



CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING
720B South Church Street • Post Office Box 2511 • Murfreesboro, Tennessee 37133-2511
Telephone (615) 329-8000 • Fax (615) 217-8245 • www.charterdevelopment.com



FOR LEASE - COMMERCE PARK WAREHOUSE 30,000 SQUARE FEET AVAILABLE

LOCATION: 1134 Commerce Park Drive, Murfreesboro, Rutherford County, Tennessee 37130. Just off intersection of South Church Street (Highway 231) and Middle Tennessee Blvd. behind the Co-op Lawn & Garden Center.

CONSTRUCTION: Multi-tenant bulk office/warehouse distribution facility totaling \pm 120,000 square feet with \pm 30,000 square feet presently available for lease. Concrete block building erected in \pm 1968. Roof (2002-2003) is a flat rubber membrane type. Floors are concrete slab.

DIMENSIONS: Building is \pm 226' x 516'. Space is about 132' x 226'. **WAREHOUSE HEAT:** Gas heaters.

POWER: 400 amps, 208/120 volts, 3 phase. **SPRINKLERS:** 100% dry system throughout.

CEILING HEIGHTS: \pm 23' clear. **COLUMN SPACING:** \pm 32' x 32'. **UTILITIES:** All public utilities on site.

LOT SIZE & PARKING: \pm 6.49 acre complex. Asphalt paved parking along front.

OFFICE AREA: Approximately 1,544 sf of 100% central HVAC space consisting of large reception area, breakroom, 4 private offices and 2 restrooms.

TRUCK LOADING: Front loading building. Two (2) 10' x 10' dock-high doors, one (1) has leveler. Two (2) 10' x 10' former rail doors along rear wall.

MISCELLANEOUS: Former rail served distribution facility within one (1) mile of Interstate I-24!

LEASE RATE: \$4.50/sf annually Industrial Gross.

EXCLUSIVE AGENT:

TERRY C. SMITH

CHARTER DEVELOPMENT COMPANY

(615) 329 - 8000

Information contained herein has been furnished by either owner or by sources deemed reliable, however, no warranty or representation, express or implied, is made as to the accuracy thereof. Therefore, same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, withdrawal from the market without notice and to any special listing conditions imposed by our principles. Owner and broker make no representation as to the environmental condition of property and recommend buyer's or lessee's independent investigation.