

# FOR LEASE

±644,078 SF INDUSTRIAL SPACE (*DIVISIBLE*) | ±56.6 ACRES

**CHARLES  
HAWKINS CO.**  
Commercial Real Estate Services

**±644,078 SF**

**(±200,000 SF Additional Expansion Potential)**

Additional Options:

- ±67,200 SF
- ±103,340 SF
- ±100,000 - 475,000 SF (can be further divided)

**800 Middle Tennessee Blvd**  
MURFREESBORO, TN

**Robert Stout, SIOR**  
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**Exclusively Listed By:**  
**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com



**TOTAL SPACE AVAILABLE: ±644,078 SF (DIVISIBLE)**  
(±200,000 SF ADDITIONAL EXPANSION POTENTIAL)

**FOR LEASE**

**RUTHERFORD BUSINESS CENTER I INDUSTRIAL SPACE**

**SIZE**

±644,078 SF  
*(can be divided to 67,200 SF, 103,346 SF,  
250,000 SF, and 475,000 SF)*

**ACREAGE**

±56.6 Acres

**LOCATION**

Less than 1 mile from I-24  
Interchange

Located at a signalized Intersection  
(2 main entrances to property)

**Facility Specifications**

- ±30,250 SF Office
- (17) Dock doors
- (3) Drive in doors
- Wet sprinkler system
- 120' Truck court
- T-5 Lighting
- *Outside storage/trailer parking Available*
- *200,000 SF Additional expansion potential*

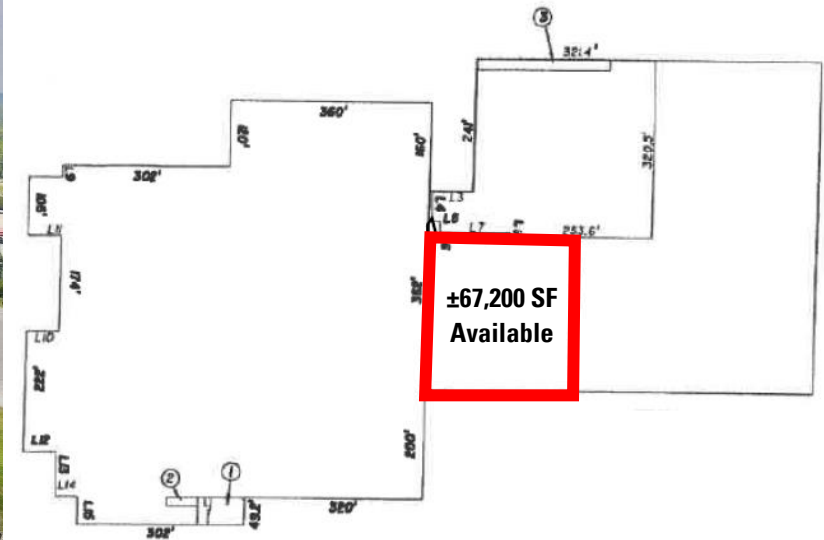
**LEASE RATE**

**\$4.95/ SF NNN**

- **CAM:** \$0.28/ SF
  - **Insurance:** \$0.16/SF
  - **Taxes:** \$0.42/SF
- Total: \$1.04/SF**



67,200 SF



#### ±67,200 SF Specifications

- ±750 SF Office
- (5) Dock doors
- (1) Drive-in door
- 24'6" Clear height
- Heavy 3-phase power
- Wet sprinkler system
- T-5 Lighting
- 40' x 40' Column spacing
- *Outside storage/trailer parking available*

#### LEASE RATE

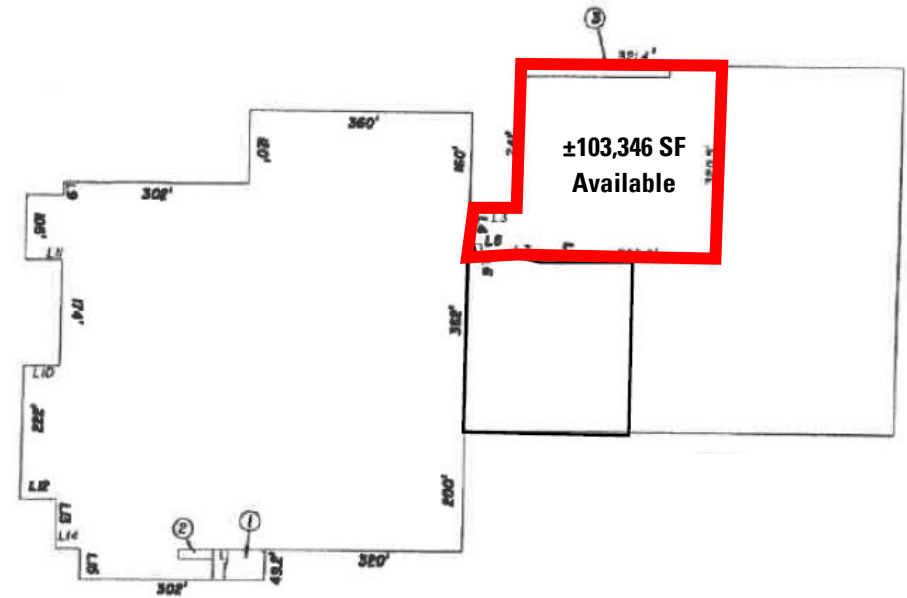
\$6.75/SF NNN

- **CAM:** \$0.28/ SF
  - **Insurance:** \$0.16/SF
  - **Taxes:** \$0.42/SF
- Total: \$1.04/SF**





103,346 SF



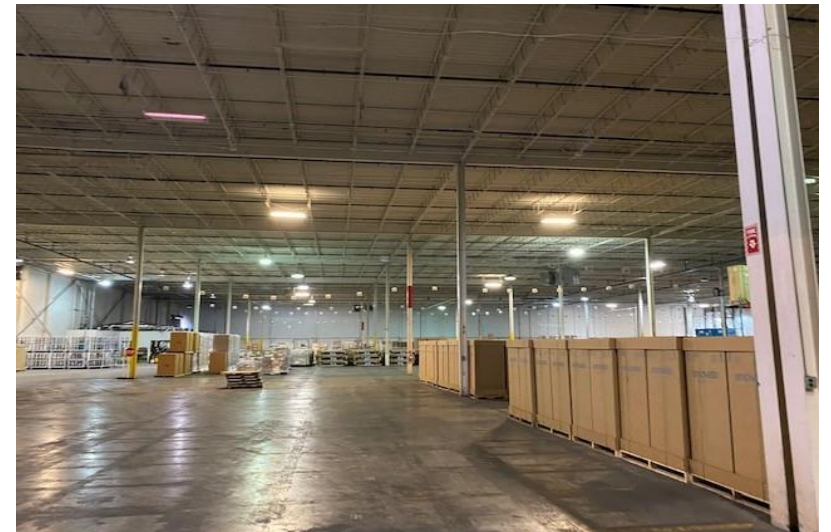
#### ±103,346 SF Specifications

- ±2,000 SF Office
- (4) Dock doors (more can be added)
- 24'6" Clear height
- Wet sprinkler system
- T-5 Lighting
- 40' x 40' Column spacing
- *Outside storage/trailer parking available*

#### LEASE RATE

\$5.95/ SF NNN

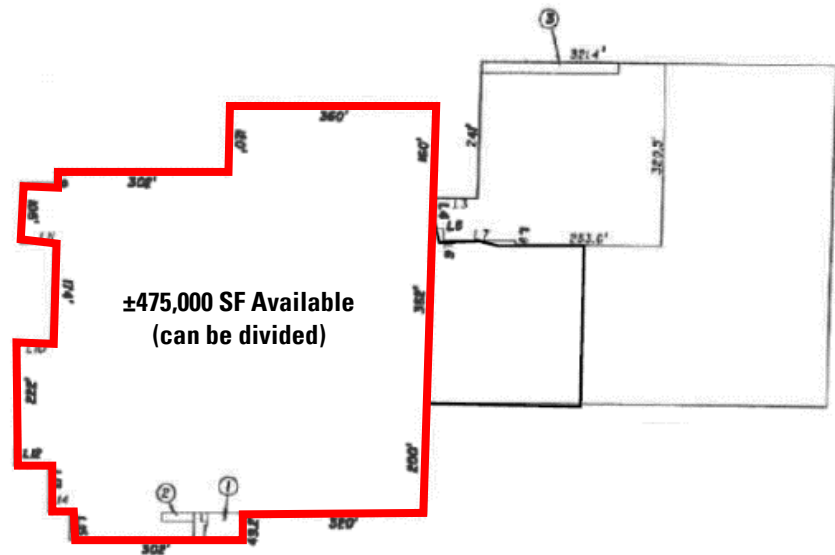
- **CAM:** \$0.28/ SF
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- Total: \$1.04/SF**





475,000 SF - DIVISIBLE

DIVISIBLE DOWN TO 100,000 SF



**±475,000 SF Specifications**

- ±100,000 – 475,000 SF
- ±27,500 SF Office
- (15) Dock doors
- (8) Interior dock wells
- (3) Drive-in doors
- 16' - 24' Clear height
- Heavy 3-phase power
- Wet sprinkler system
- 120' Truck court
- T-5 Lighting
- 40' x 40' Column spacing
- *Outside storage/trailer parking available*

LEASE RATE      Contact Brokers

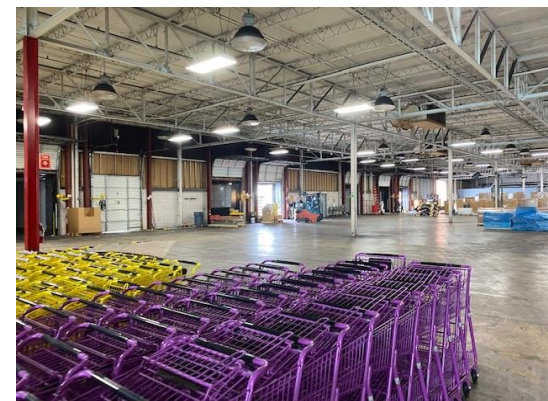
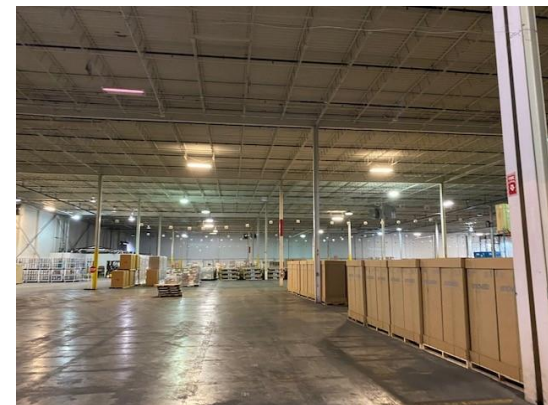
## Contact Brokers

- **CAM:** \$0.28/ SF
  - **Insurance:** \$0.16/SF
  - **Taxes:** \$0.42/SF
- Total: \$1.04/SF***

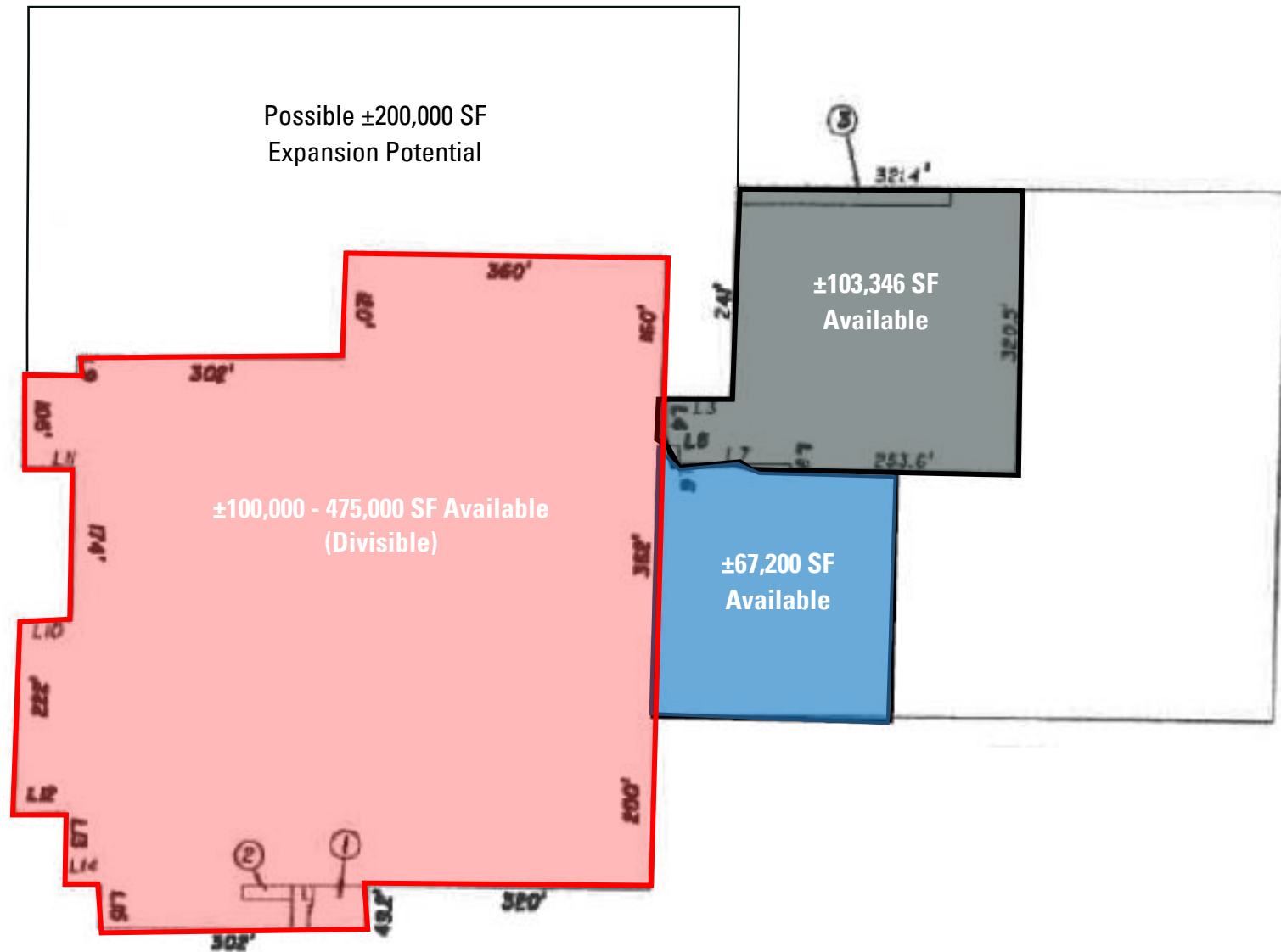




# PHOTOS

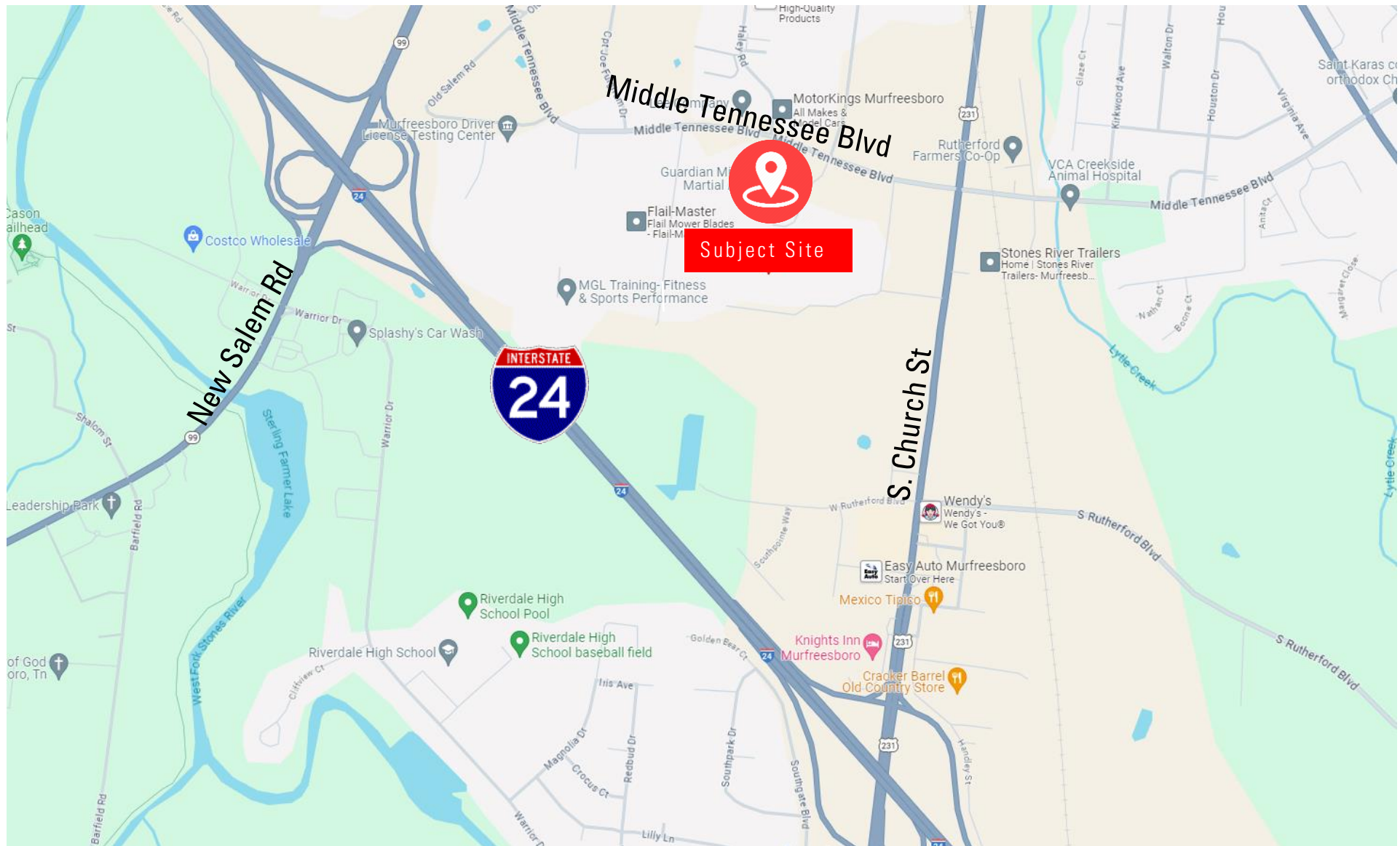


# FLOOR PLAN



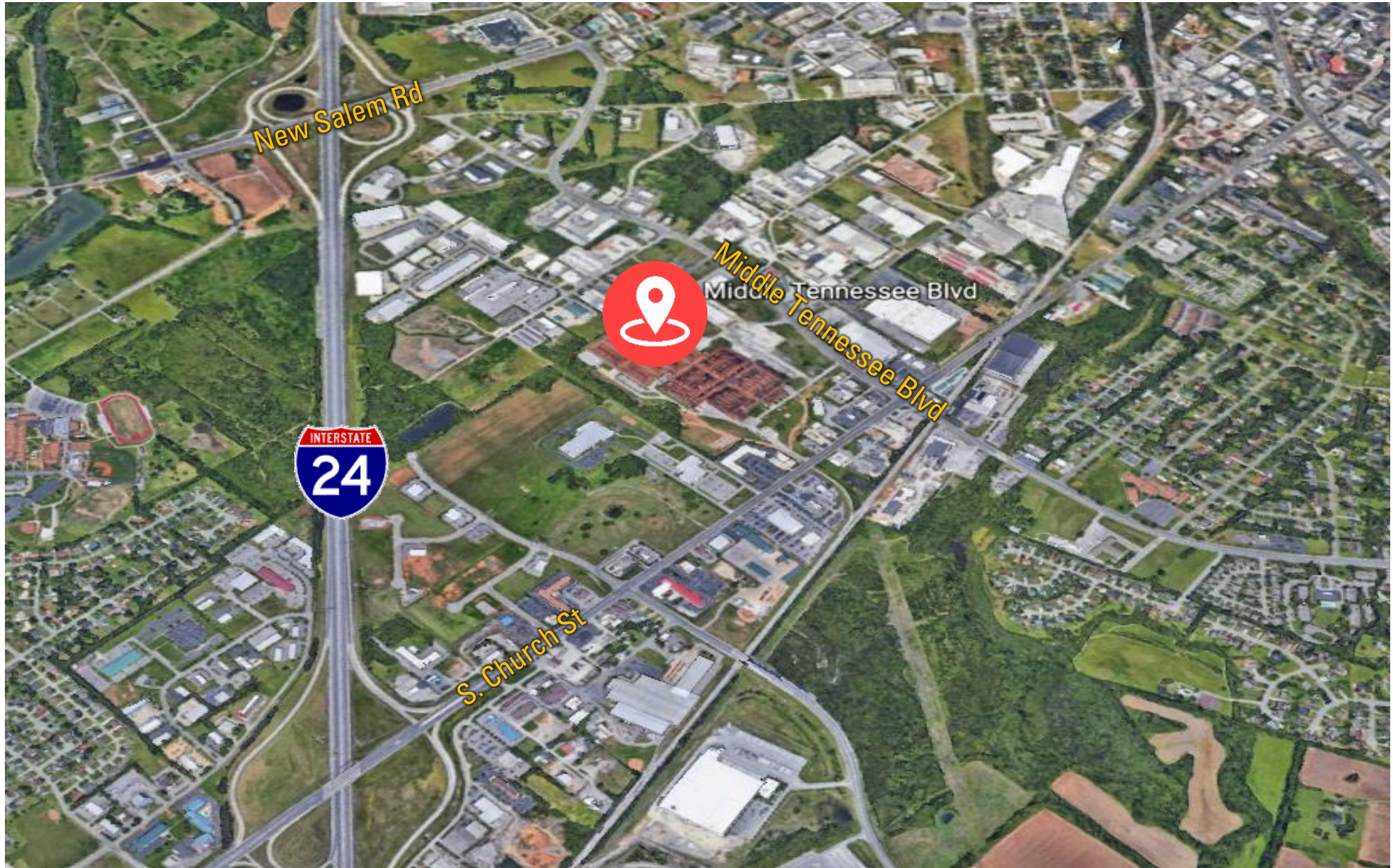


# LOCATION MAP





# LOCATION AERIAL





# MARKET INFORMATION

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## RUTHERFORD COUNTY INSIGHTS



### LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	204,887	3,370,924	168,049
Unemployment Rate	2.7%	3.1%	3.8%
Labor Force Participation Rate	68.5%	59.2%	62.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of November 2023

## COMPANIES THAT CALL US HOME



Source: Images and Data provided by Rutherford Works



# 800 Middle Tennessee Blvd

Murfreesboro, TN



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