

FOR SALE OR LEASE

26,048 SF

**SOUTHPOINTE
— WAY —**



STREAM

1931 Southpointe Way
Murfreesboro, TN 37129

FOUNDRY
— A BEACON COMPANY —

Building Highlights

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



26,048 SF



2,000 SF Office



20' 6" Minimum Clear Height



Clear Span Construction with No Interior Columns



One (1) 12'x14' Drive-in Door



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



400 Amp Power 277/480V



LED Lighting



Gas Fired Heaters



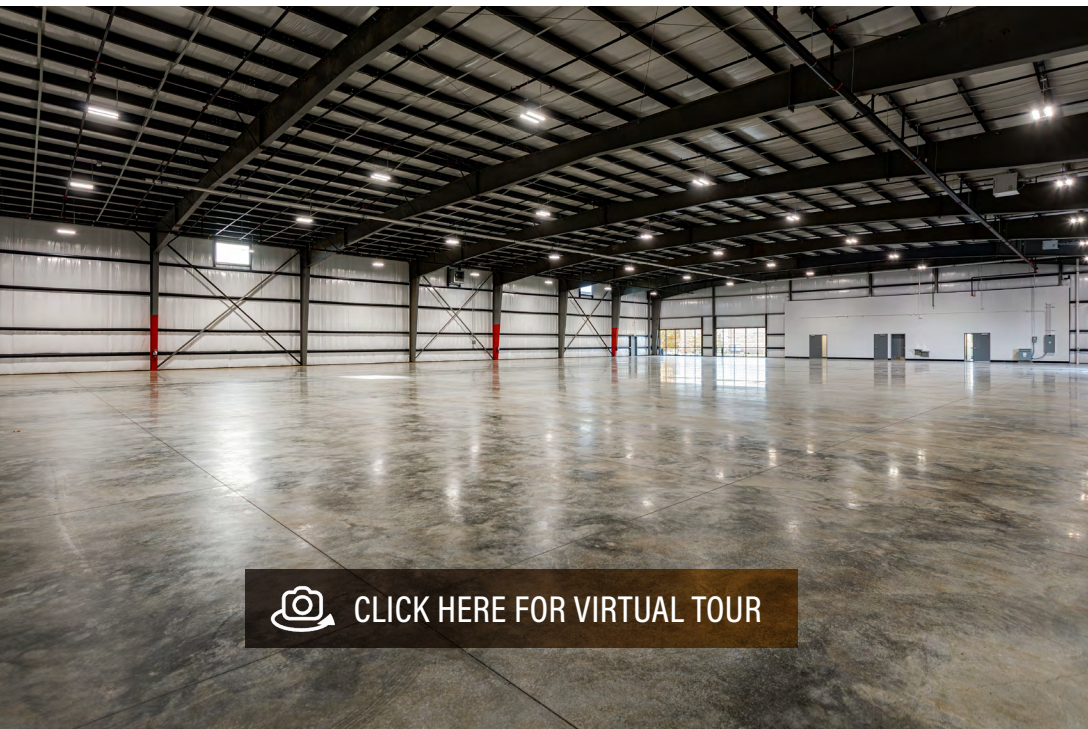
Ordinary Hazard Fire Protection System



6" Reinforced Concrete Slab



Zoned L-I



[CLICK HERE FOR VIRTUAL TOUR](#)





CLICK HERE FOR VIRTUAL TOUR

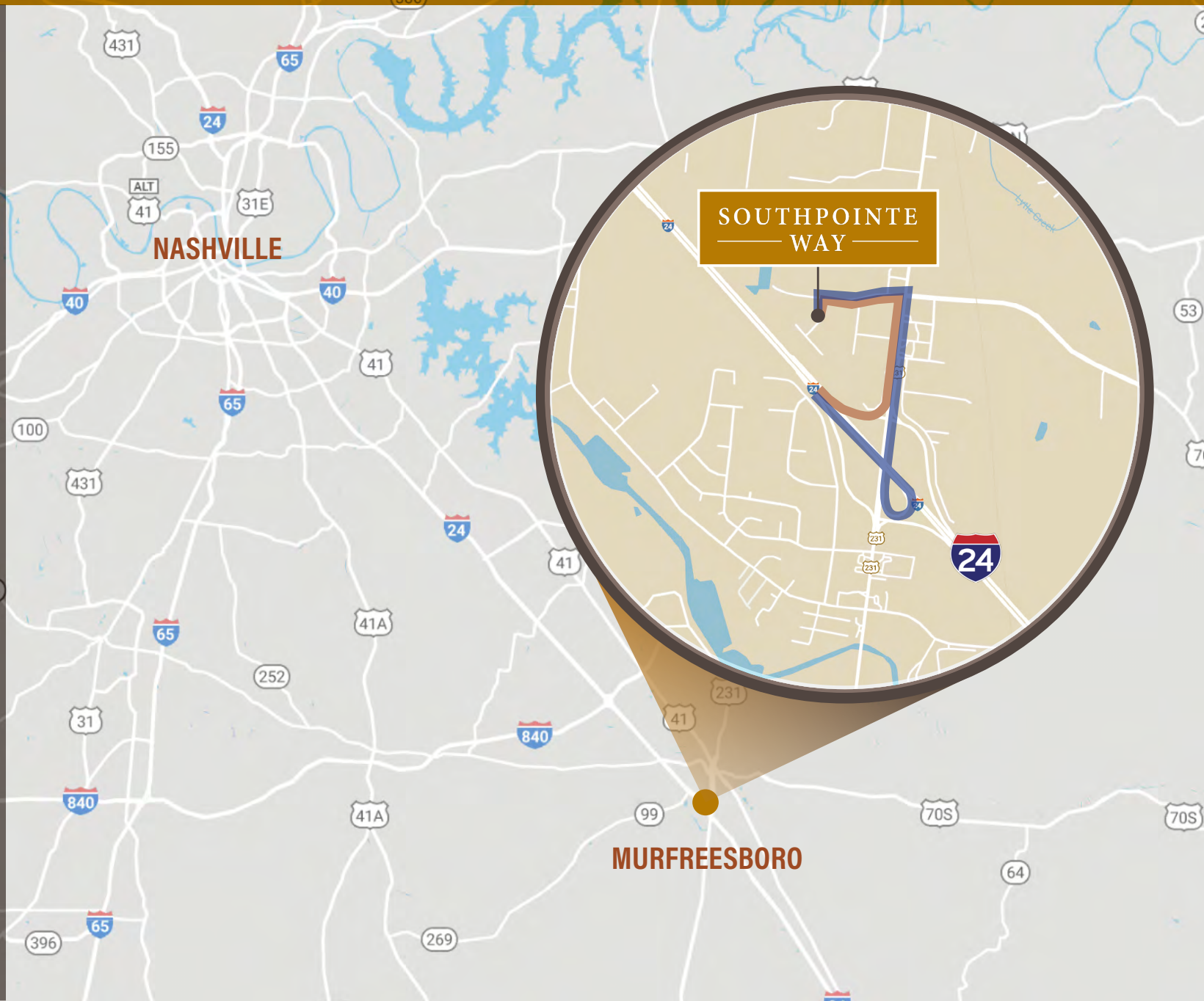
Easy Access to Two Major Interstates

 **2 MINUTES**
to I-24

 **10 MINUTES**
to I-840

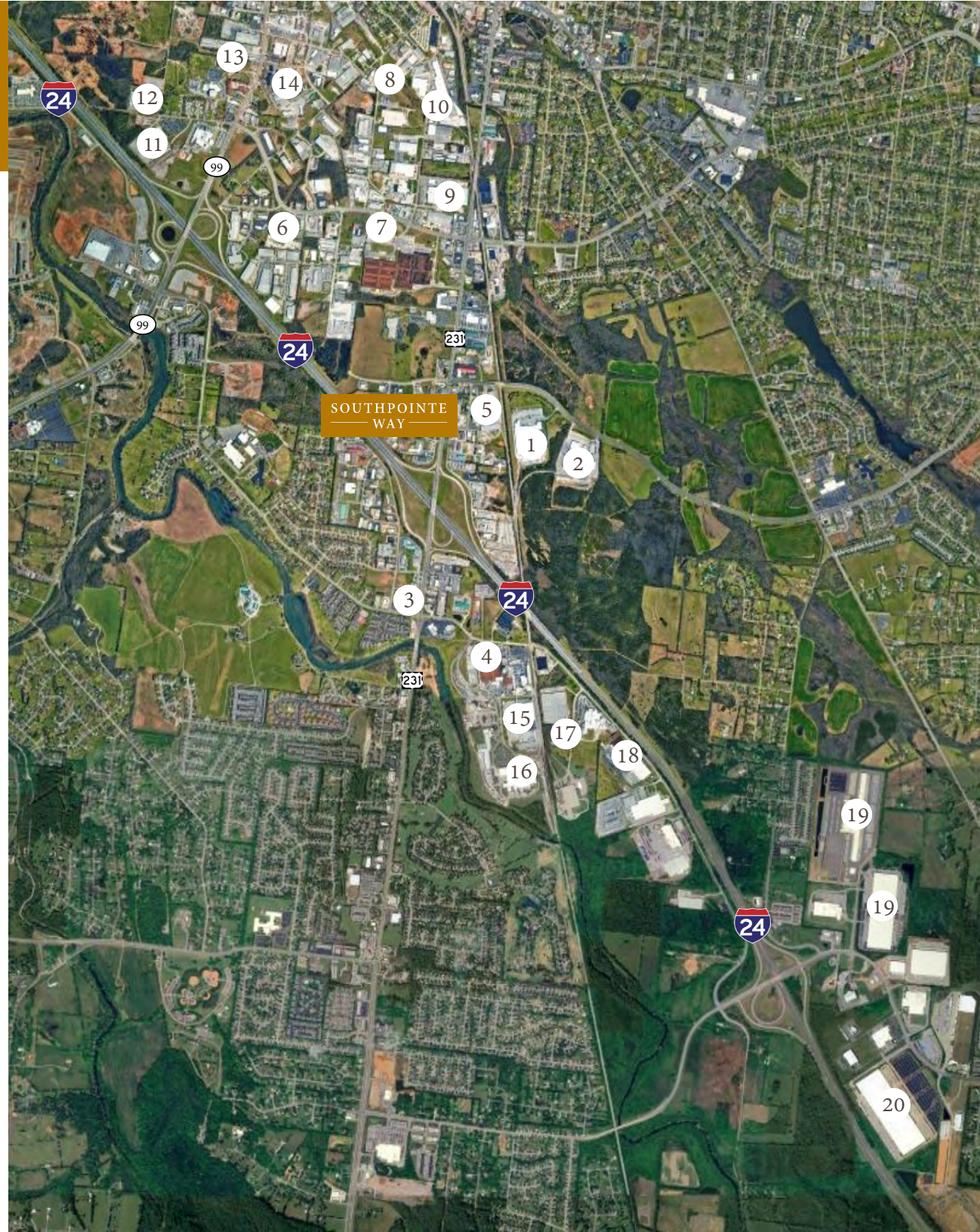
 **30 MINUTES**
to Downtown
Nashville

 **30 MINUTES**
to Nashville
International
Airport



Corporate Neighbors

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



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.

173,625

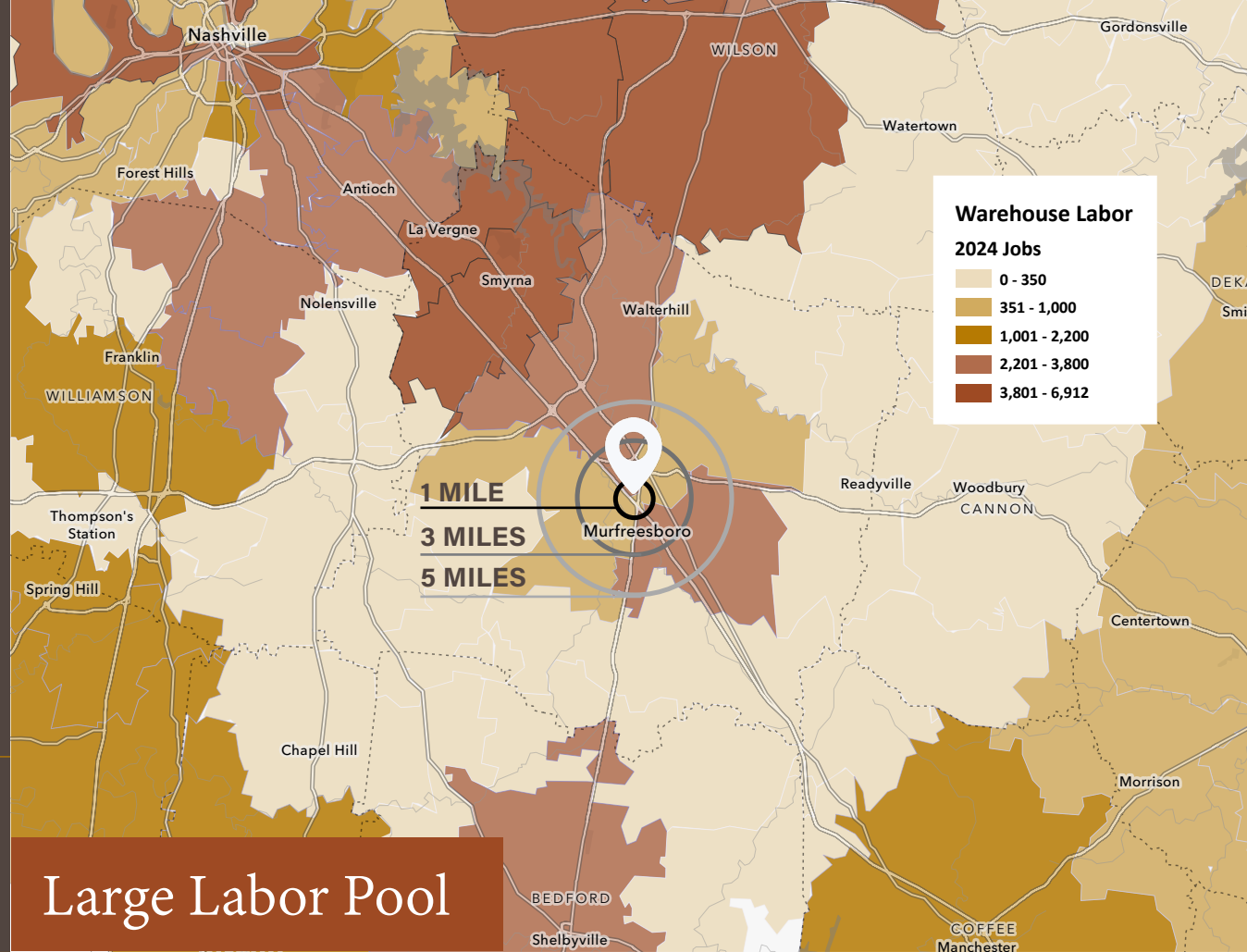
2025 Population

\$152,199

Average Household Income

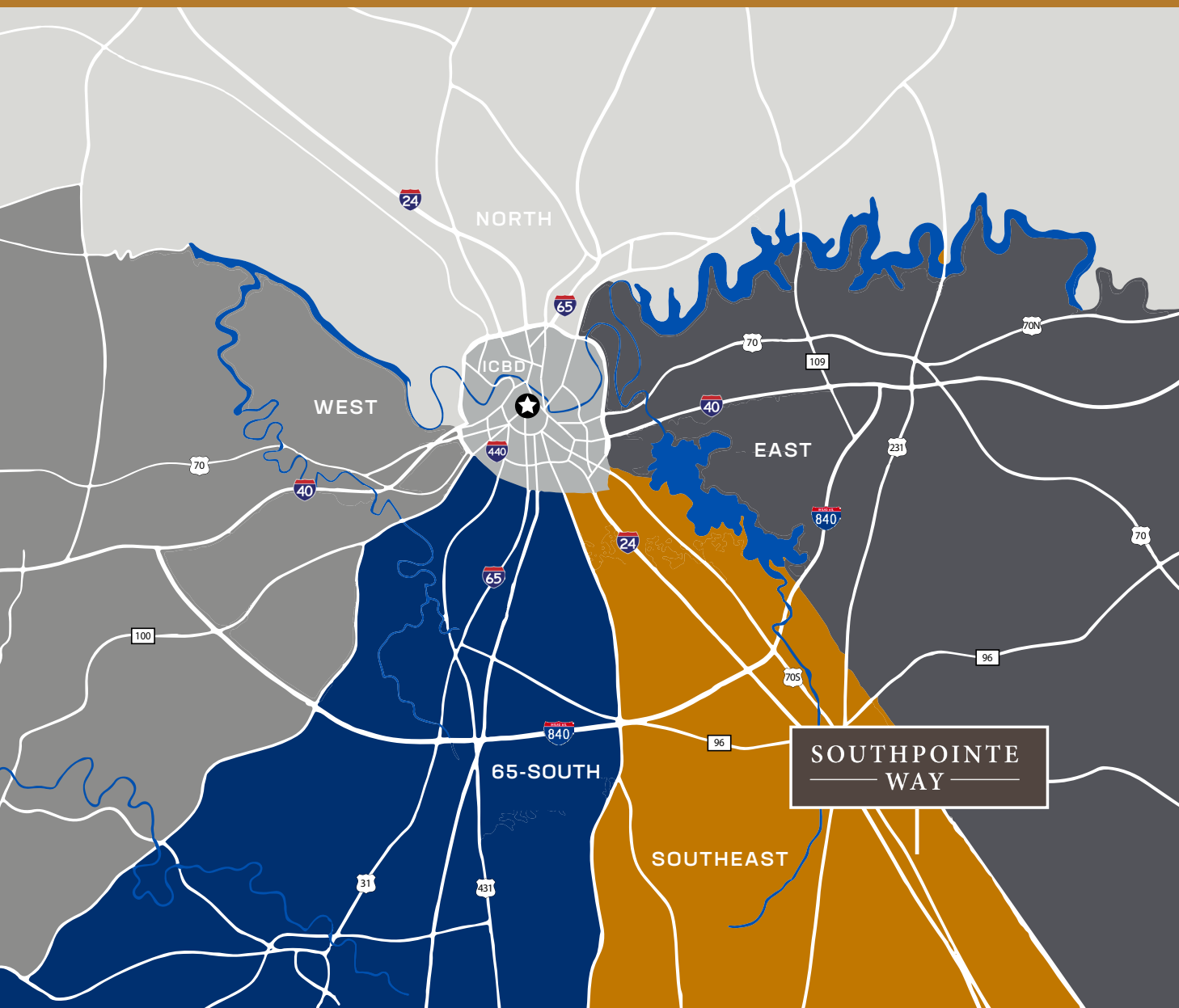
3.2%

Unemployment Rate



Southeast Submarket

Nashville's Premier Industrial Submarket



1*

Buildings Available for Sale Built Within the Last 5 Years (Under 50k SF)

**Only this property is currently available for sale.*

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

SOLD



For more information, contact:

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