

LEASED

MIDDLE TENNESSEE INDUSTRIAL CENTER

315, 409, 503, 539 SOUTH RUTHERFORD BLVD
MURFREESBORO, TN 37130

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PROPERTY OVERVIEW

PHASE 1
Delivered

LEASED

BUILDING I
±234,588 SF

BUILDING IV
±149,190 SF

BUILDING II
±216,405 SF

BUILDING III
±103,777 SF

PHASE 2

VIDEO OVERVIEW

315, 409, 503, 539 SOUTH RUTHERFORD BLVD | MURFREESBORO, TN 37130

SOUTHEAST
SUBMARKET

±703,920
TOTAL PARK SF

89
ACRES

HI & GI
CURRENT ZONING

CTU
CONSTRUCTION

PROPERTY OVERVIEW

PHASE 1
Delivered

LEASED

PHASE 2

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2,400+
AMPS PER BUILDING

ESFR
FIRE PROTECTION

60'
SPEEDBAYS

7"
FLOOR SLAB

36'
CLEAR HEIGHT

PHASE 1

315 SOUTH RUTHERFORD BLVD

Building SF	±234,588	Office SF	±1,500	Speed Bay	60'
Divisible SF	±58,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	975' x 270'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 56	Clear Height	36' Clear	Electrical	2,400a
Automobile Parking	188	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	31 Stalls

IV PHASE 1

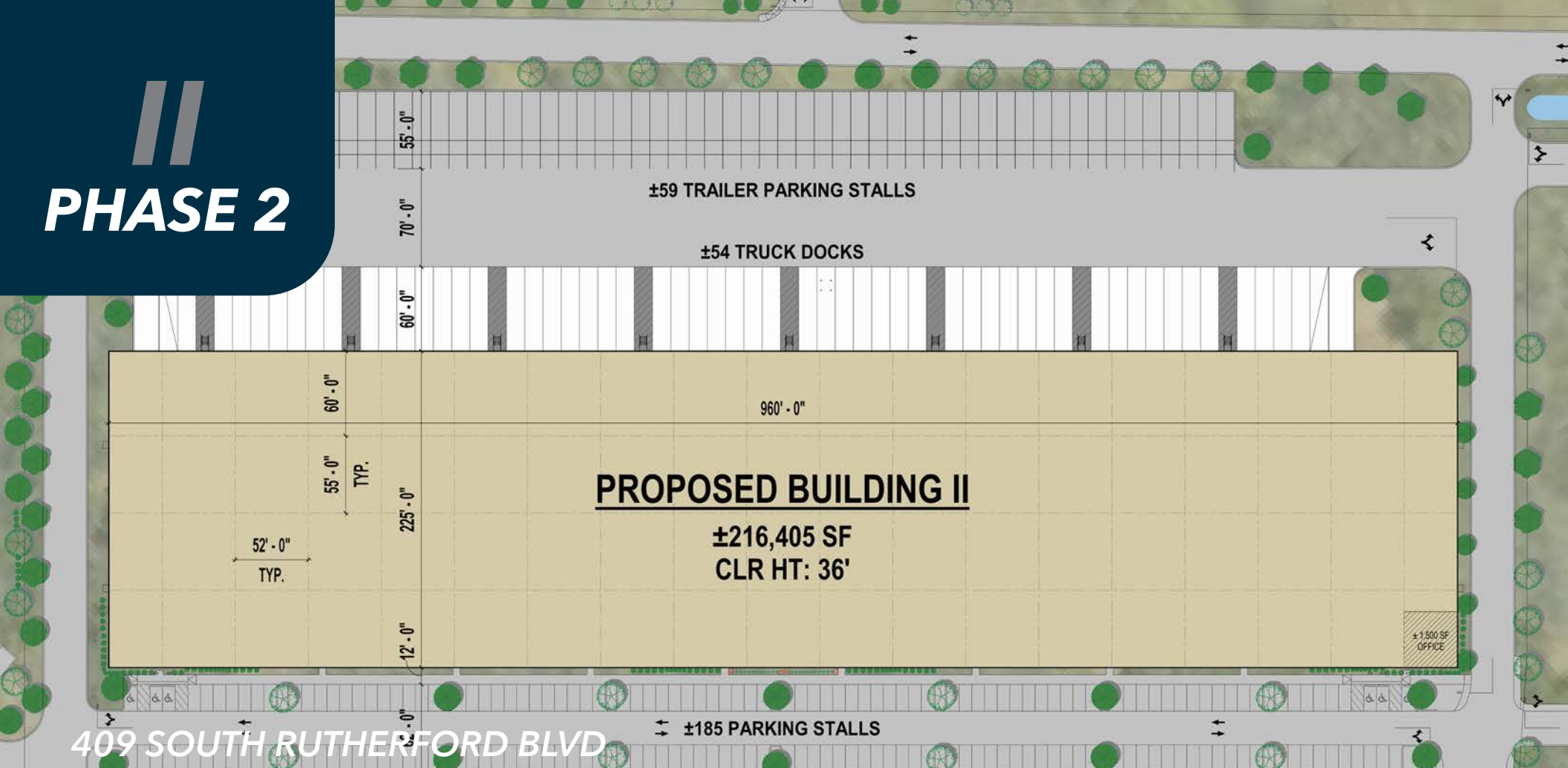
An aerial photograph of a large, single-story industrial building with a white roof and light-colored walls. The building has several loading docks and windows. A large, red, distressed-style stamp with the word "FEASED" in bold, capital letters is tilted diagonally across the center of the image, partially obscuring the building. In the background, there is a residential neighborhood with houses and trees, and a grassy field. The address "539 SOUTH RUTHERFORD BLVD" is visible at the bottom left of the image.

FEASED

539 SOUTH RUTHERFORD BLVD

Building SF	±149,150	Office SF	±1,500	Speed Bay	60'
Divisible SF	±75,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	789' x 240'	Building Configuration	Front Load	Fire Protection	ESFR
Dock Doors	Up to 40	Clear Height	36' Clear	Electrical	2,000a
Automobile Parking	177	Roof	60 mil mechanically attached TPO, 20 year warranty		

II PHASE 2

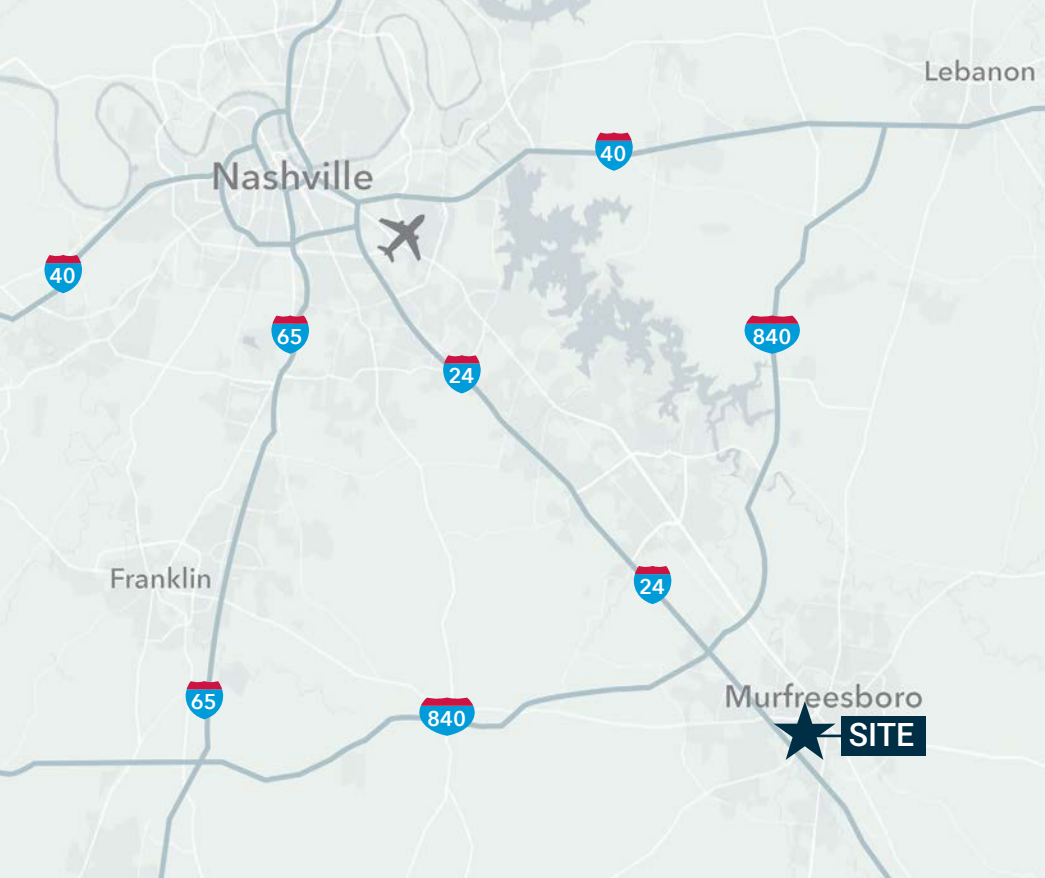


Building SF	$\pm 216,405$	Office SF	$\pm 1,500$	Speed Bay	60'
Divisible SF	$\pm 54,000$	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	960' x 225'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 54	Clear Height	36' Clear	Electrical	2,400a
Automobile Parking	185	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	59 Stalls

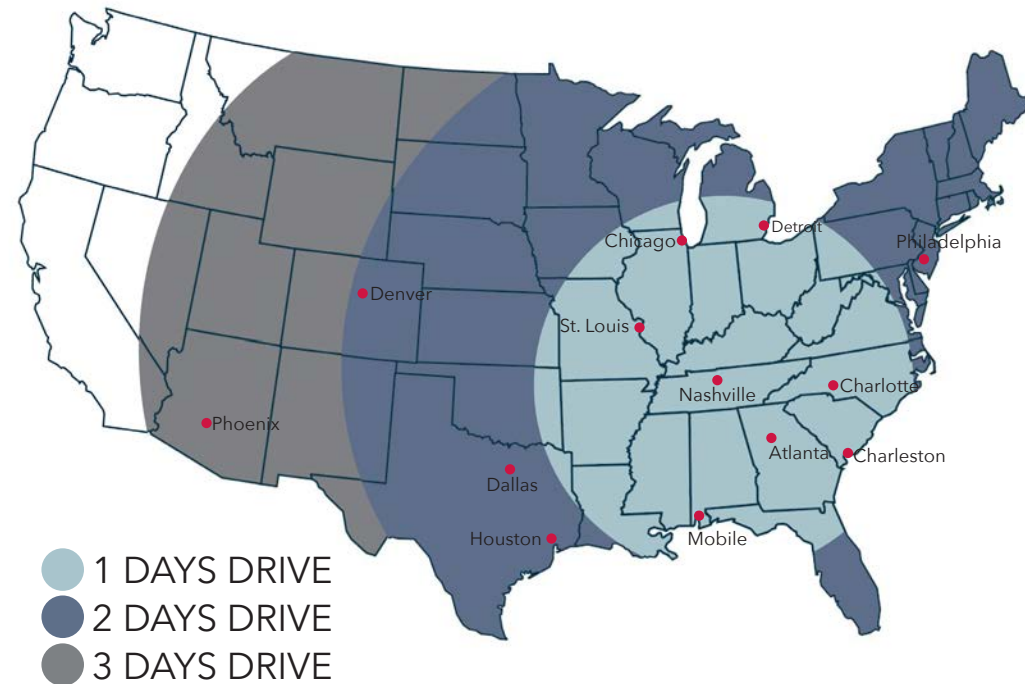
PHASE 2



Building SF	$\pm 103,777$	Office SF	$\pm 1,500$	Speed Bay	60'
Divisible SF	$\pm 52,000$	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	1
Building Dimensions	475' x 230'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 26	Clear Height	36' Clear	Electrical	1,200a
Automobile Parking	79	Roof	60 mil mechanically attached TPO, 20 year warranty		



DAYS TRUCK DRIVE TO/FROM NASHVILLE



LOCATION OVERVIEW



MURFREESBORO

#1 fastest growing city in Tennessee.



RUTHERFORD COUNTY

#1 fastest growing midsize county in the U.S. (Census 2020).



NASHVILLE MSA

#8 fastest growing MSA in the U.S.



MTSU

#1 largest university in Tennessee.



PORT CITIES

3 within a one day drive.
(Mobile, Savannah, Charleston)



1 OF ONLY 6

US cities with 3 major interstates converging: I-24, I-65, I-40.



I-24 0.6 Miles

I-840 7.1 Miles

I-65 29 Miles

I-40 32 Miles

BNA 33 Miles

Nashville 35 Miles

CORPORATE NEIGHBORS



- 1. FERGUSON**
540 New Salem Hwy
- 2. KROGER**
1100 New Salem Hwy
- 3. ADIENT**
1501 S Molloy Lane
- 4. WESTROCK**
370 S Rutherford Blvd
- 5. GENERAL MILLS**
200 Butler Drive
- 6. MAHLE**
906 Butler Drive
- 7. SCHWAN COSMETICS**
3202 Elam Farms Pkwy
- 8. FEDEX GROUND**
3161 Elam Farms Pkwy
- 9. AMAZON**
2020 Joe B Jackson Pkwy
- 10. MCNEILUS**
2120 Logistics Way



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