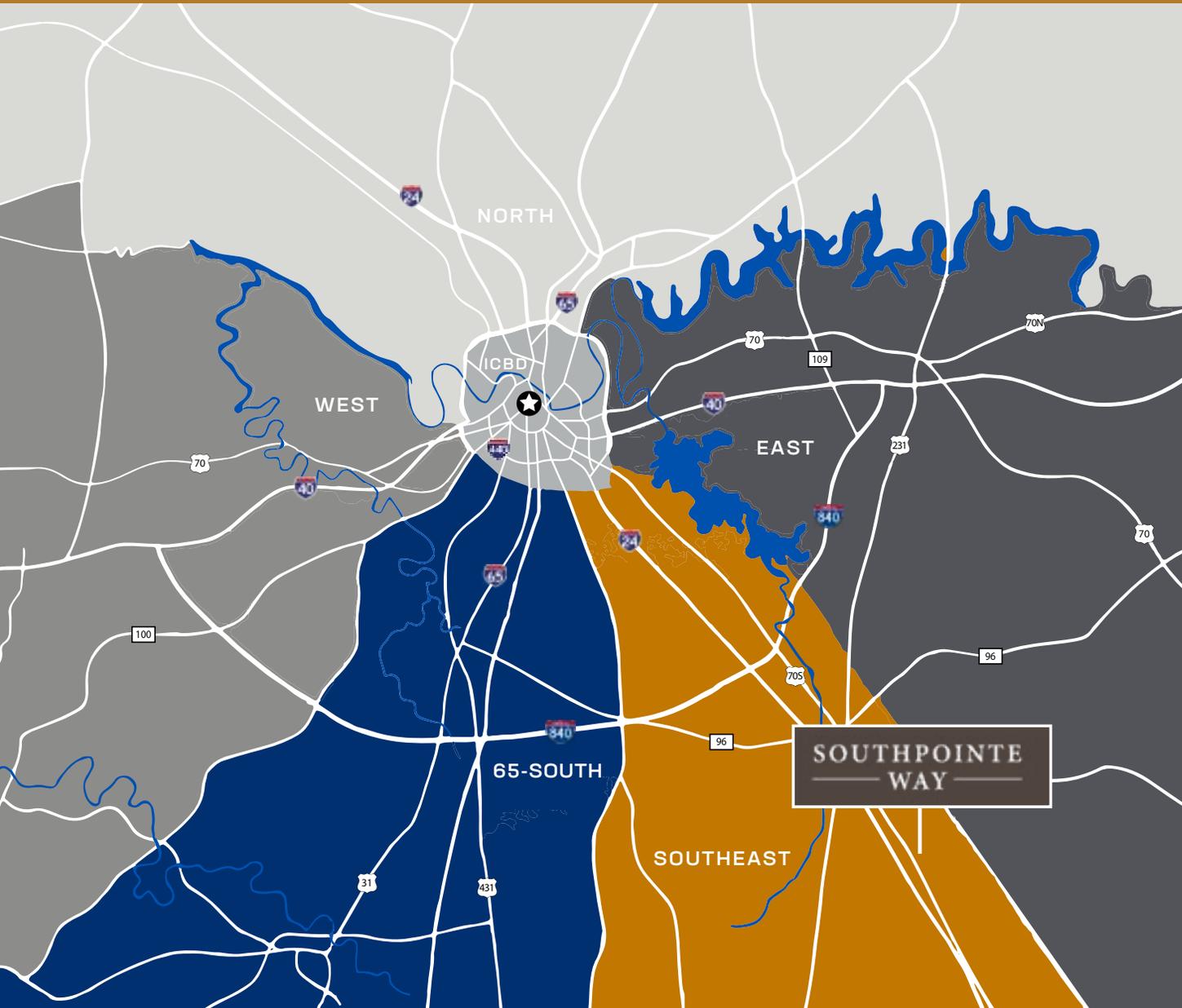
3.2%

Unemployment Rate



Southeast Submarket

Nashville's Premier Industrial Submarket



1*

Buildings Available for Sale Built Within the Last 5 Years (Under 50k SF)

**Only this property is currently available for sale.*

775K SF

Under construction
(1.2% of existing inventory)

43%

Of all industrial leasing activity within the Nashville MSA (YTD 2025)

60%

Of 2025 YTD leasing is under 100K SF

3.2%

Vacancy rate

SOUTHPOINTE WAY

SOLD



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