



FOR LEASE – AVAILABLE NOW

125,175 SF Industrial Space

606 BUTLER DRIVE | MURFREESBORO, TN 37127



Property Highlights



Space Available: 125,175 SF



Office Area: +/- 2,500 SF



Site Area: 12.70 Acres



Clear Height: 21'-28'



Column Spacing: 50' x 50'



Suite Dimensions: 505' x 250'



Parking: 40 Auto Parking Stalls (Expandable)



Dock Doors: 8 Dock Doors



Drive-in Doors: (1) 12' x 16'



Truck Court Depth: 110'-165'



Electric: 800 Amps, 240 Volt, 3 Phase



Floor: 6" Reinforced Concrete Floors



Roof: New 45mil TPO Roof



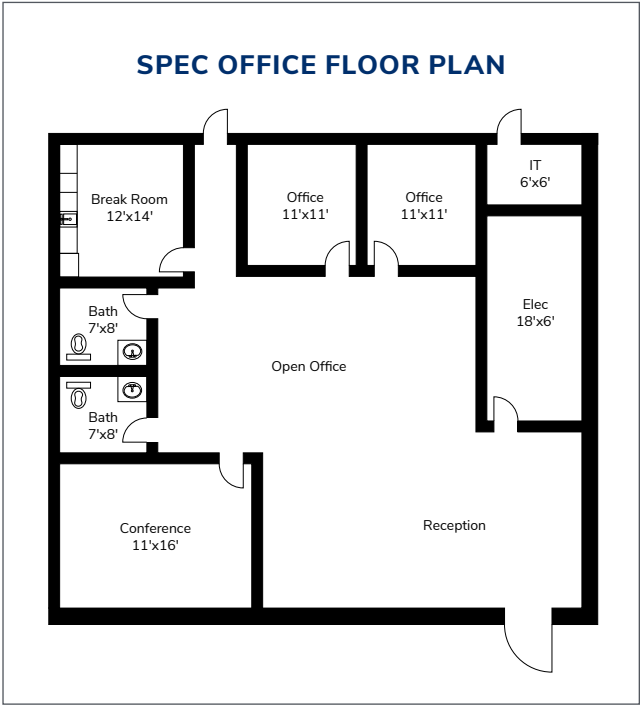
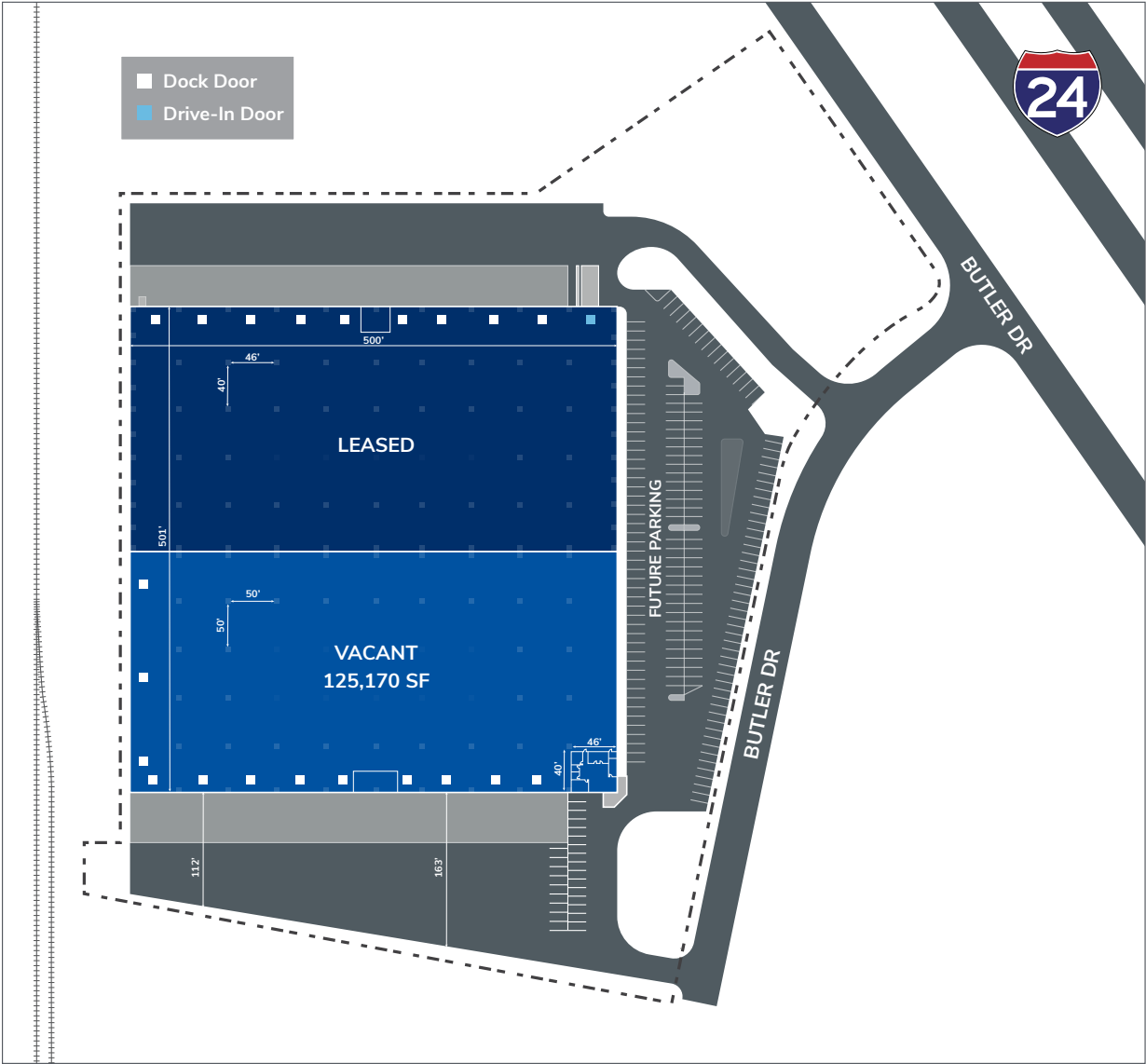
606 BUTLER DR | MURFREESBORO, TN

Make Ready Improvements Underway – Completion Expected January 2026

- New 45 mil TPO roof
- New spec office with storefront
- New exterior paint
- New seal coat + milling in truck court
- Landscaping improvements

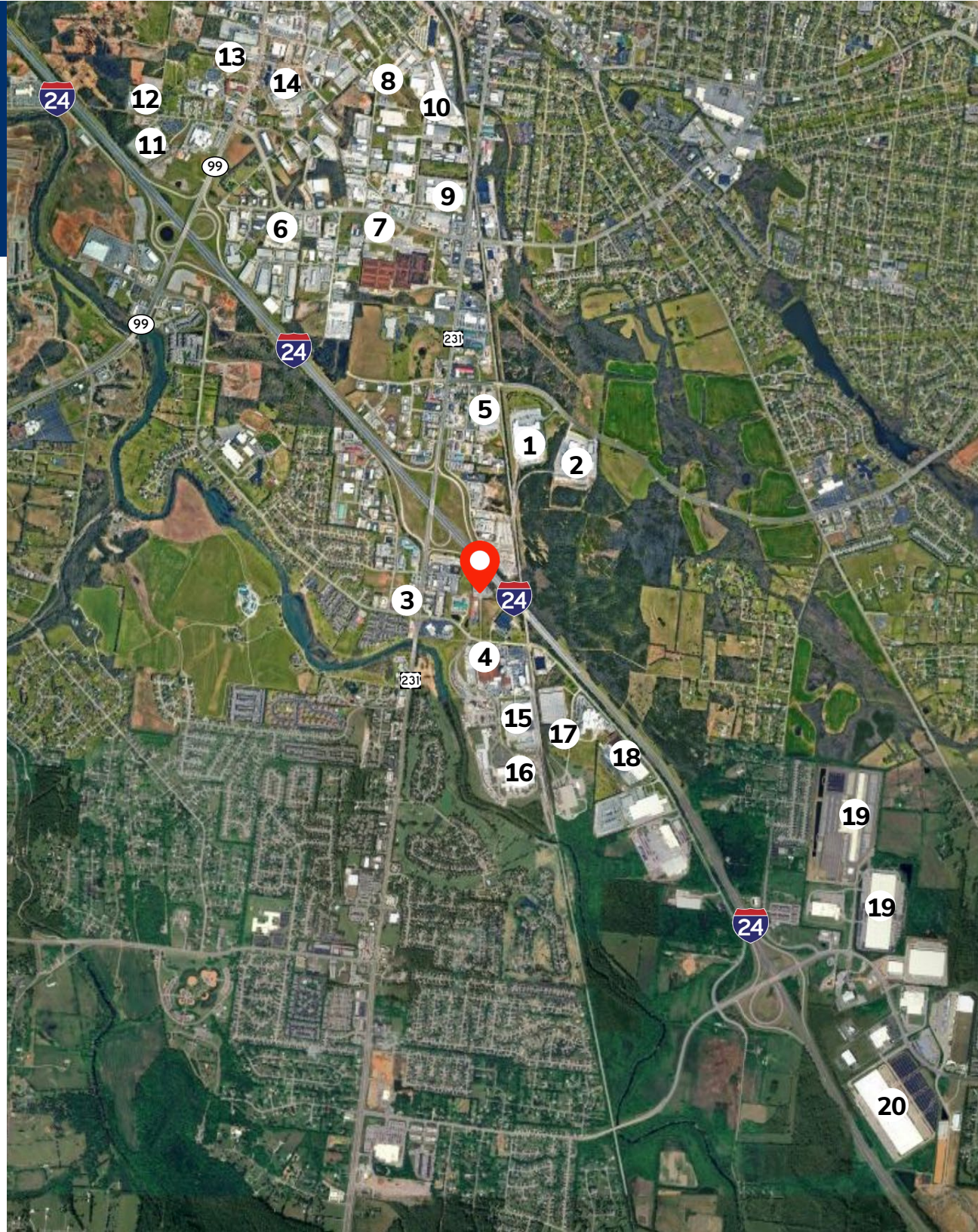


Site Plan



Corporate Neighbors

- | | |
|---|---|
| 1.  WestRock | 11.  ADIENT |
| 2.  | 12.  QUICKWAY LOGISTICS
100% EMPLOYEE OWNED |
| 3.  | 13.  FERGUSON |
| 4.  | 14.  mte <small>Middle Tennessee Electric Energy Service, LLC</small> |
| 5.  Steel Technologies | 15.  americolo |
| 6.  TRIGREEN EQUIPMENT | 16.  General Mills |
| 7.  | 17.  PENSKE |
| 8.  FleetPride
TRUCK & TRAILER PARTS | 18.  Lineage |
| 9.  KENWORTH | 19.  FedEx |
| 10.  MID TENN FURNITURE | 20.  amazon |



Location



⁴⁹
2 MINUTES
to I-24



10 MINUTES
to I-840



⁷⁰
10 MINUTES
to CSX Murfreesboro Depot



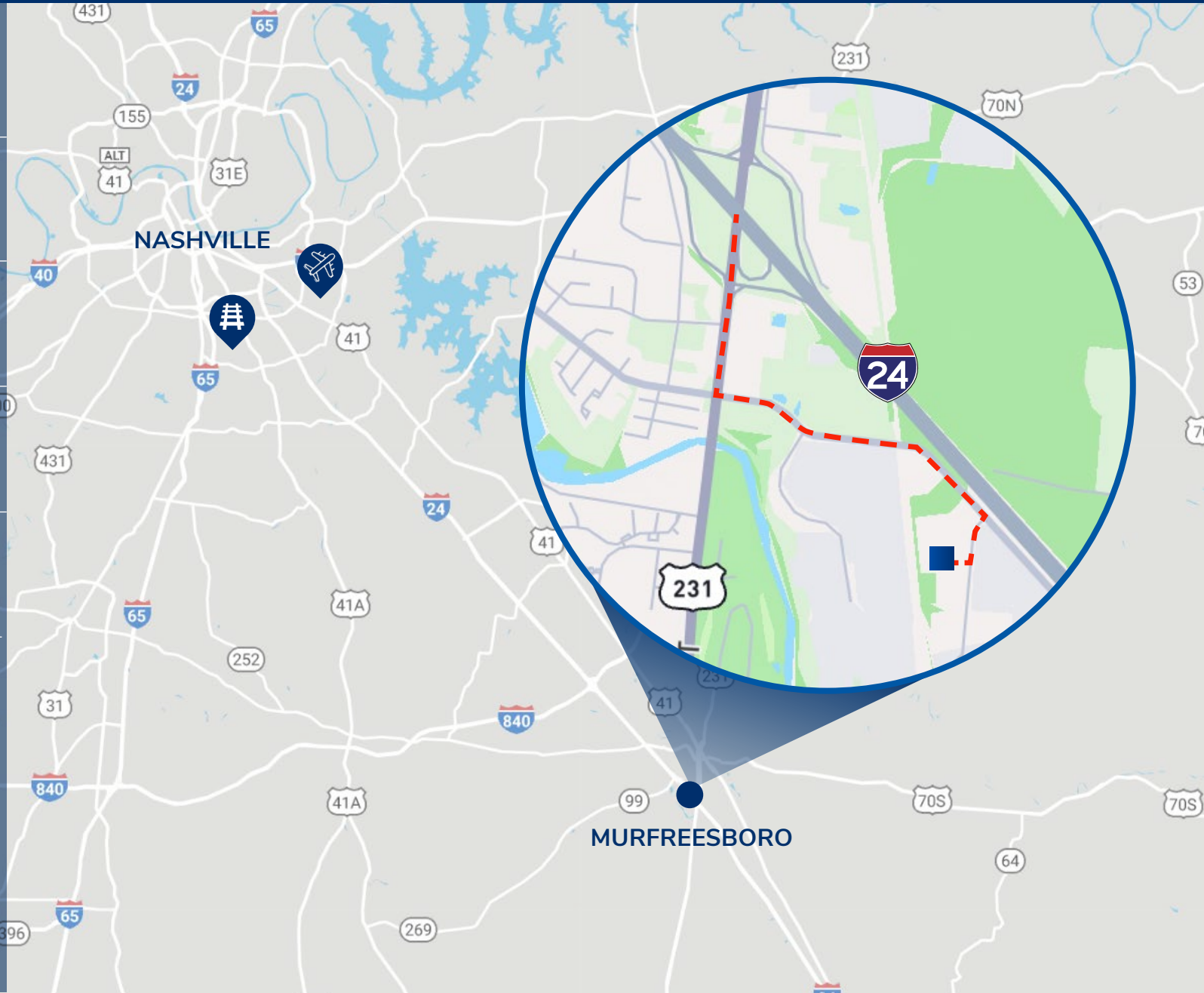
⁴⁰
30 MINUTES
to Downtown Nashville



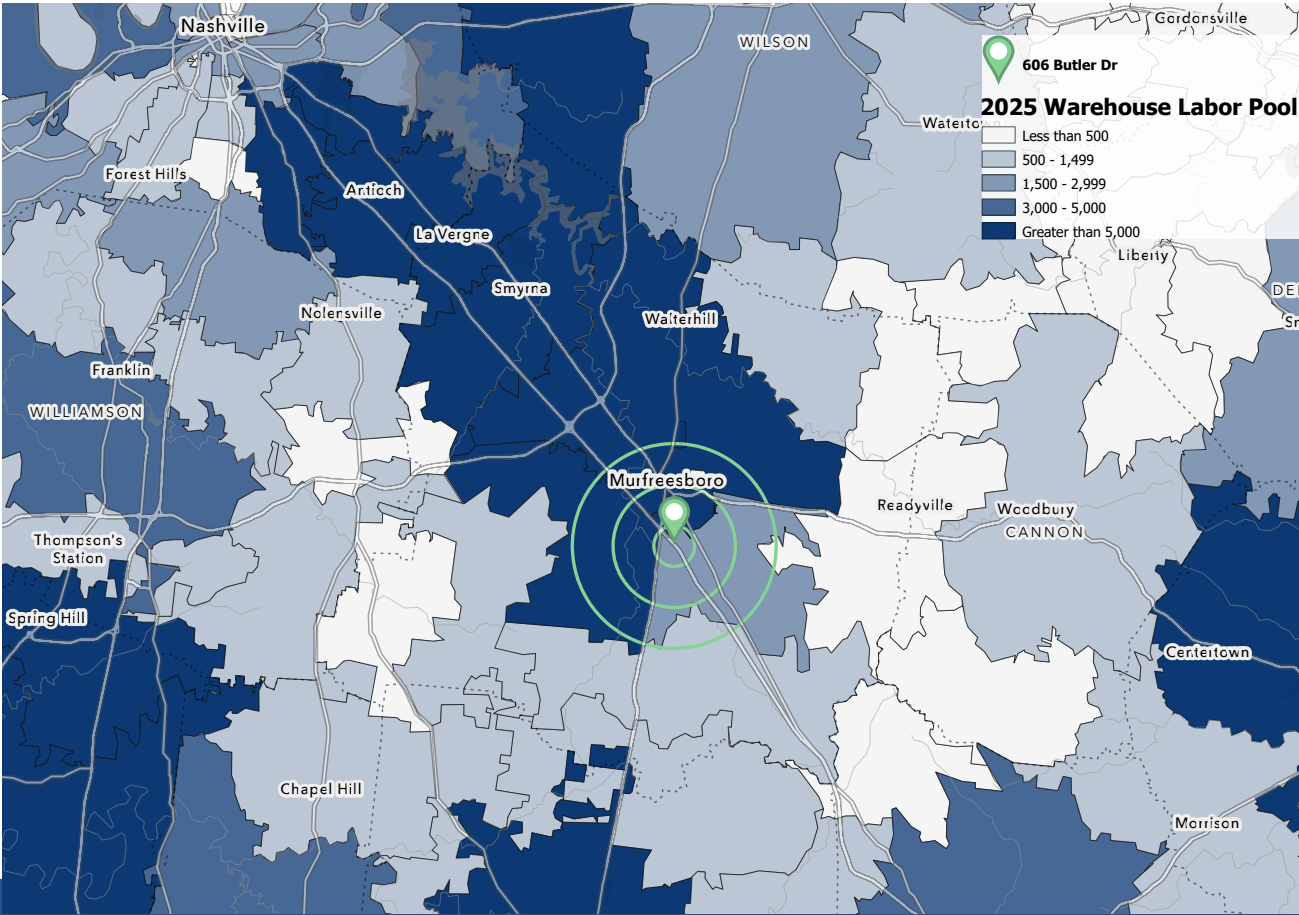
⁹⁶
30 MINUTES
to Nashville Int. Airport



40 MINUTES
to CSX Nashville Depot



Area Demographics



#16

Fastest Growing City in the U.S.

157,519

2023 Population

\$152,199

Average Household Income

3.2%

Unemployment Rate

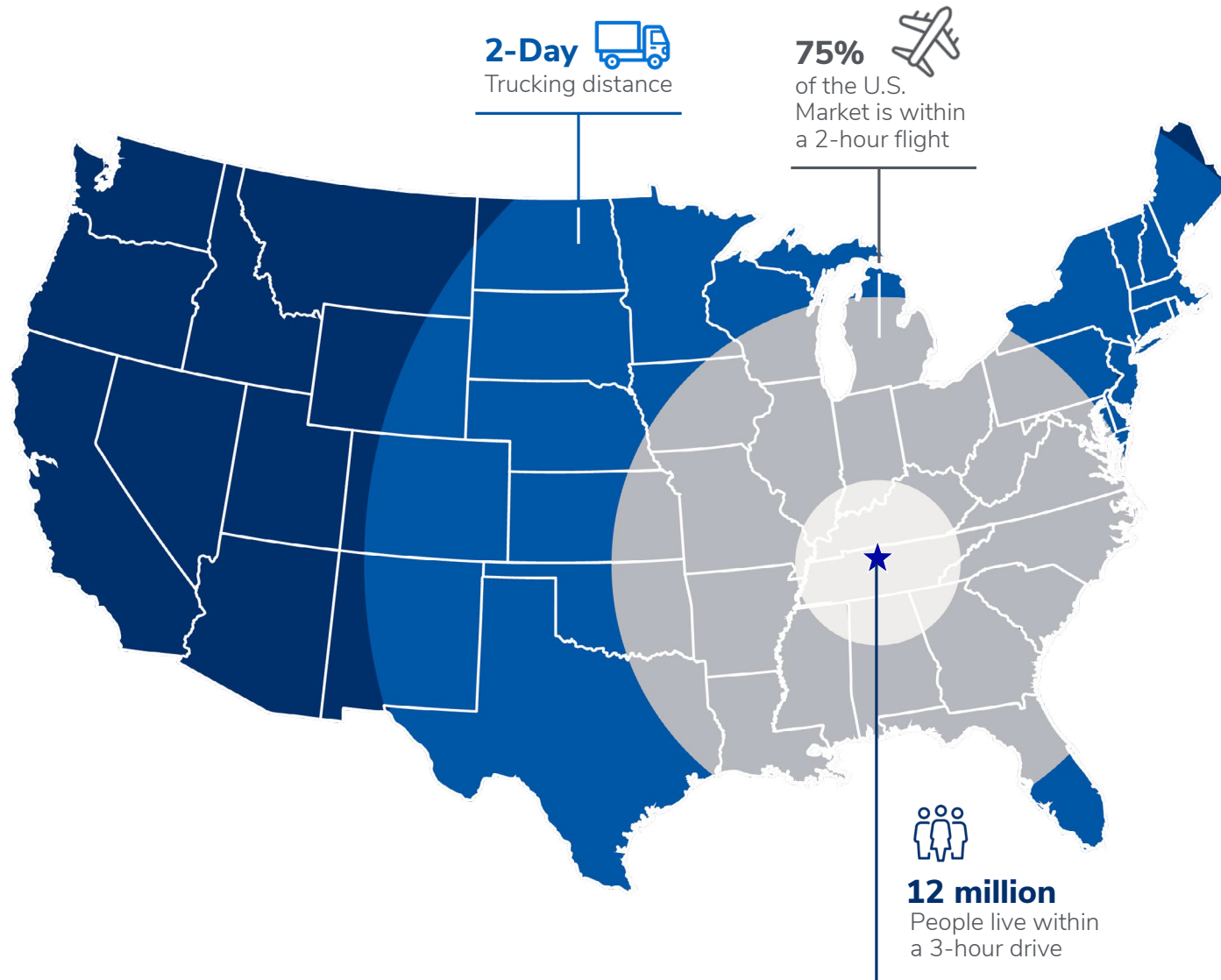
12.65%

Population Growth Since 2020

33

Median Age

Nationwide Reach



NASHVILLE OVERVIEW

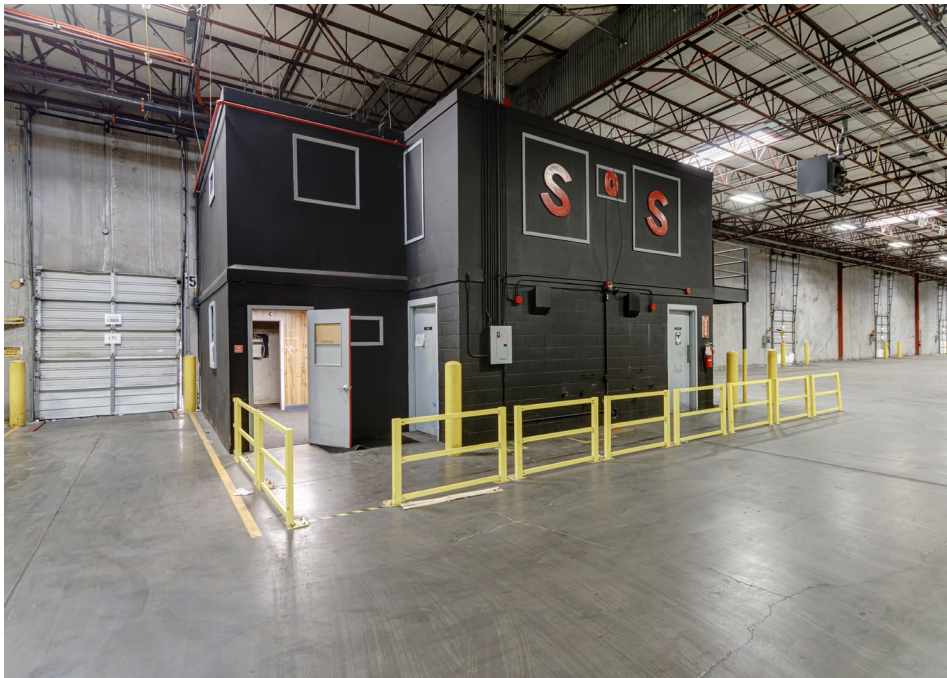
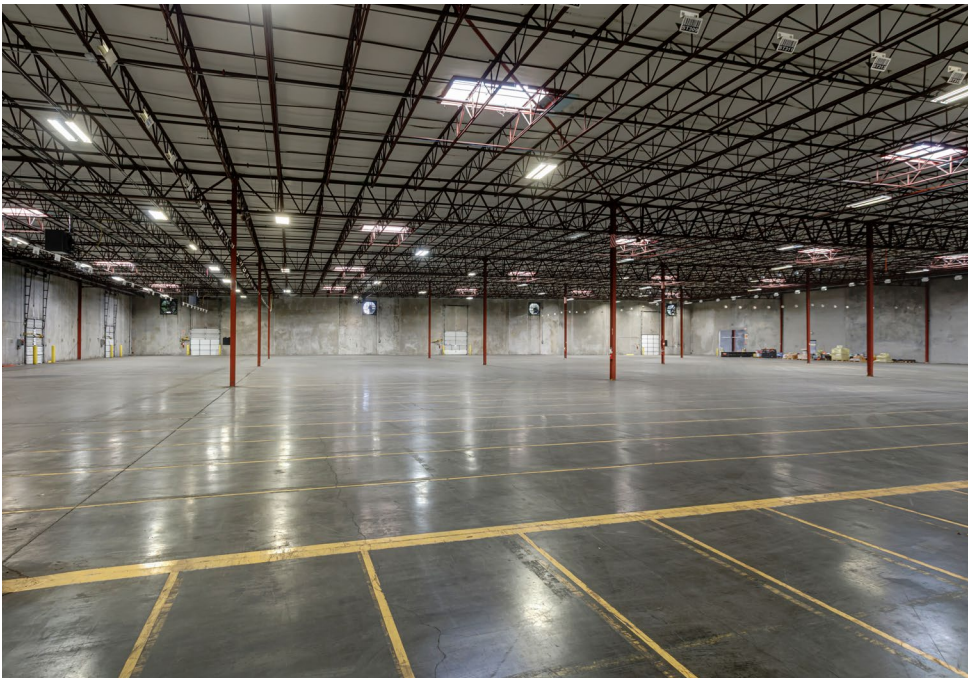
2M
Population

2.7%
Unemployment Rate

#3
City for Corporate Relocations

#8
State for Business

86
New Residents Per Day
2023-2024





For more information, contact:

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