

**OFFICE/WAREHOUSE SPACE FOR LEASE**  
**± 3,500 SQUARE FOOT SUITE**  
**5499 MURFREESBORO ROAD, SUITE G**  
**LA VERGNE, TENNESSEE**

**LOCATION:** 5499 Murfreesboro Road, Suite G, La Vergne, TN 37086 now for lease. Available October 1, 2025. Located in a multi-tenant office/warehouse complex fronting Murfreesboro Road in La Vergne, TN. Three (3) building complex totaling 22,950 square feet presently subdivided into small office and warehouse suites for lease.

**CONSTRUCTION:** Front building is a pre-engineered metal building with brick facade erected ± 1982 and two (2) concrete block buildings at rear erected ± 1987.

**CEILING HEIGHTS:** 20' eaves, 22' center in front metal building. **ZONING:** C-2 Highway Service

**UTILITIES:** City water, septic tank and electric or propane heat only. **WAREHOUSE HEAT:** Electric or propane heat to be provided by tenant as needed.

**SPACE AVAILABLE:** ± 3,500 sf of office/warehouse space plus additional ± 1,750 sf of nice mezzanine storage area above the offices accessed via wooden staircase in the warehouse. (Total of 5,250 gross usable sq. ft.)

**OFFICE AREA:** Suite G has ± 820 sf of finished central HVAC space. Layout consists of a large reception area, 3 private offices, 1 office restroom and 1 warehouse restroom.

**POWER:** 200 amps, 220/110 volts, single phase power. **LIGHTING:** High bay fluorescent fixtures in warehouse area.

**TRUCK LOADING:** Front loading grade level drive-in door 10' wide x 12' high.

**MISCELLANEOUS:** Additional fenced in area adjacent to Suite G possibly for use can provide secured overflow parking & storage. Great visibility along busy Murfreesboro Road, over 25,000 cars per day. Ample other shared overflow parking areas on site. Next door to Walmart.

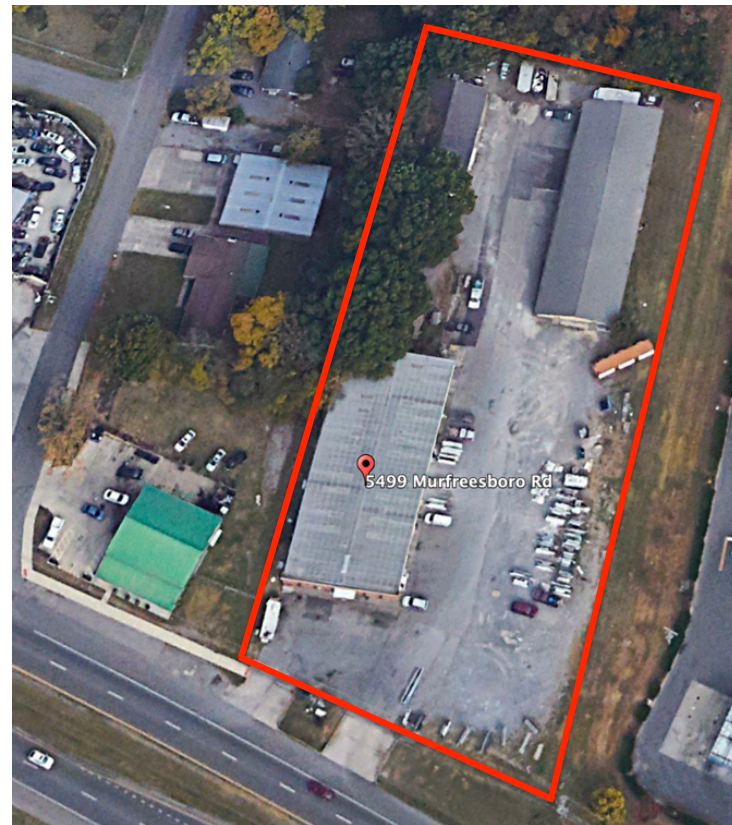
**LEASE RATE AND TERMS:** \$5,100.00 per month gross with 3% annual increases (Base rent is \$5,000.00 per month with \$100.00 month water fee). Landlord requesting 3 year lease term.



**EXCLUSIVE AGENT:**  
**TERRY C. SMITH**  
**CHARTER DEVELOPMENT COMPANY**  
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