

# FOR SALE OR LEASE

1919 and 1931 Southpointe Way  
Murfreesboro, TN 37129

# SOUTHPOINTE WAY

**BUILDING 1**  
19,500 SF

**BUILDING 2**  
26,048 SF





Can be leased or purchased separately or together

BUILDING 1: 19,500SF

BUILDING 2: 26,048SF

## Building Highlights

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



2,000 SF Office Per Building



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' x 14' Drive-in Door



6" Reinforced Concrete Slab



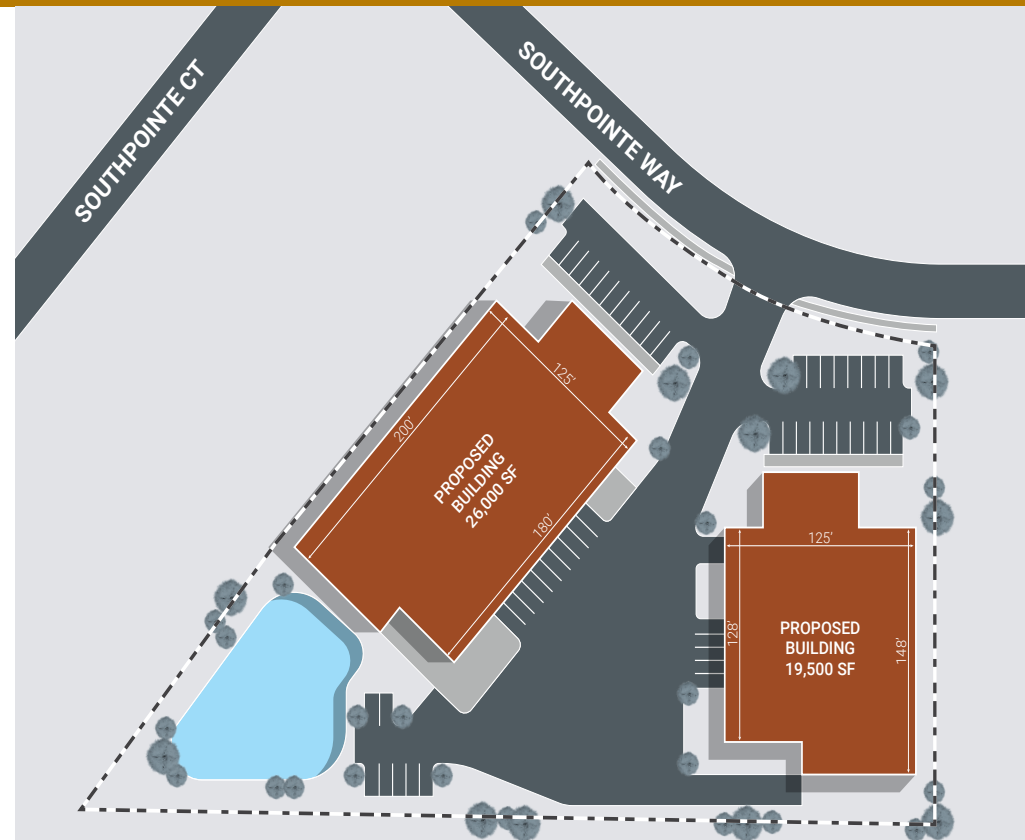
One 9x10' dock door with 40,000lb Mechanical Pit Levelers




Zoned L-1





400 Amp Power 277/480V



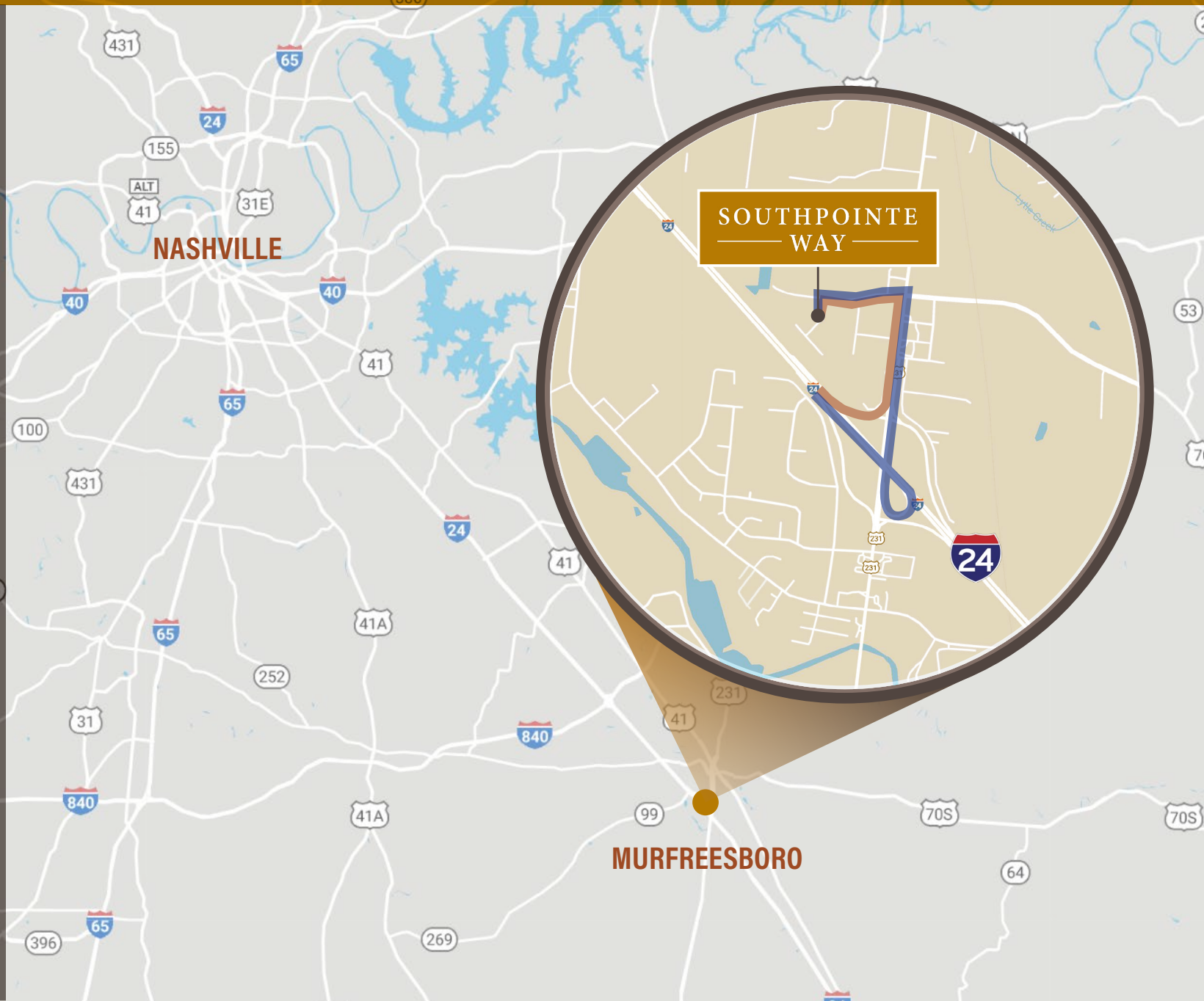
# Easy Access to Two Major Interstates

 **2 MINUTES**  
to I-24

 **10 MINUTES**  
to I-840

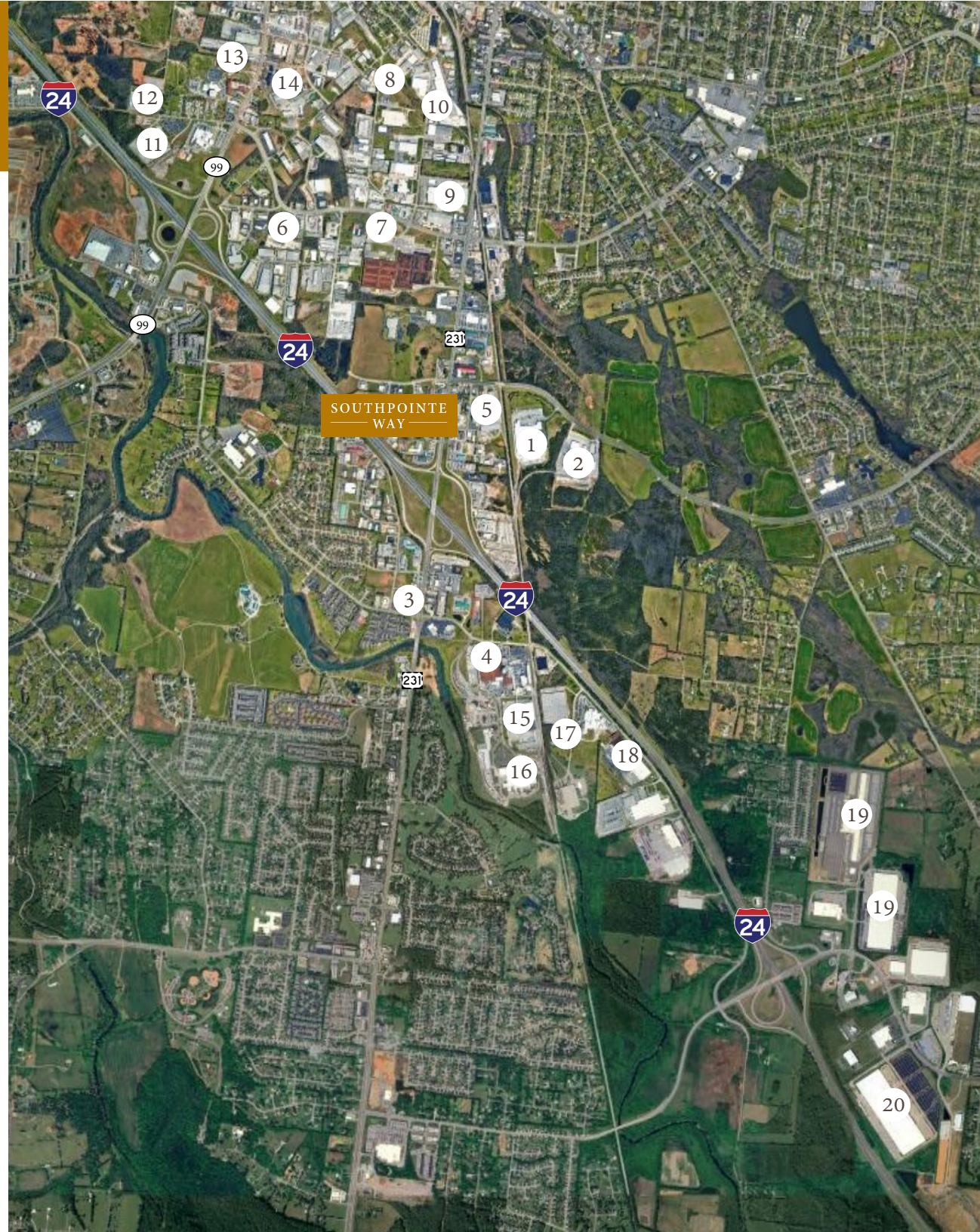
 **30 MINUTES**  
to Downtown  
Nashville

 **30 MINUTES**  
to Nashville  
International



# Corporate Neighbors

- |  |  |
|--|--|
| 1.  <b>WestRock</b>                               | 11.  <b>ADIENT</b>  |
| 2.  <b>Huskey</b><br>EST. 1946<br>BUILDING SUPPLY | 12.  <b>QUICKWAY</b><br>LOGISTICS<br>100% EMPLOYEE OWNED                |
| 3.  <b>SUNBELT</b><br>RENTALS                     | 13.  <b>FERGUSON</b>  |
| 4.  <b>Pilot</b>                                  | 14.  <b>mte</b><br>Middle Tennessee<br>Electric<br>Energy Service, Ltd. |
| 5.  <b>Steel Technologies</b>                     | 15.  <b>americolor</b>  |
| 6.  <b>TRIGREEN</b><br>EQUIPMENT                  | 16.  <b>General</b><br>Mills  |
| 7.  <b>TVA</b>                                  | 17.  <b>PENSKE</b>  |
| 8.  <b>FleetPride</b><br>TRUCK & TRAILER PARTS  | 18.  <b>Lineage</b>   |
| 9.  <b>KENWORTH</b>                             | 19.  <b>FedEx</b>   |
| 10.  <b>MID TENN</b><br>FURNITURE               | 20.  <b>amazon</b>  |



# 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.

## 157,519

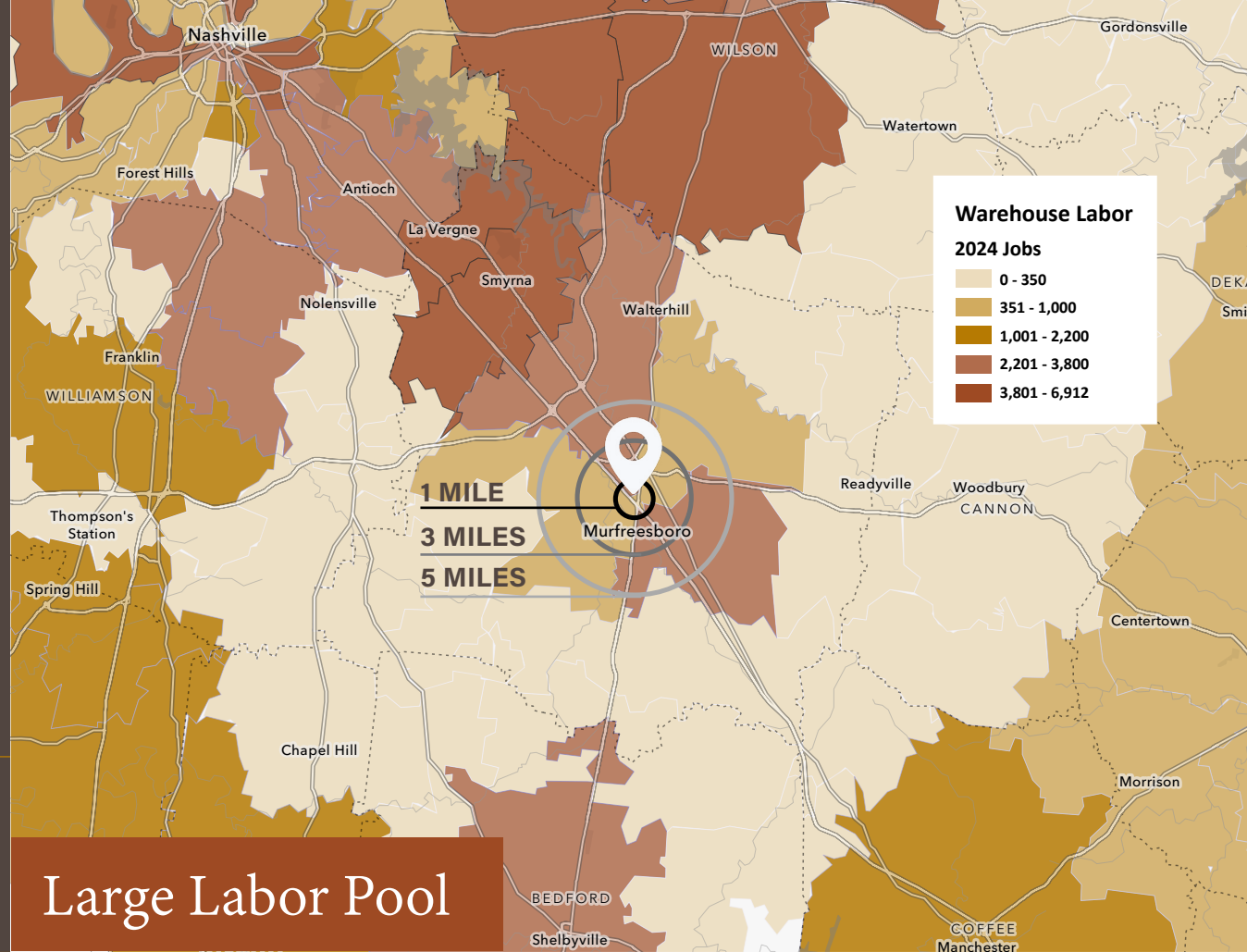
2023 Population

## \$152,199

Average Household Income

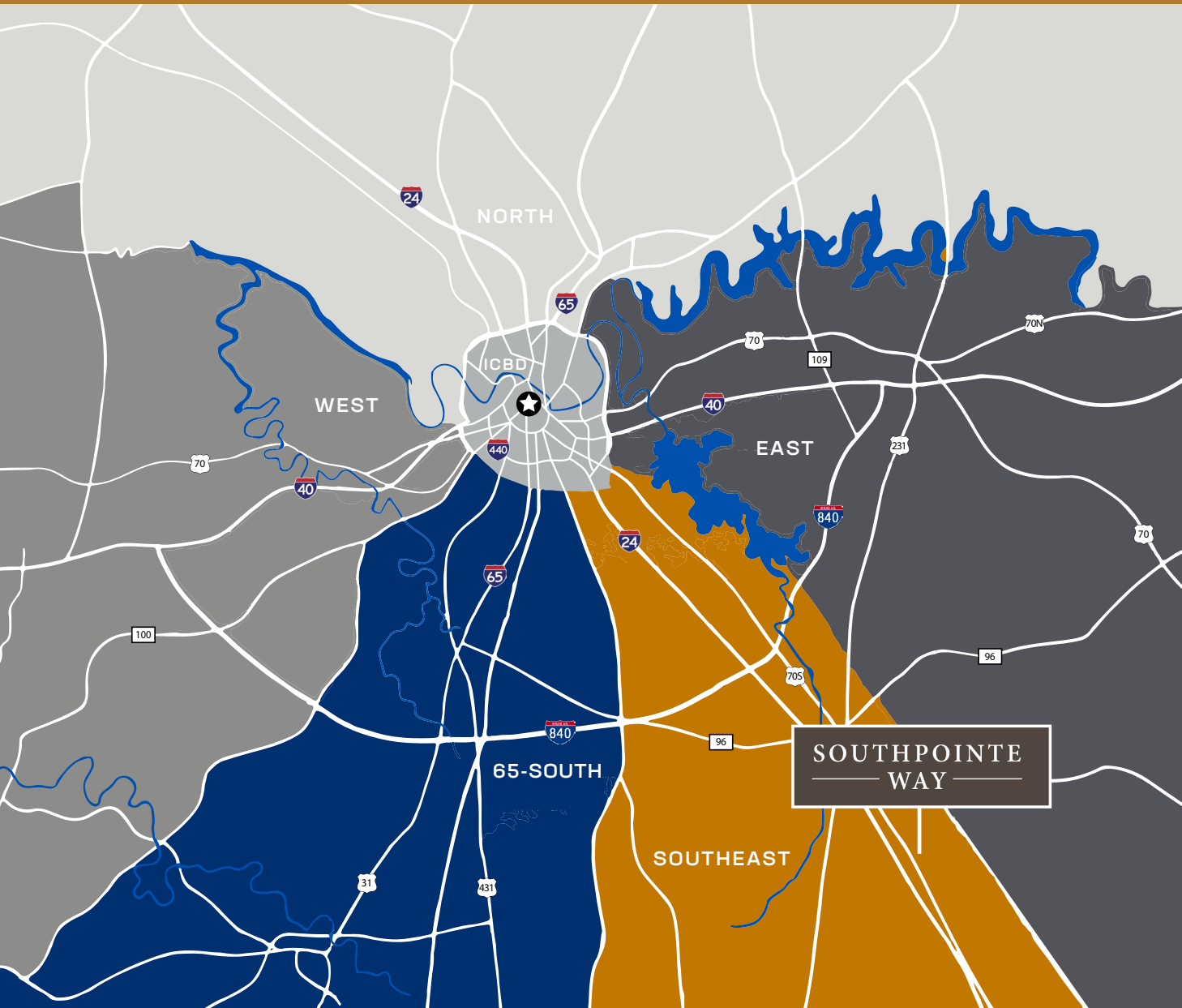
## 3.2%

Unemployment Rate



# Southeast Submarket

Nashville's Premier Industrial Submarket



0

Buildings available for sale built within the last 5 years (under 50k SF)

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 —



*For more information, contact:*

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