

FOR LEASE OR SALE

±99,411 SF INDUSTRIAL BUILDING | ±6.05 ACRES

CHARLES
HAWKINS CO.
Commercial Real Estate Services

±99,411 SF

Divisible to ±8,415 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

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



PROPERTY SPECIFICATIONS

| | |
|----------|--|
| SIZE | ±99,411 SF (Full Building) <i>(Divisible to ±8,415 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

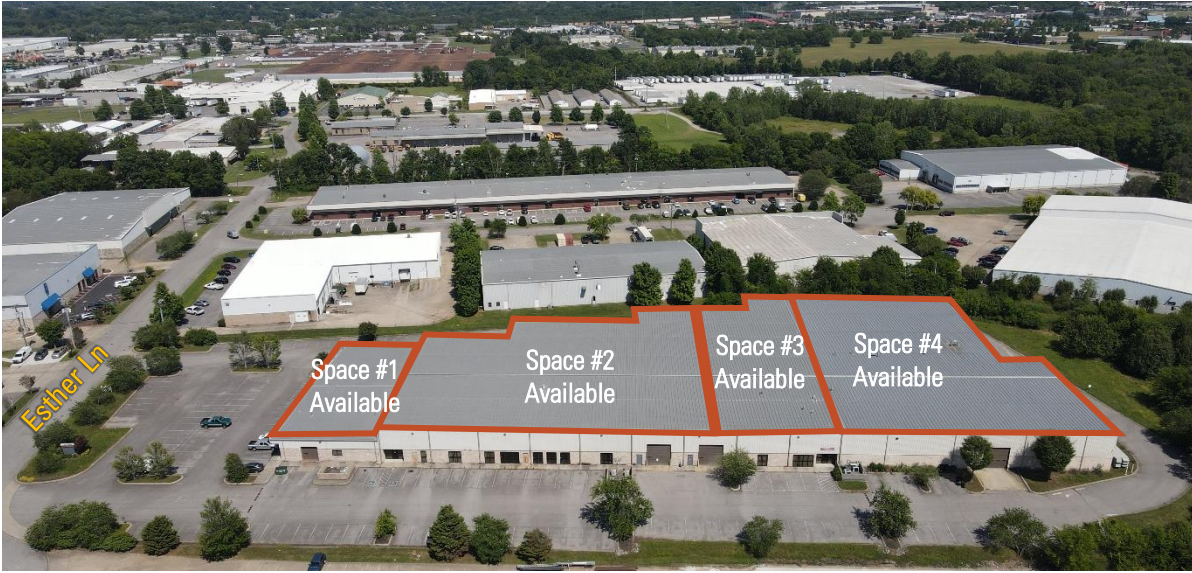
| | |
|------------------------------|--|
| Total Square Footage | ±99,411 SF |
| Dock-High Doors | 8 (4 - Full Tractor Trailers + 4 - Box Trucks) |
| Ramped Drive-in Doors | 5 |
| Interior Dock Wells | 3 |
| Climate Controlled | HVAC I Full Building Climate Controlled |
| Clear Height | 20' – 23' |
| 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 | ±8,415 | ±37,040 | ±18,822 | ±35,134 | ±99,411 |
| Warehouse Square Feet | - | ±22,417 | ±14,741 | ±28,888 | ±66,106 |
| Office Square Feet | ±4,218 | ±14,623 | ±4,081 | ±6,246 | ±29,168 |
| 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 |

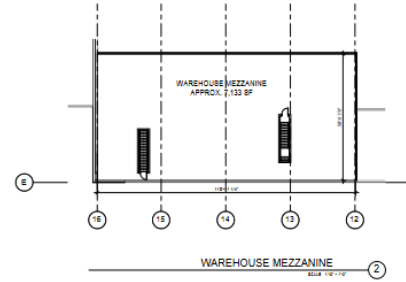
OPERATING EXPENSES

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

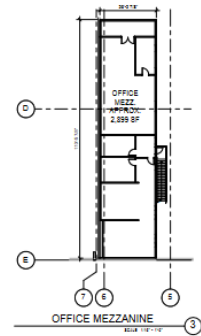
FLOOR PLAN

| | Space #1 | Space #2 | Space #3 | Space #4 | Total |
|----------------------------|---------------|----------------|---------------|----------------|----------------|
| Main Level Warehouse | ±4,197 | ±22,417 | ±14,741 | ±28,888 | ±70,243 |
| Main Level Office | ±4,218 | ±7,490 | ±4,081 | ±2,974 | ±18,763 |
| Main Level Subtotal | ±8,415 | ±29,907 | 18,822 | ±31,862 | ±89,006 |
| Mezzanine Warehouse | 0 | ±7,133 | 0 | ±373 | ±7,506 |
| Mezzanine Office | 0 | 0 | 0 | ±2,899 | ±2,899 |
| Mezzanine Subtotal | 0 | ±7,133 | 0 | ±3,272 | ±10,405 |
| Total SF | ±8,415 | ±37,040 | 18,822 | ±35,134 | ±99,411 |

Space #2
Warehouse
Mezzanine
±7,133 SF



Space #4
Office
Mezzanine
±2,899 SF

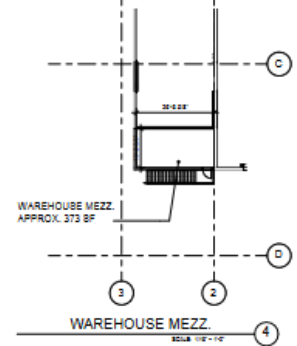


OVERALL BUILDING SF: APPROX. 99,411 SF

BUILDING FOOTPRINT: APPROX. 89,006 SF



Space #4
Warehouse
Mezzanine
±373 SF



FLOOR PLAN - FIRST FLOOR & MEZZANINES

DATE: 11/11/2024
DRAWN BY: J. WILSON
CHECKED BY: M. COMB
SCALE: 1/4" = 1'-0"
PROJECT: WAREHOUSE
SHEET: 11-001
REV: A

INTERSTATE VISIBILITY



EXTERIOR IMPROVEMENTS



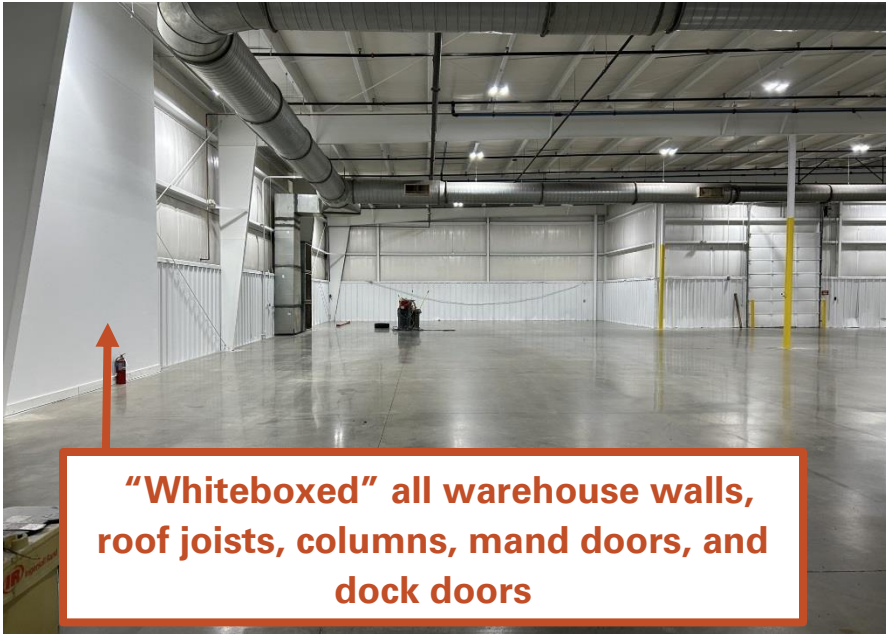
Replaced exterior lighting with LEDs

Painted exterior man doors, bollards

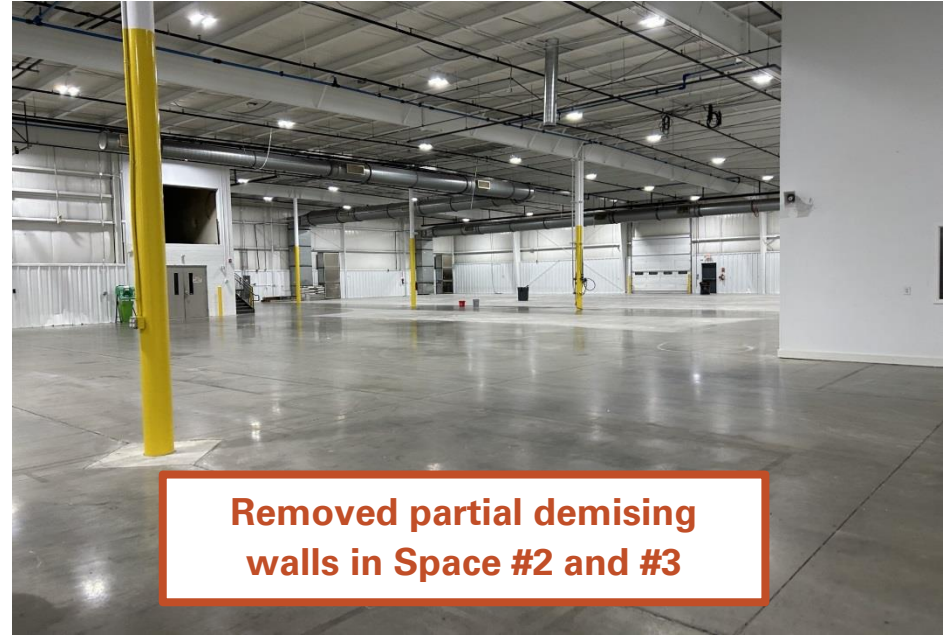
Pressure washed building, parking lot, sidewalks, curbs, ramps, HVAC screens

Restriped parking lot

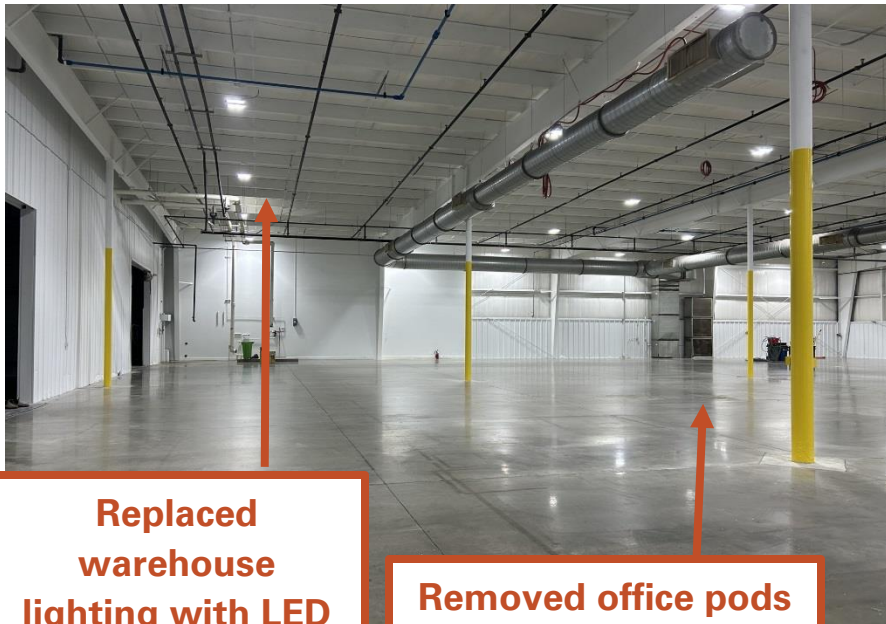
INTERIOR IMPROVEMENTS



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



Removed partial demising walls in Space #2 and #3

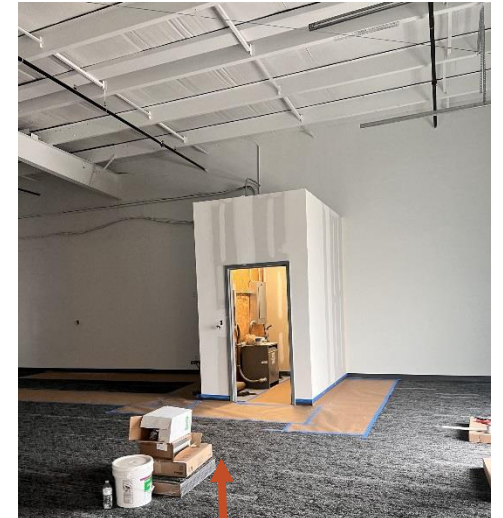


Replaced warehouse lighting with LED lights

Removed office pods



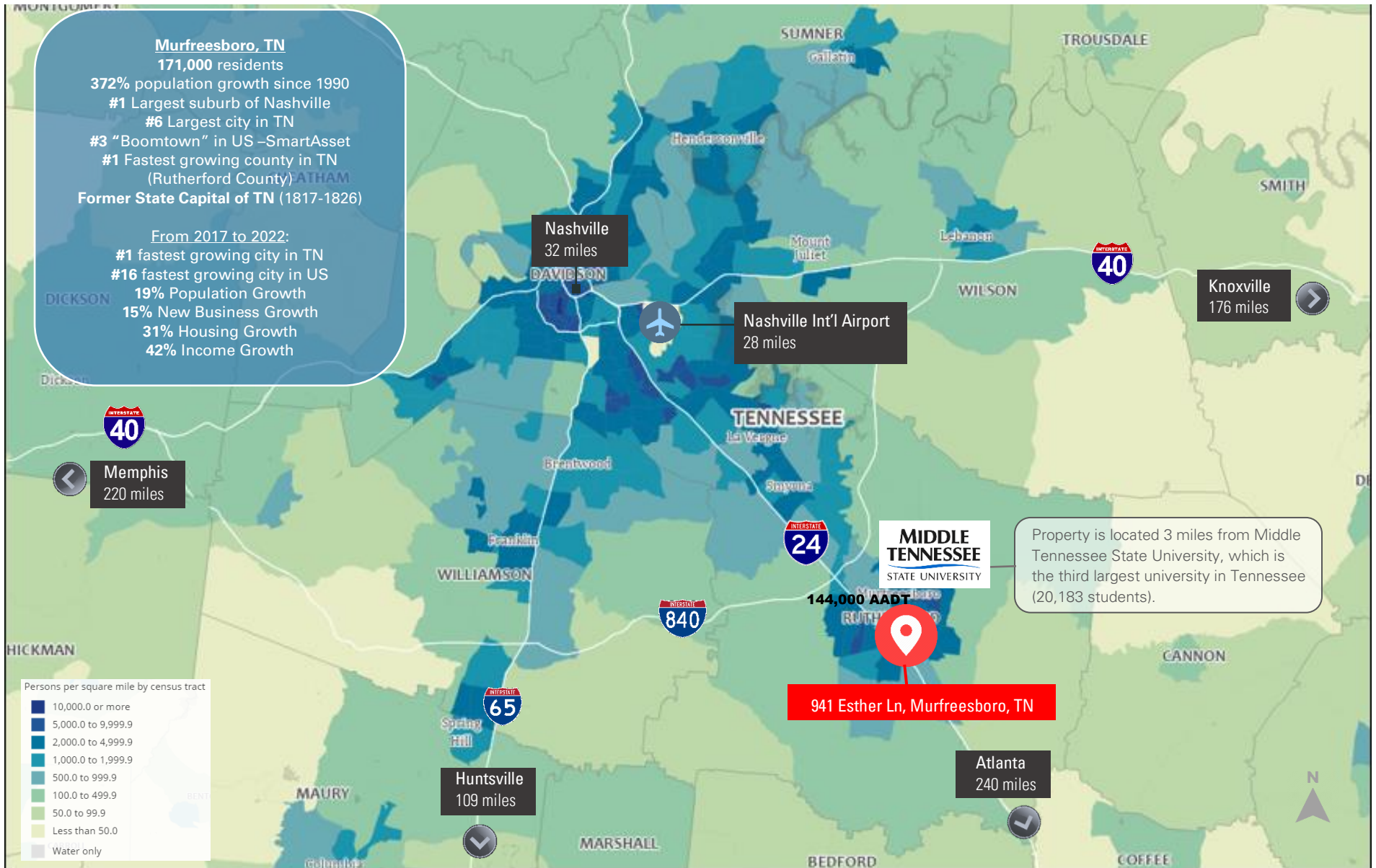
Added man door connecting Space #1 and #2



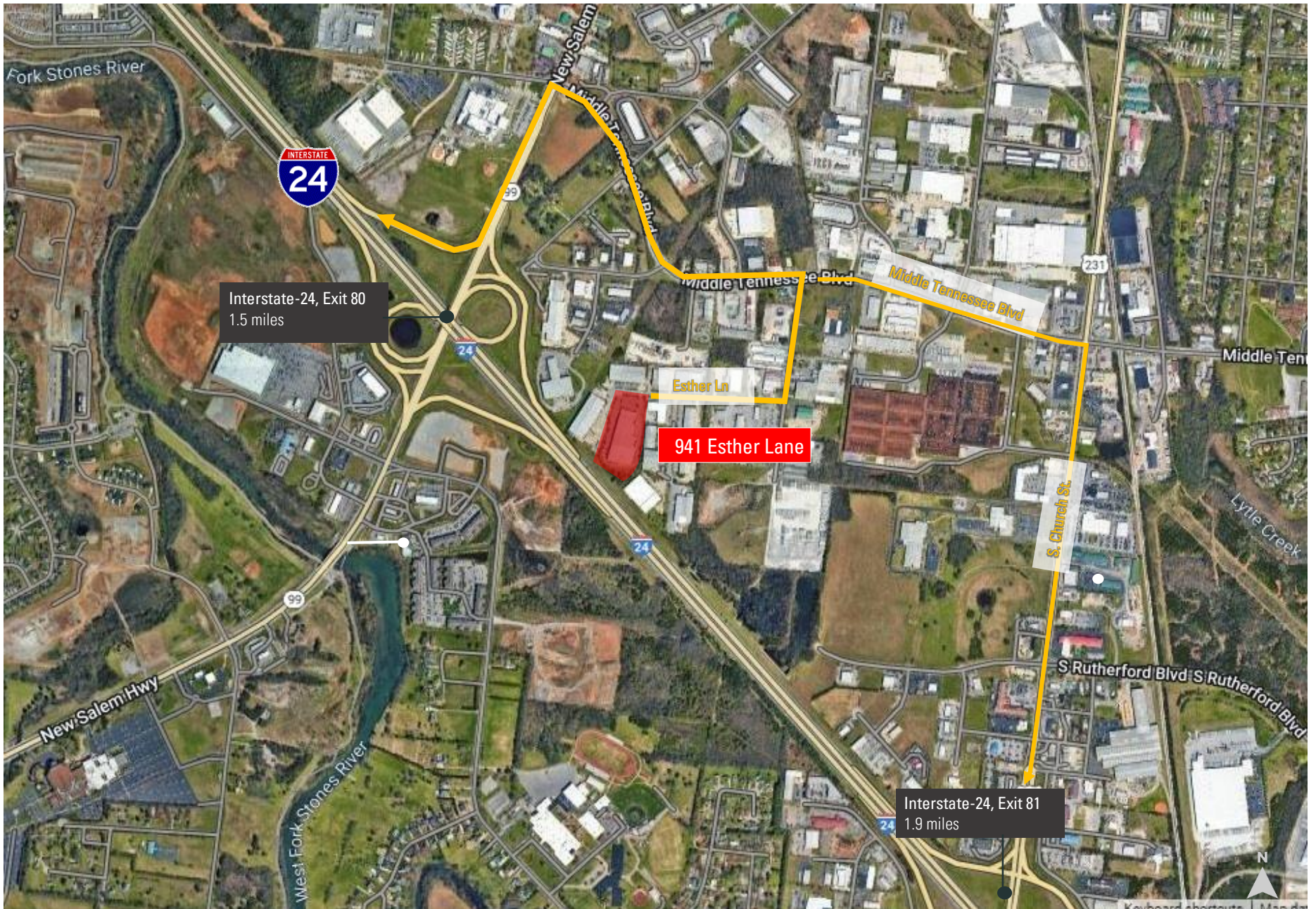
Added new spec office in Space #1

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

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

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

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

**CHARLES
HAWKINS CO.**

