



CHARTER DEVELOPMENT COMPANY

OFFICE AND WAREHOUSE SPACE FOR LEASE ***± 800 TO 2,500 SQUARE FOOT SUITES***



FERRELL BUILDING COMPLEX ***5499 MURFREESBORO ROAD*** ***LA VERGNE, TENNESSEE***

LOCATION: Multi-tenant office/warehouse complex fronting Murfreesboro Road in La Vergne, TN. Three (3) buildings totaling 22,950 square feet presently subdivided into small office and warehouse suites for lease.

CONSTRUCTION: Pre-engineered metal building with brick facade out front erected ± 1983 and two (2) concrete block buildings at rear erected ± 1987.

CEILING HEIGHTS: 20' eaves, 22' center in front building. 12.5' in rear buildings.

UTILITIES: City water, septic tank and electric or propane heat on site. **WAREHOUSE HEAT:** Electric or propane heat.

WAREHOUSE AREAS: Front metal building has 1,750 sf bays. Left rear block building has 1,600 sf bays. Right rear block building has 2,500 sf bays.

OFFICE AREA: Nice 800 square foot brick façade office units up front in main building. These suites can also be used for retail space due to excellent visibility. Warehouse suite's office area varies per bay but each has a minimum of one (1) office and one (1) restroom per unit.

POWER: Warehouse suites have 220/110 volts, single phase power. **LIGHTING:** Fluorescent fixtures in warehouses.

TRUCK LOADING: Grade level drive-in doors only. Front building: 12' x 14' doors. Rear buildings: 10' x 10' doors.

MISCELLANEOUS: Multi-tenant complex for small sized companies. Ample parking area. Great visibility along Murfreesboro road. Easy access to Interstate I-24. Call for current availability of space.

EXCLUSIVE AGENT:
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