

FOR LEASE

±644,078 SF INDUSTRIAL SPACE (*DIVISIBLE*) | ±56.6 ACRES

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

±644,078 SF

(±200,000 SF Additional Expansion Potential)

Additional Options:

- ±67,200 SF
- ±103,340 SF
- ±100,000 - 475,000 SF (can be further divided)

800 Middle Tennessee Blvd
MURFREESBORO, TN

Robert Stout, SIOR
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Exclusively Listed By:
Charles Hawkins Co.
O: (615) 256-3189
www.charleshawkinsco.com

TOTAL SPACE AVAILABLE: ±644,078 SF (DIVISIBLE)
(±200,000 SF ADDITIONAL EXPANSION POTENTIAL)



FOR LEASE

RUTHERFORD BUSINESS CENTER I INDUSTRIAL SPACE

SIZE ±644,078 SF
(can be divided to 67,200 SF, 103,346 SF, 250,000 SF, and 475,000 SF)

ACREAGE ±56.6 Acres

LOCATION Less than 1 mile from I-24 Interchange

Located at a signalized Intersection (2 main entrances to property)

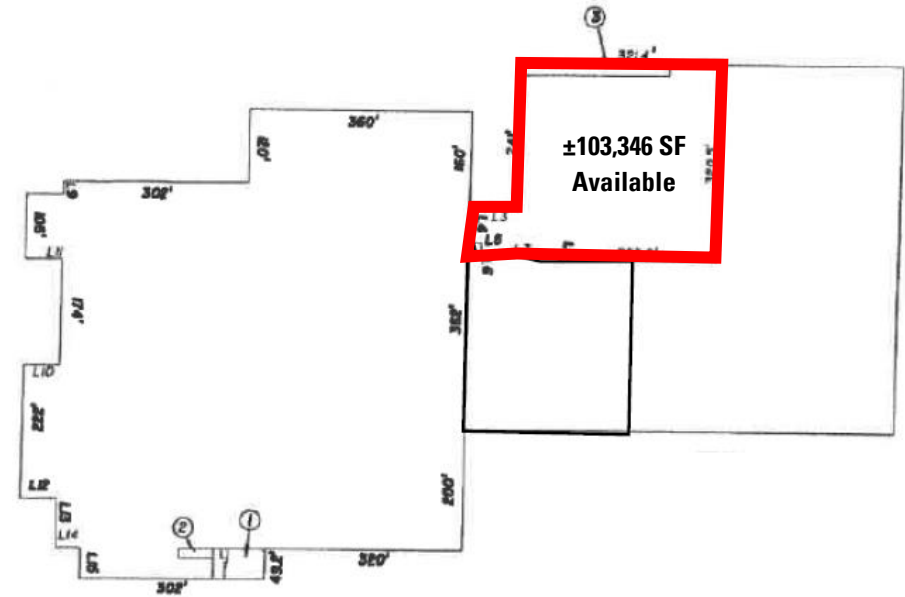
Facility Specifications

- ±30,250 SF Office
- (17) Dock doors
- (3) Drive in doors
- Wet sprinkler system
- 120' Truck court
- T-5 Lighting
- *Outside storage/trailer parking Available*
- *200,000 SF Additional expansion potential*

LEASE RATE \$4.95/ SF NNN

- **CAM:** \$0.28/ SF
- **Insurance:** \$0.16/SF
- **Taxes:** \$0.42/SF
Total: \$1.04/SF

103,346 SF



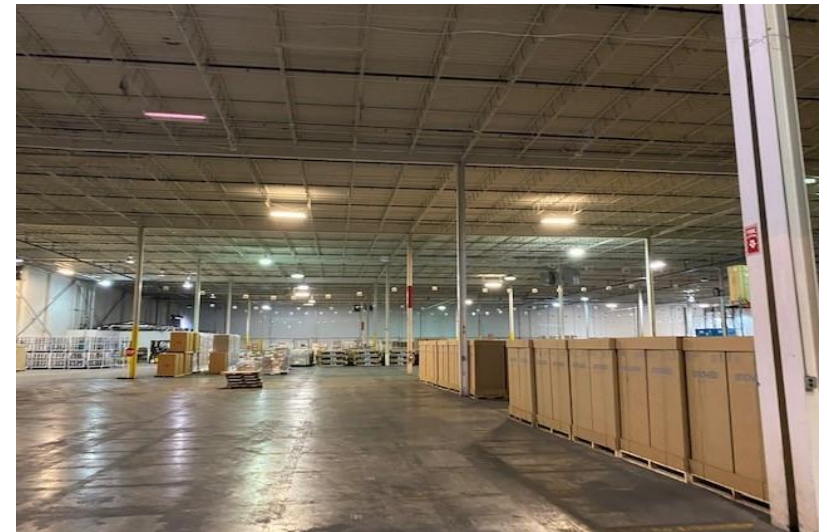
±103,346 SF Specifications

- ±2,000 SF Office
- (4) Dock doors (more can be added)
- 24'6" Clear height
- Wet sprinkler system
- T-5 Lighting
- 40' x 40' Column spacing
- *Outside storage/trailer parking available*

LEASE RATE

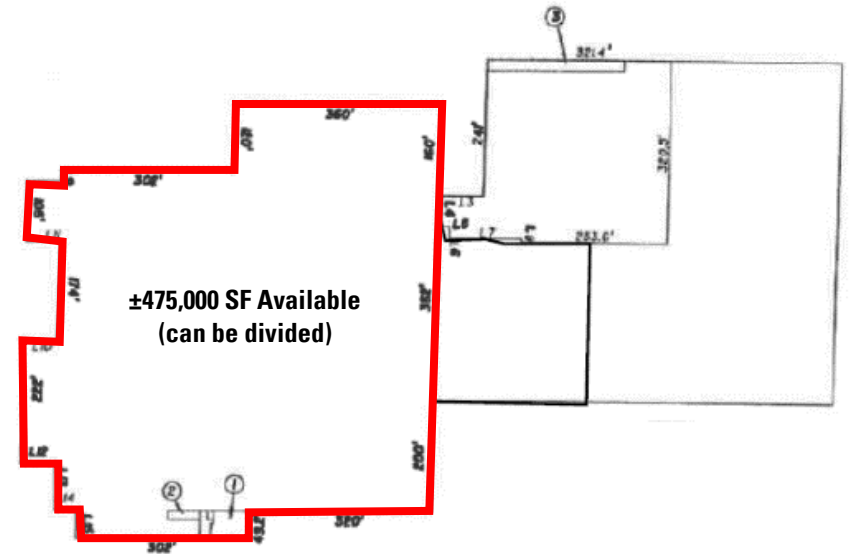
\$5.95/ SF NNN

- **CAM:** \$0.28/ SF
 - **Insurance:** \$0.16/SF
 - **Taxes:** \$0.42/SF
- Total: \$1.04/SF**



475,000 SF - DIVISIBLE

DIVISIBLE DOWN TO 100,000 SF



±475,000 SF Specifications

- ±100,000 – 475,000 SF
- ±27,500 SF Office
- (15) Dock doors
- (8) Interior dock wells
- (3) Drive-in doors
- 16' - 24' Clear height
- Heavy 3-phase power
- Wet sprinkler system
- 120' Truck court
- T-5 Lighting
- 40' x 40' Column spacing
- *Outside storage/trailer parking available*

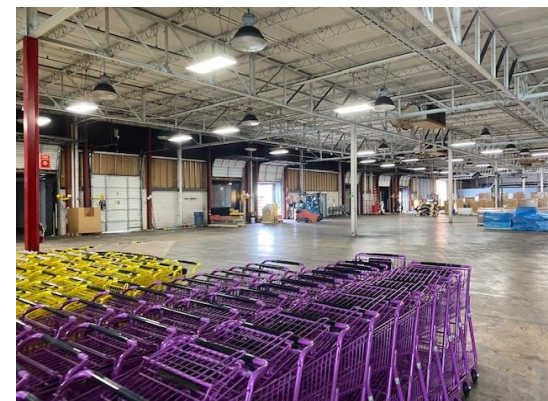
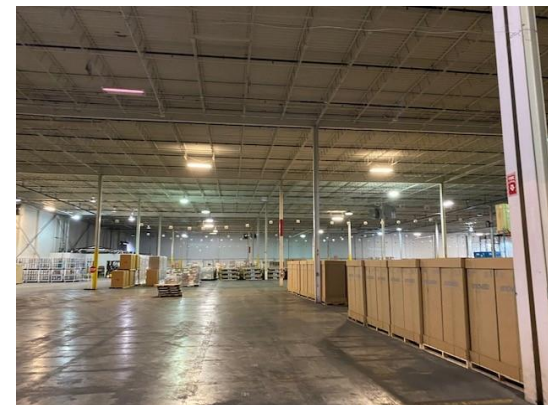
LEASE RATE

Contact Brokers

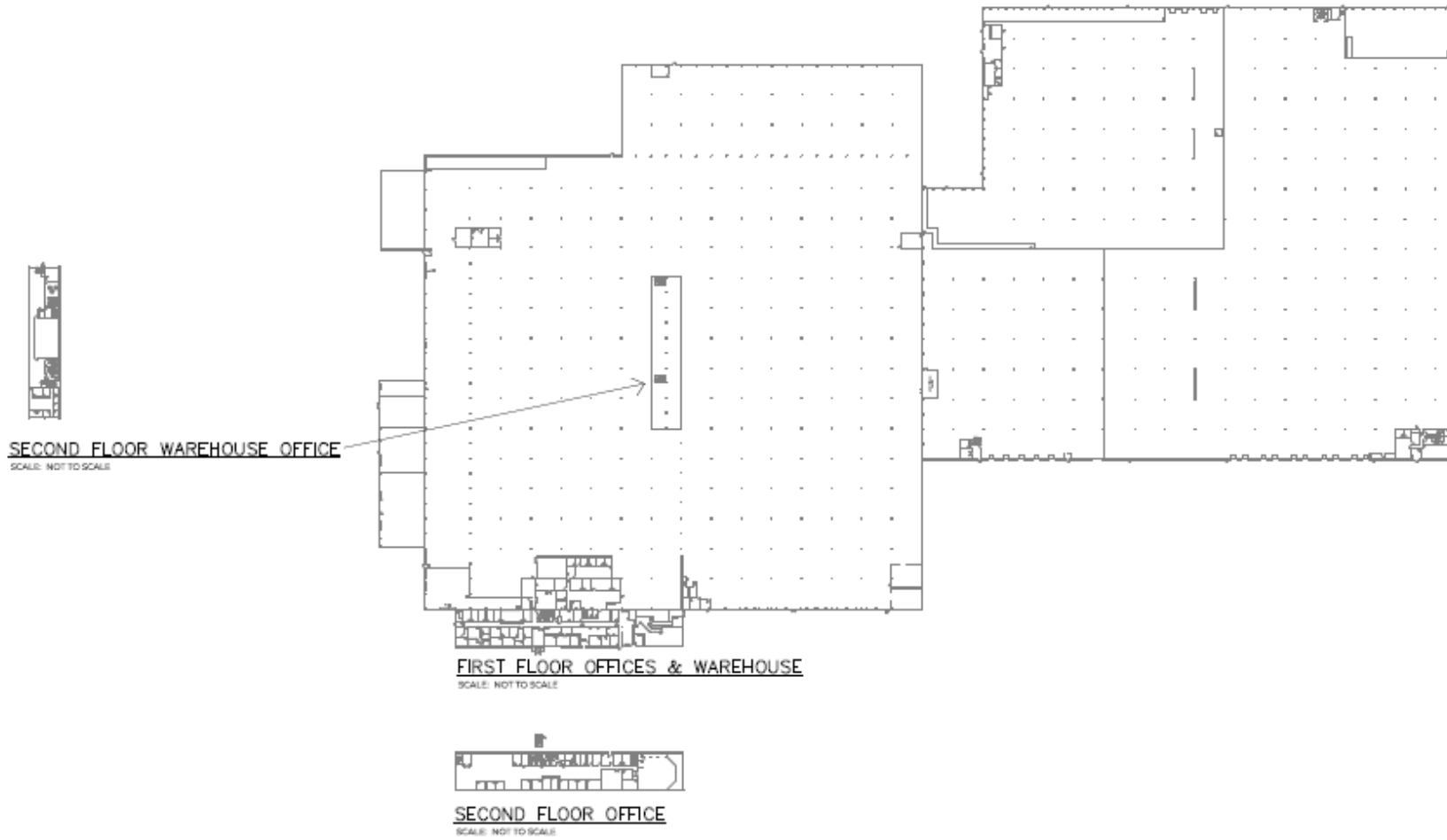
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- Total: \$1.04/SF**



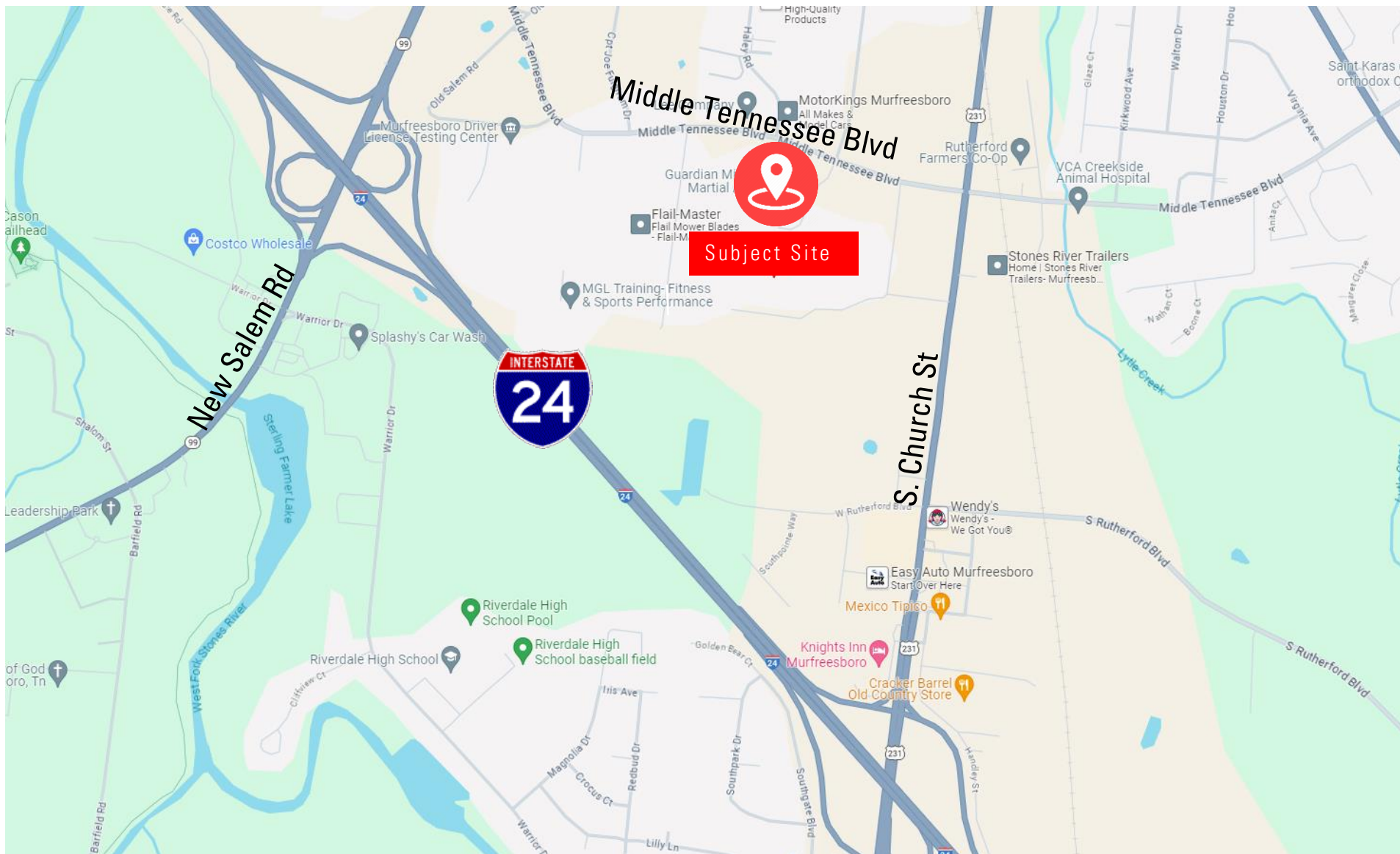
PHOTOS



FLOOR PLAN



LOCATION MAP



LOCATION AERIAL



MARKET INFORMATION

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

| | | | |
|------------------------|-------|--------------------|-------|
| Nissan | 8,000 | General Mills | 1,000 |
| Amazon | 2,700 | Bridgestone | 987 |
| Ascension Saint Thomas | 1,741 | TriStar StoneCrest | 950 |
| Ingram | 1,700 | Cardinal Health | 816 |
| Taylor Farms | 1,700 | Vijon | 730 |
| Asurion | 1,250 | Mahle | 705 |

RUTHERFORD COUNTY INSIGHTS



LABOR FORCE DATA

| | County | Tennessee | United States |
|--------------------------------|---------|-----------|---------------|
| Labor Force | 204,887 | 3,370,924 | 168,049 |
| Unemployment Rate | 2.7% | 3.1% | 3.8% |
| Labor Force Participation Rate | 68.5% | 59.2% | 62.9% |

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of November 2023

COMPANIES THAT CALL US HOME



Source: Images and Data provided by Rutherford Works

800 Middle Tennessee Blvd

Murfreesboro, TN



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