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DEVELOPMENT  
COMPANY**

***Commercial and  
Industrial Real Estate  
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**FOR LEASE OFFICE / WAREHOUSE SPACE  
± 8,400 SQUARE FEET / 72 BUCHANAN STREET / LA VERGNE, TN**



# FOR LEASE

## 72 BUCHANAN STREET

### LA VERGNE, TN

**LOCATION:** Nice industrial facility located at 72, 74 & 78 Buchanan Street, La Vergne, Rutherford County, Tennessee just off the intersection of Murfreesboro Road and Stones River Road. Building is a 21,000 square foot multi-tenant office/warehouse facility presently subdivided into three (3) spaces with 72 Buchanan Street's 8,400 sf available right now.

**CONSTRUCTION:** Clear span Kirby pre-engineered metal building with 3' high of stone facade along front wall. Built in ± 1989. Roof is an insulated pitched metal deck. Concrete slab flooring.

**DIMENSIONS & BREAKDOWN OF SPACE:** Space available is 70' x 120'. Office space: ± 3,400 square feet. Warehouse space: ± 5,000 square feet.

**CEILING HEIGHTS:** ± 16' eaves, ± 18' center . **VENTILATION:** 4' x 4' rear-wall mounted exhaust fan.

**LOT SIZE & PARKING:** Building sits on ± 3.29 acre lot. Asphalt paved parking areas front, sides & rear. Ample parking.

**UTILITIES:** All public serve the building. **HEAT:** 3 natural gas fired space heaters in warehouse.

**OFFICE AREA:** ± 3,400 square feet of nicely finished central HVAC space. Layout consists of reception/lobby area, five (5) private offices, conference room, two (2) office restrooms, open work room/bullpen areas & storage areas.

**POWER:** Three (3) 200 amp boxes, 240 volts, single phase and One (1) 250 amp box, 480 volts, 3 phase.

**LIGHTING:** Mostly high bay fluorescent fixtures.

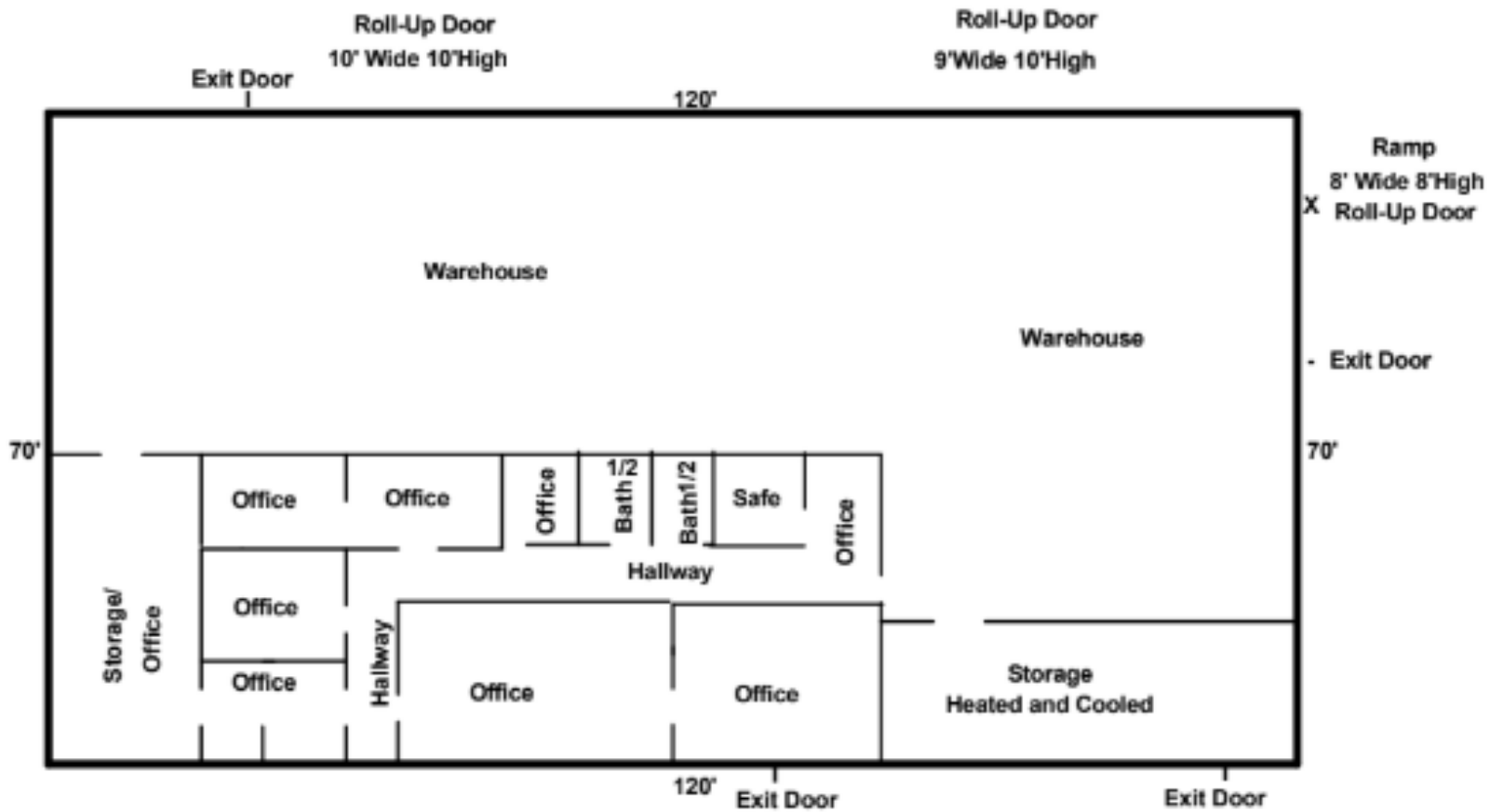
**TRUCK LOADING:** 2 rear loading dock-high doors, 8' x 10' and 10' x 10'. Side wall has a ramped door 8' x 8'.

**ZONING:** C-2 Highway Service, City of La Vergne.

**MISCELLANEOUS:** Nice industrial facility offering outstanding amenities. Ideal for warehousing, distribution or service operations.

**LEASE RATE & TERMS:** Call for details.

# FLOOR PLAN



**EXCLUSIVE AGENT:**  
**TERRY C. SMITH**  
**CHARTER DEVELOPMENT COMPANY**  
**(615) 329 – 8000**



*ESTABLISHED 1986*