



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



(NEW LASALLE COURT BUILDINGS WILL BE SIMILAR TO ABOVE WHICH ARE KNOWN AS 105 & 107 LASALLE COURT)

**NEW WAREHOUSES NOW
PRE-LEASING FOR 2018
SAND HILL
BUSINESS PARK
LA VERGNE, TN
± 4,000 SQUARE FOOT
BUILDINGS
(New LaSalle Court Buildings
to be ready in 2018!)**

LOCATION: New warehouses pre-leasing right now, along LaSalle Court. Expected delivery date is prior to year end 2018. Nice business park located along Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086 just off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne.

CONSTRUCTION: All buildings are free-standing, single tenant 4,000 square foot structures on their own ± .37 to .5 acre lot. Each building is a pre-engineered metal facility with a pitched metal deck roof with buildings to feature masonry front walls. Interior insulation throughout. ± five inch (5"), 4,000 psi, reinforced concrete slab flooring.

DIMENSIONS & BREAKDOWN OF SPACE: Buildings are 40' x 100'. Office space is ± 540 square feet with light mezzanine storage space above. Warehouse space is ± 3,460 square feet.

CEILING HEIGHTS: 18' eaves, 20' center. **HEAT:** Natural gas fired space heater in warehouse. 250,000 BTU.

LOT SIZE & PARKING: Lots vary per building from ± .37 to .5 acres. Asphalt paving in front, graveled sides.

UTILITIES: All public serve the building. **COLUMN SPACING:** Clear span building.

OFFICE AREA: Office area totals ± 540 square feet (20' x 27') of nicely finished central HVAC office space. Breakdown consists of large reception area (12' x 20'), large private office (12' x 14.5'), one (1) office restroom and one (1) warehouse restroom. Additional 540 sf of light mezzanine box storage available above office.

POWER: 200 amp box, 208/120 volts, 3 phase. **LIGHTING:** T-5 high bay fluorescent fixtures in warehouse. LED outside.

TRUCK LOADING: Two (2) 12' x 14' drive-in doors. Located on front and side walls for easy access into the building.

MISCELLANEOUS: New small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or outside storage requirements. Ideal for light manufacturing, warehousing, distribution or service operations.

LEASE RATE: Call for pricing.

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.