

MIDDLE TENNESSEE INDUSTRIAL CENTER

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

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DRG
DISTRIBUTION
REALTY GROUP

PROPERTY OVERVIEW

PHASE 1
Delivery Q3 2025



PHASE 2



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
Delivery Q3 2025

PHASE 2

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2,400+
AMPS PER BUILDING

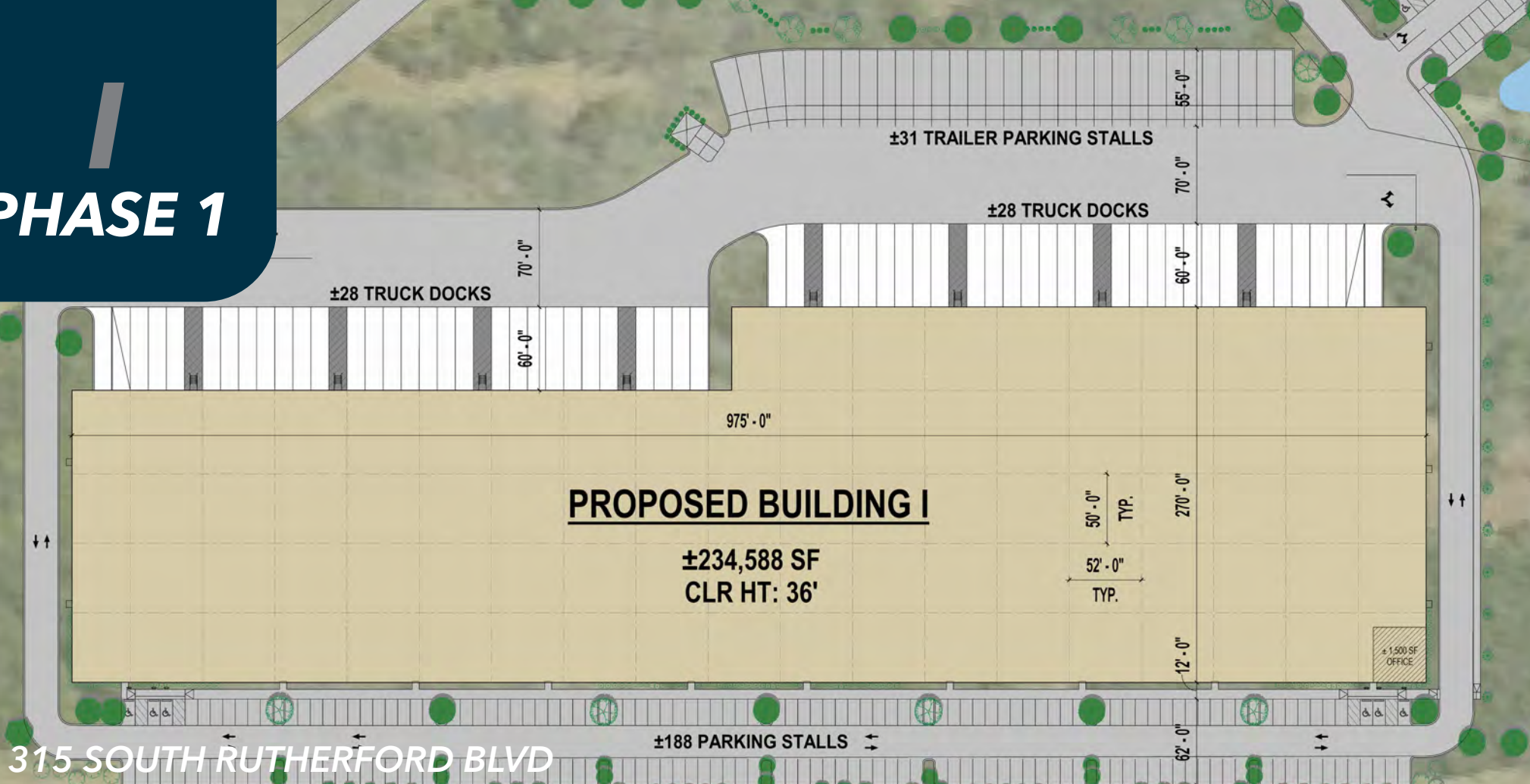
ESFR
FIRE PROTECTION

60'
SPEEDBAYS

7"
FLOOR SLAB

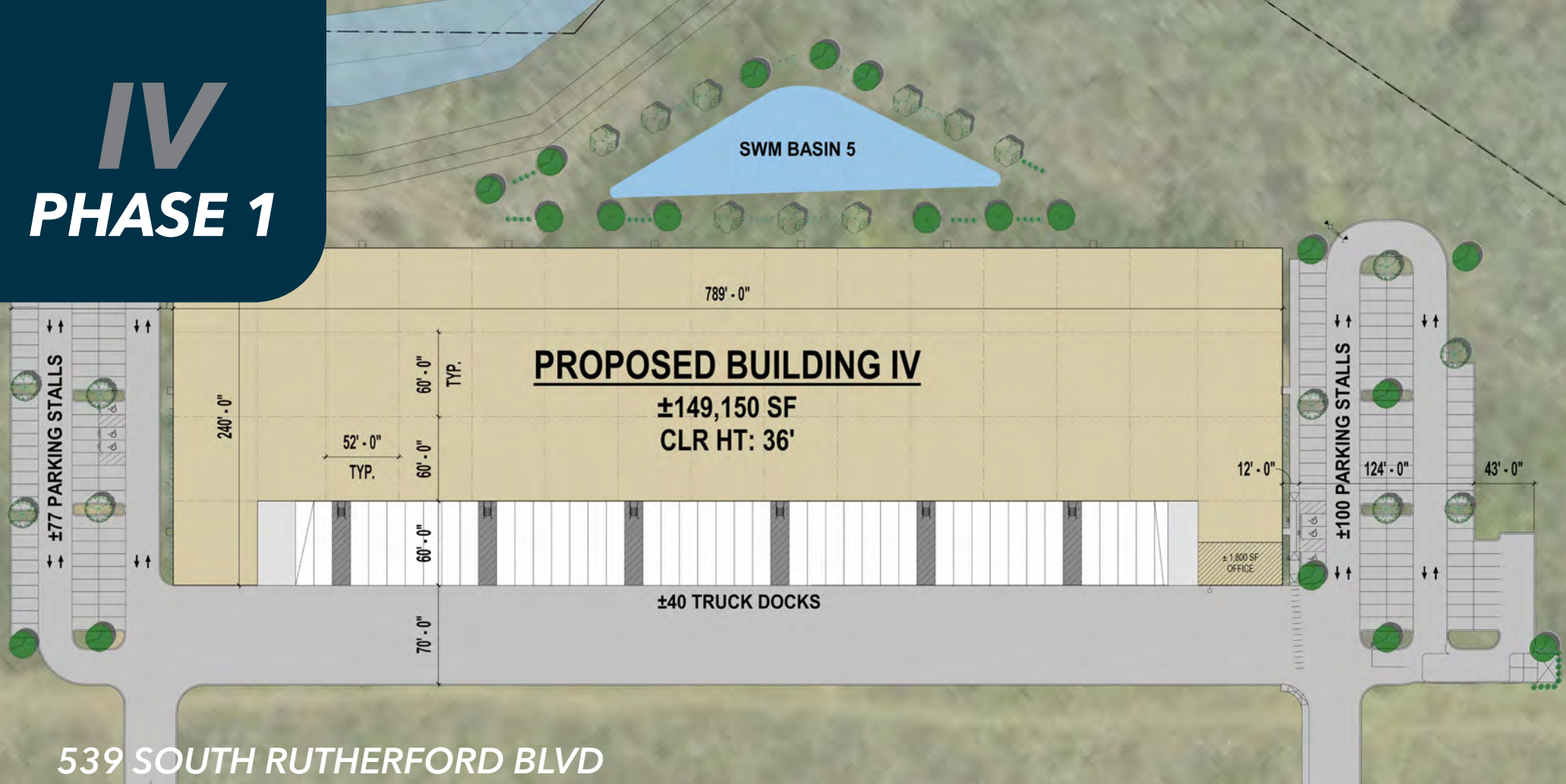
36'
CLEAR HEIGHT

PHASE 1



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	3,000a
Automobile Parking	188	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	31 Stalls

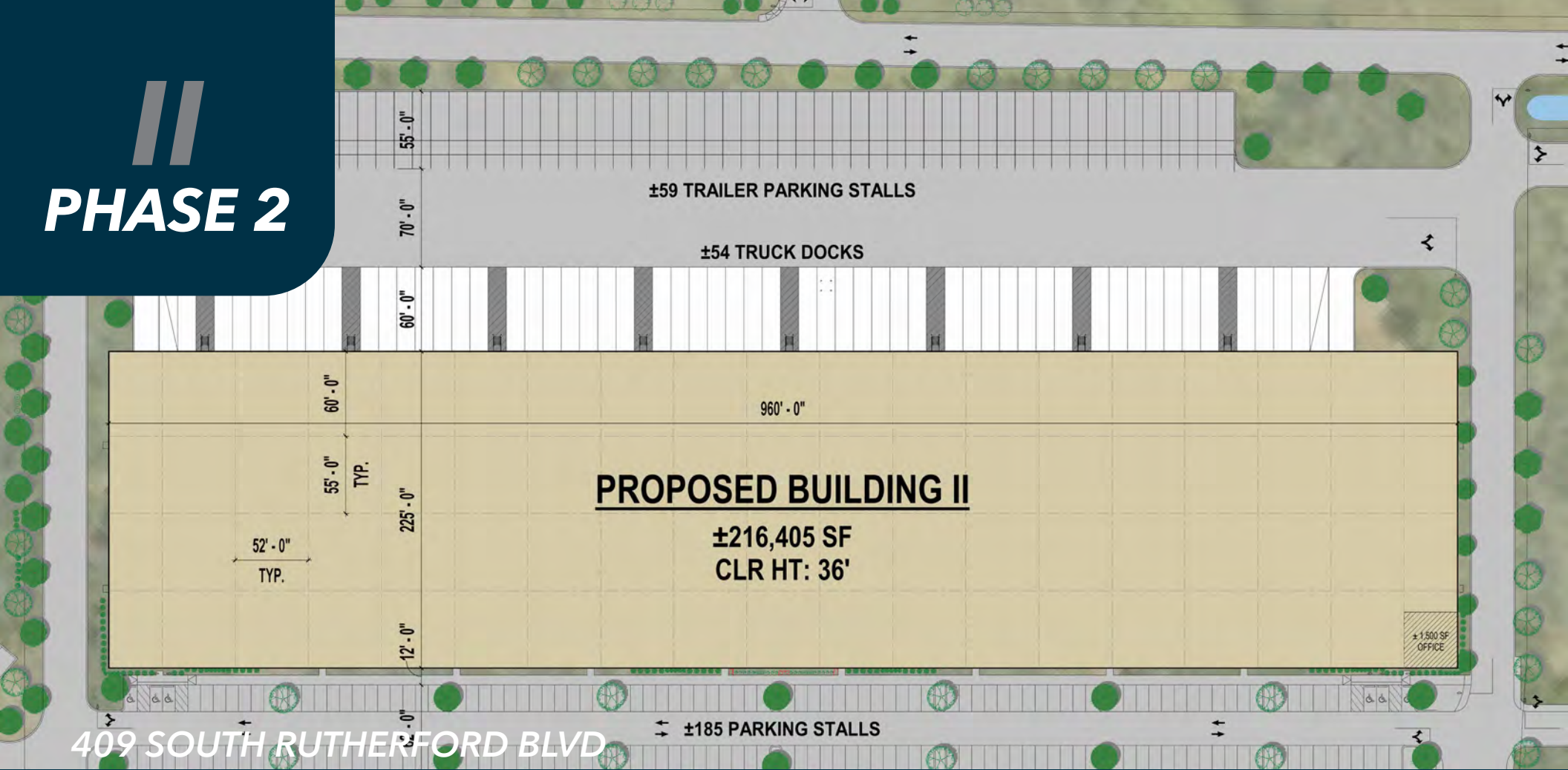
IV PHASE 1



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	3,000a
Automobile Parking	177	Roof	60 mil mechanically attached TPO, 20 year warranty		

PHASE 2



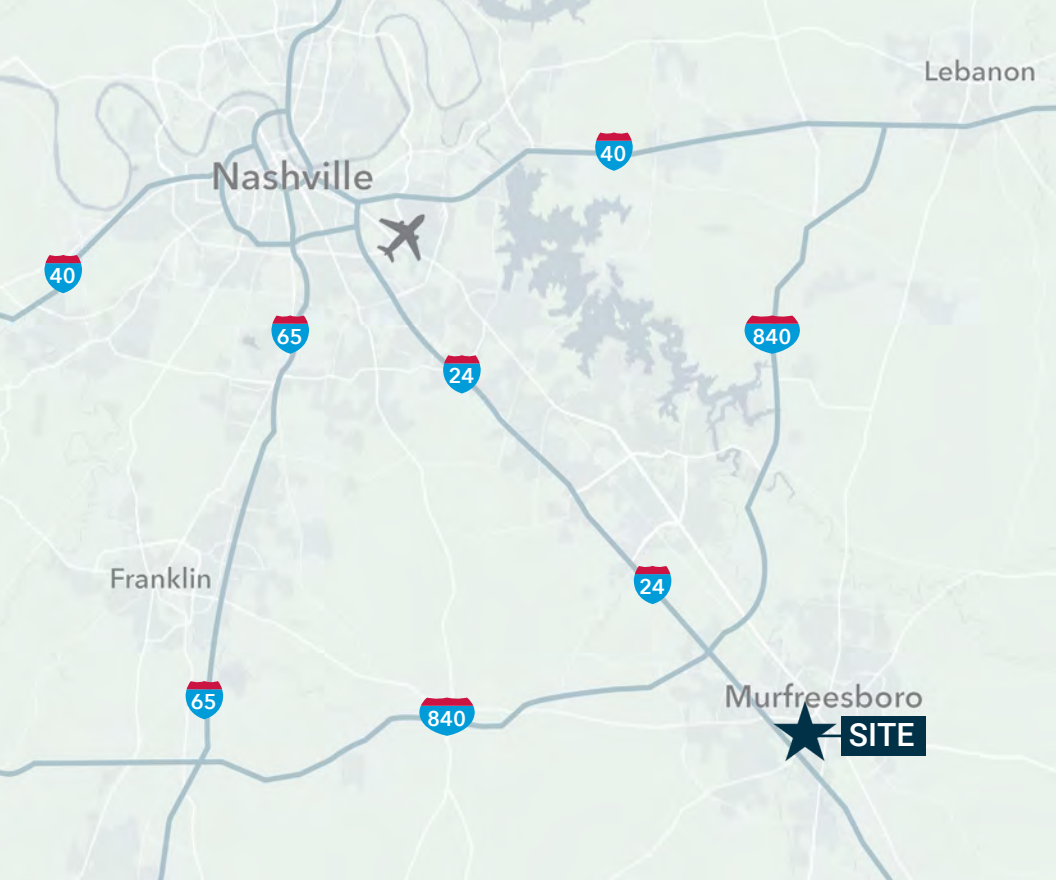
409 SOUTH RUTHERFORD BLVD

Building SF	±216,405	Office SF	±1,500	Speed Bay	60'
Divisible SF	±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	3,000a
Automobile Parking	185	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	59 Stalls

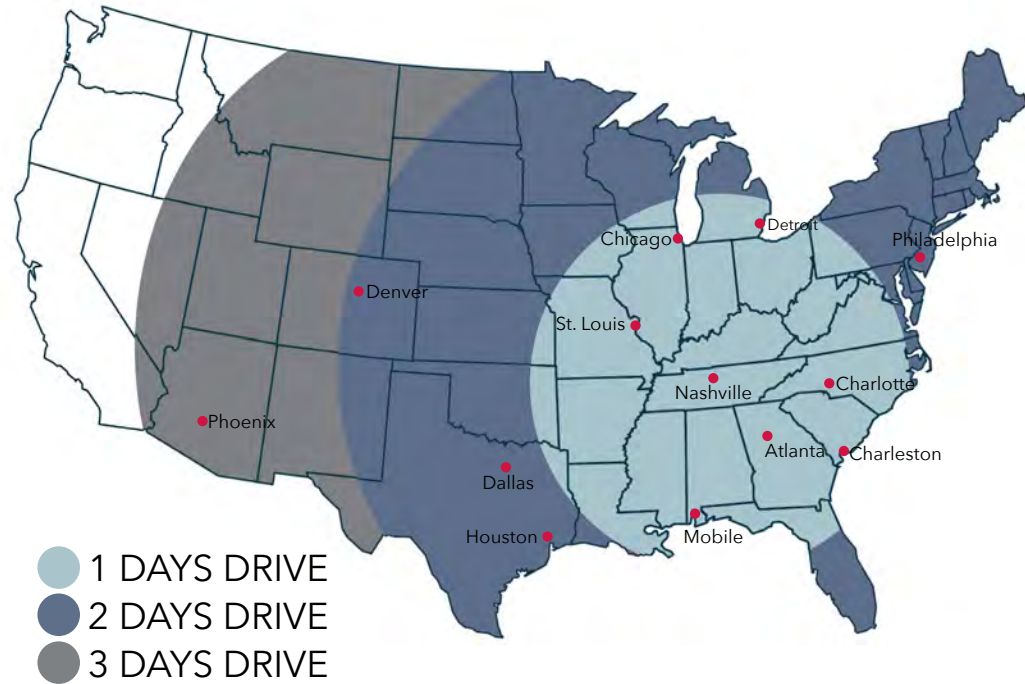
PHASE 2



Building SF	±103,777	Office SF	±1,500	Speed Bay	60'
Divisible SF	±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	2,400a
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. **ADIANT**
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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