

ACCESS.
CONNECTIVITY.
MOMENTUM.

4

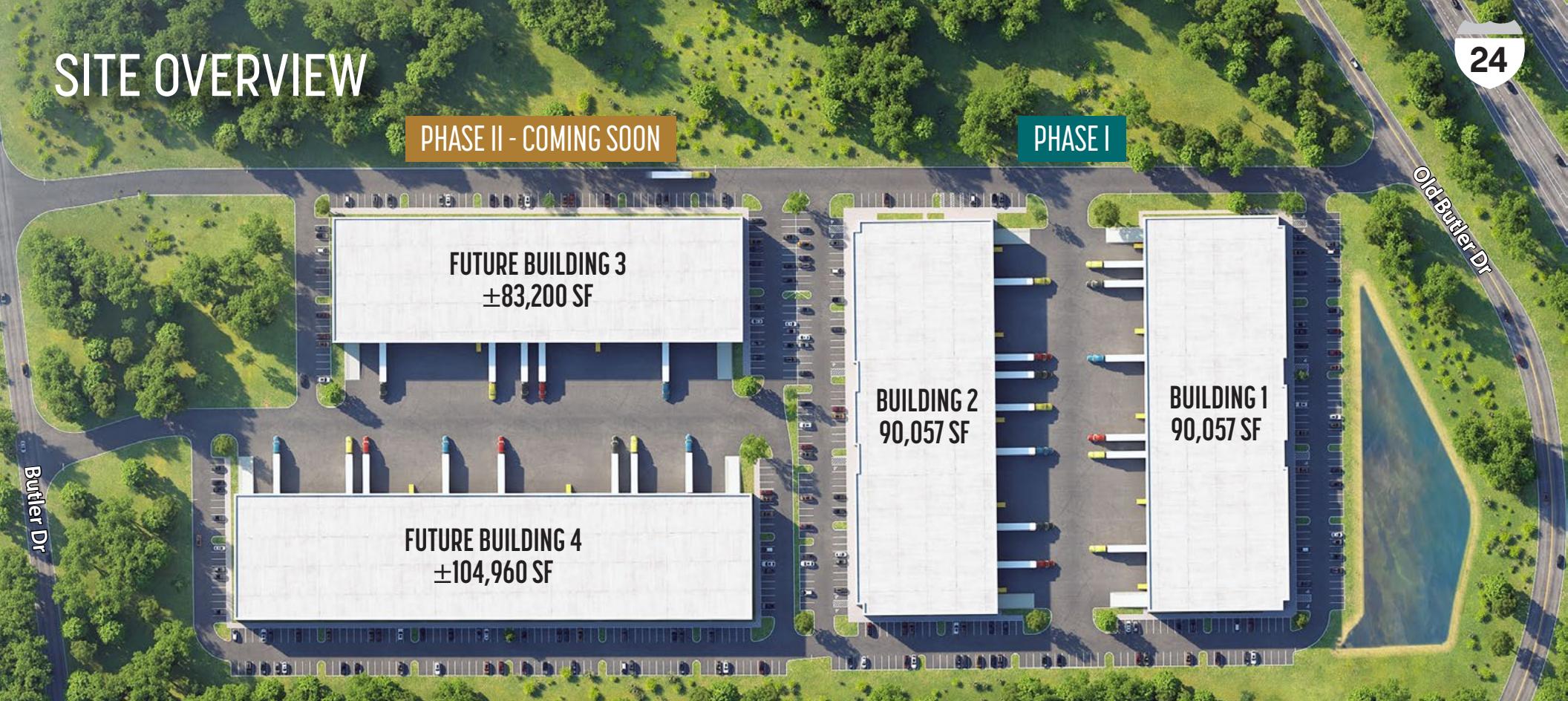
BUILDING PARK
TOTALING 369,972 SF

STATION 24

COMMERCE CENTER



SITE OVERVIEW



PHASE II

	FUTURE BUILDING 3	FUTURE BUILDING 4
Address	2011 Butler Drive, Building 3 Murfreesboro, TN 37127	2011 Butler Drive, Building 4 Murfreesboro, TN 37127
Total SF	±83,200 SF	±104,960 SF
Car Parking	96 Spaces	139 Spaces
EV Parking	0 Spaces	0 Spaces
Dock Doors	±30 Doors	±40 Doors
Drive In Doors	2 Doors	2 Doors
Clear Height	28'	28'
Building Dimensions	520' x 160'	656' x 160'
Building Floor Slab	6-inch steel reinforced slab	6-inch steel reinforced slab
Roofing	60mil TPO with R25 Insulation	60mil TPO with R25 Insulation

PHASE I

	BUILDING 1	BUILDING 2
Address	2011 Butler Drive, Building 1 Murfreesboro, TN 37127	2011 Butler Drive, Building 2 Murfreesboro, TN 37127
Total SF	90,057 SF	90,057 SF
Car Parking	151 Spaces	171 Spaces
EV Parking	0 Spaces	2 Spaces
Dock Doors	30 Doors	30 Doors
Drive In Doors	2 Doors	2 Doors
Clear Height	28'	28'
Building Dimensions	500' x 180'	500' x 180'
Building Floor Slab	6-inch steel reinforced slab	6-inch steel reinforced slab
Roofing	60mil TPO with R25 Insulation (HVAC Ready)	60mil TPO with R25 Insulation (HVAC Ready)

HIGHLY VISIBLE LOCATION

6 Mi
TO MTSU

30 Mi
TO I-40

34 Mi
TO BNA

35 Mi
TO DOWNTOWN NASHVILLE

96 Mi
TO CHATTANOOGA

211 Mi
TO ATLANTA

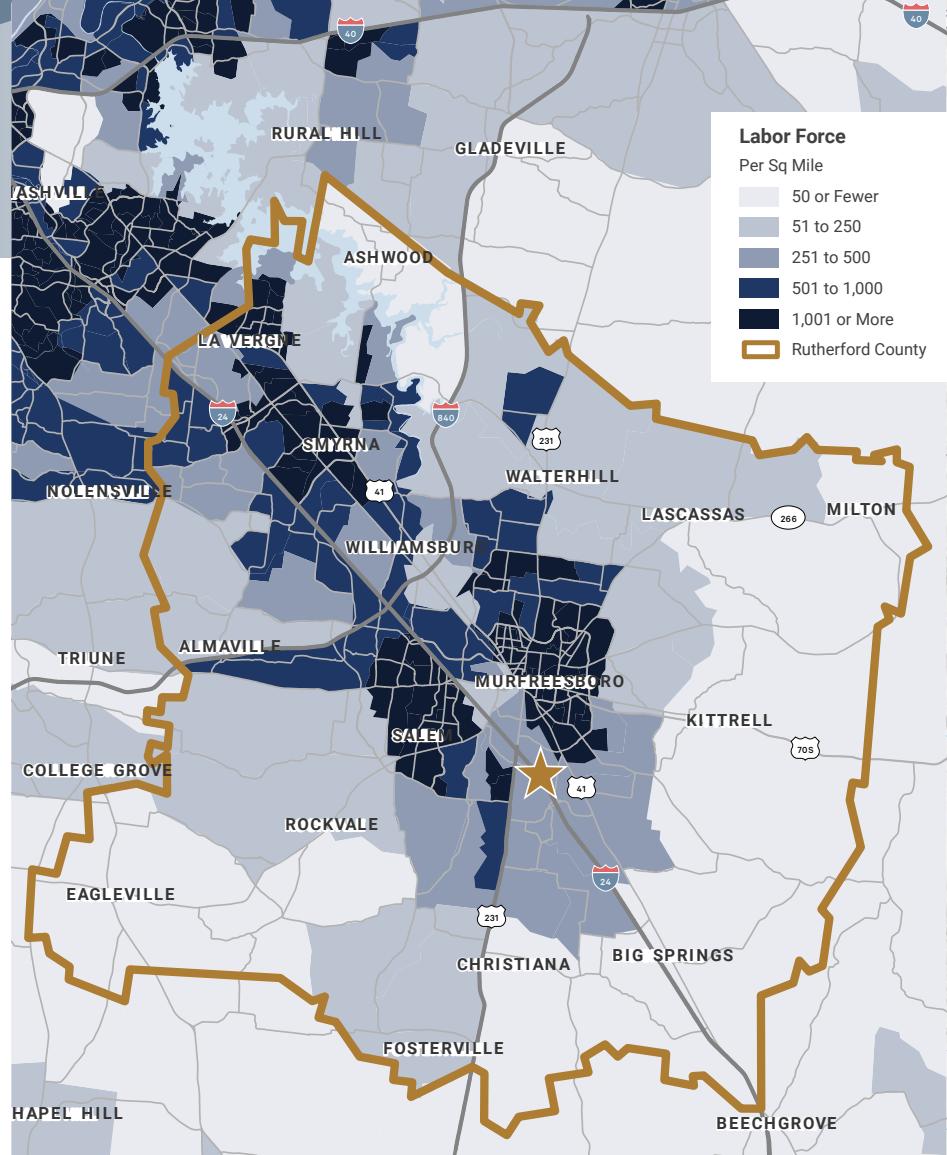


DEMOGRAPHICS

Nestled in the heart of Tennessee, Murfreesboro is the thriving hub of Rutherford

County, which holds the distinction of being the exact geographic center of the state. Just 30 miles southeast of Nashville, Murfreesboro offers strategic access to major markets—within a two-hour flight of 75% of the U.S. population—making it an ideal location for business, education, and lifestyle. This dynamic city was recognized as the 8th fastest-growing midsize city in the U.S. by the 2020 Census, a testament to its vibrant economy and exceptional quality of life.

Murfreesboro's economic and educational infrastructure is equally impressive. The city is home to three institutions of higher learning: Middle Tennessee State University (MTSU), the largest undergraduate university in the state with over 23,000 students and the top producer of graduates for the Greater Nashville economy; Motlow State Community College; and the Tennessee College of Applied Technology. This strong academic presence supports a skilled and educated workforce, attracting a wave of commercial development. With its strategic location, booming population, and thriving economy, Murfreesboro is a premier destination for investment, innovation, and opportunity.



2024 MURFREESBORO REGIONAL ECONOMIC DEVELOPMENT GUIDE

34
MEDIAN
AGE

\$89,051
MEDIAN
HH INCOME

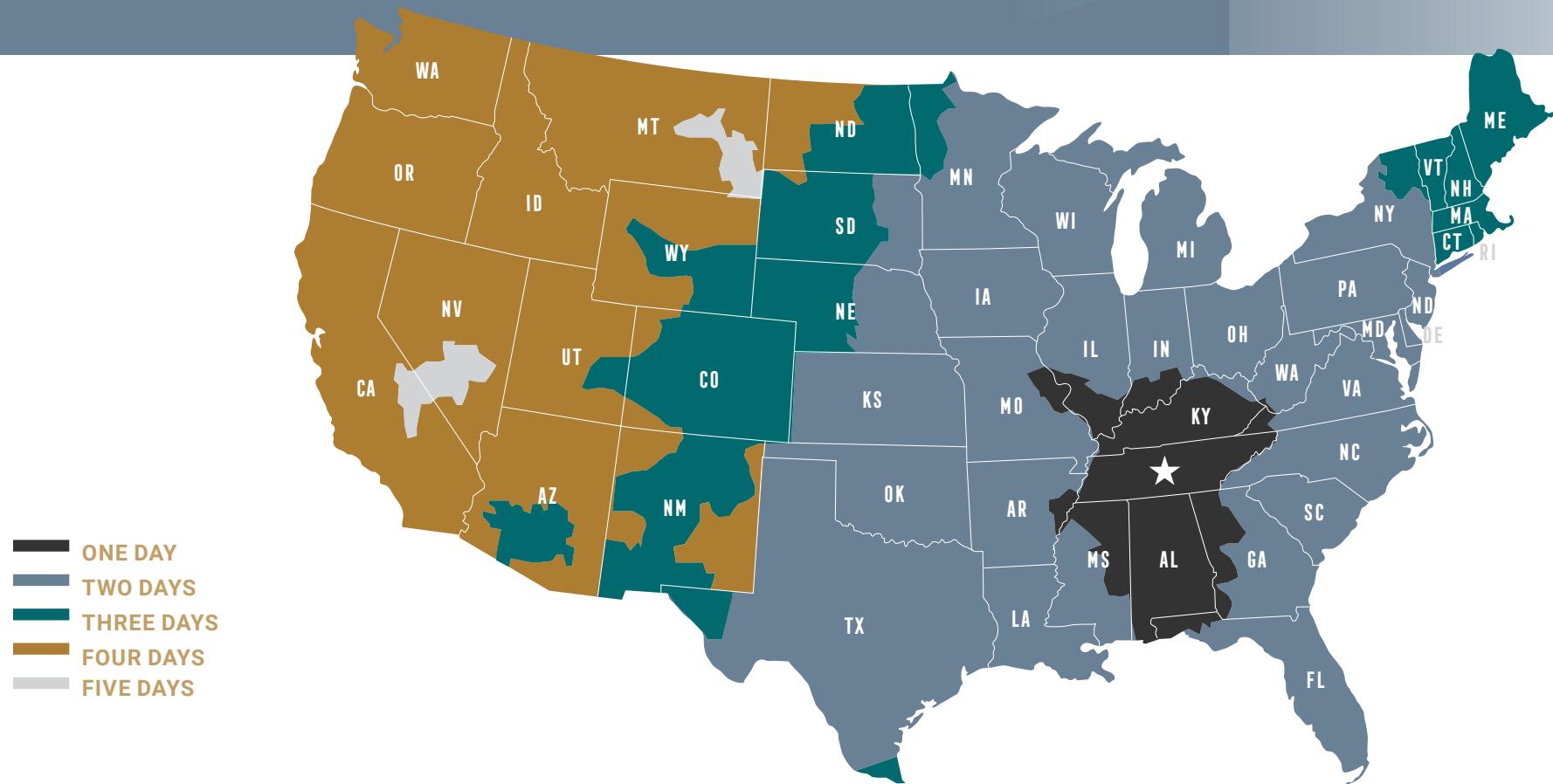
168K
TOTAL
POPULATION

20 NEW
PEOPLE A
DAY MOVING TO
MURFREESBORO

7.5%
POP. GROWTH
OVER NEXT
5 YEARS

96.8%
EMPLOYED
CIVILIAN
POP. 16+

FEDEX DRIVE TIMES



Rutherford County is located within
650 miles of 50% of the US population



41M People within a
300-mile radius



75% of the US market is
within a 2-hour flight



12 million people live within a
2.5 hour drive



From Nashville, 72% of the US
population is reached with
Two-Day Ground Delivery



Three major interstates
converge in Nashville

STATION 24

C O M M E R C E C E N T E R

2011 BUTLER DRIVE
MURFREESBORO, TN 37127

WILL GOODMAN
Senior Vice President
O +1 615 493 9256
C +1 321 230 1522
will.goodman@cbre.com

DAVIS GOODMAN
Associate
O +1 615 493 9255
C +1 407 361 7474
davis.goodman@cbre.com

JACK ARMSTRONG
Senior Vice President
O +1 615 493 9257
C +1 561 339 9071
jack.armstrong@cbre.com

JOHN PRESTON
Associate
O +1 615 248 1147
C +1 615 585 0082
john.preston@cbre.com

STEVE PRESTON
Executive Vice President
O +1 615 248 1114
C +1 615 418 9470
steve.preston@cbre.com

EASTGROUP
P R O P E R T I E S

CBRE

