



# CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING  
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**WAREHOUSES FOR LEASE  
@ SAND HILL BUSINESS  
PARK LA VERGNE, TN  
± 4,000 SQUARE FOOT  
BUILDINGS  
(Typical building shown is  
along Ritter Road. Call for  
available buildings and other  
details.)**

**LOCATION:** Nice Business Park located along Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086. Phase One started in 2000 and consists of twelve (12) 4,000 sf free-standing, single tenant warehouses on ± half acre lots located along Sand Hill Road and Ritter Road. Phase Two started in 2004 along Gingham Drive and features seven (7) more warehouses. Phase Three started in 2007 along LaSalle Court and features 2 warehouses with eventually fourteen (14) buildings to be built along LaSalle Court. This park is located off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of LaVergne.

**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 all metal facility with a pitched metal deck roof. Phase Three buildings on LaSalle Court will have masonry front walls. ± 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 very 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 of each building.

**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.

**POWER:** All buildings are 200 amps, 208/120 volts, 3 phase. **LIGHTING:** Metal halide fixtures in warehouse.

**TRUCK LOADING:** Two (2) 12' x 14' drive-in doors. Doors are located along the front and rear walls for easy setup and access by being able to drive straight through the building.

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

**LEASE RATE:** Varies per building. Call for details.

**EXCLUSIVE AGENT:  
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