

FOR LEASE

±56,694 SF - 226,938 SF INDUSTRIAL SPACE | RUTHERFORD CO.
BUSINESS CENTER

CHARLES
HAWKINS CO.
Commercial Real Estate Services



Space #4

Space #1

Space #2

800 Middle Tennessee Blvd
MURFREESBORO, TN

Robert Stout, SIOR
Shareholder, First Vice President
C: (615) 397-3138
rstout@charleshawkinsco.com

Paul M. Myers, CCIM, SIOR
Senior Vice President
C: (615) 598-4848
pmyers@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403-8034
mstout@charleshawkinsco.com

Kevin Irwin, SIOR
Senior Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

Exclusively Listed By:
Charles Hawkins Co.
O: (615) 256-3189
www.charleshawkinsco.com

226,938 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

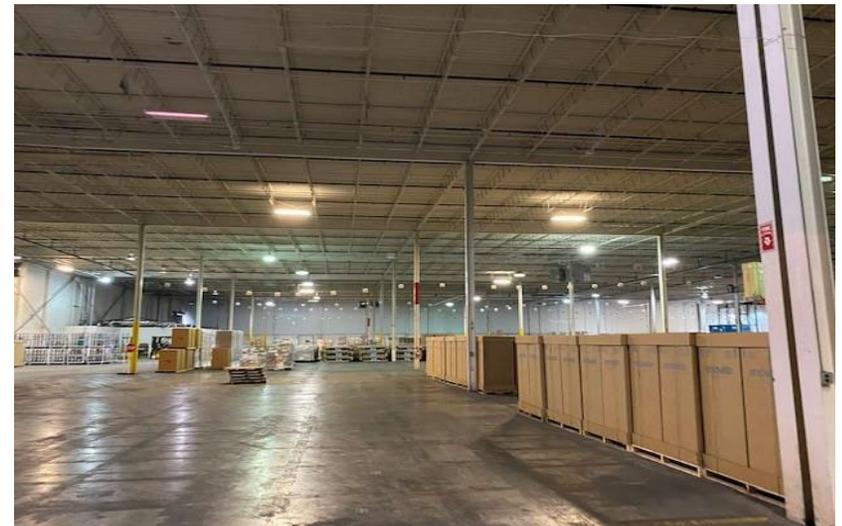


Property Highlights

- Available January 1, 2026
- 223,268 SF Warehouse
- 3,105 Office Space
- 565 SF Shipping office with restrooms
- 20 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- **Outside storage/trailer parking available**
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

Lease Rate \$6.15 /SF NNN

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



96,740 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

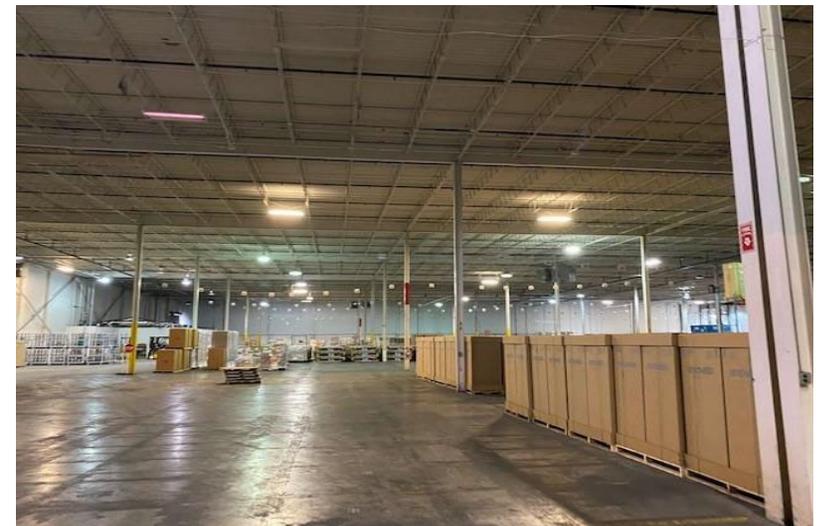


Property Highlights

- Available January 1, 2026
- 96,175 SF Warehouse
- 565 SF Office
- 10 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- **Outside storage/trailer parking available**
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

Lease Rate \$6.95 /SF NNN

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



73,504 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

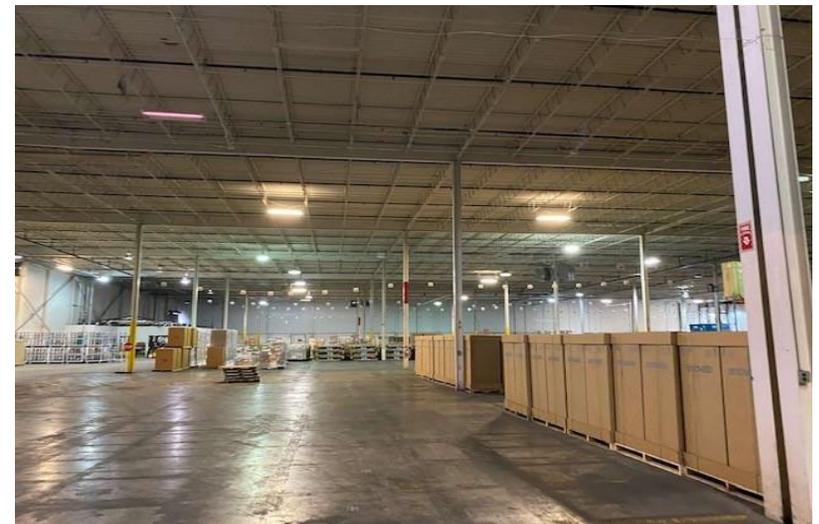


Property Highlights

- **Available January 1, 2026**
- 70,399 SF Warehouse
- 3,105 SF Office
- 8 Docks
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- **Outside storage/trailer parking available**
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

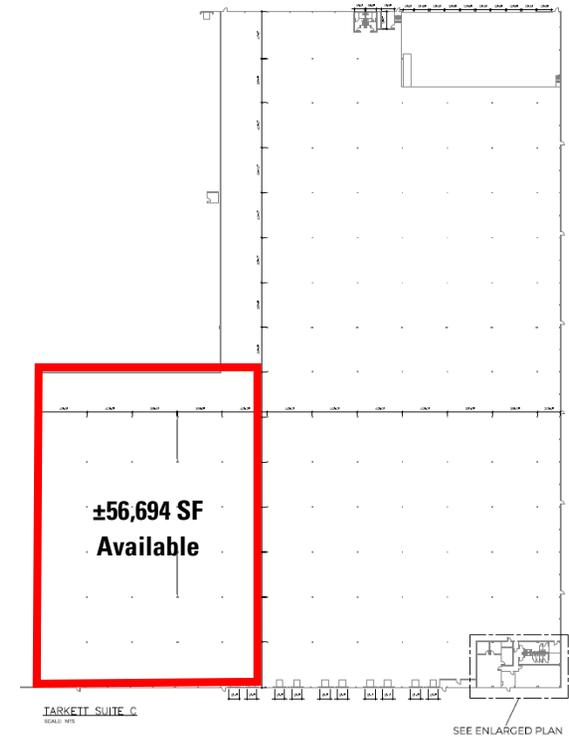
Lease Rate \$7.35 /SF NNN

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



56,694 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

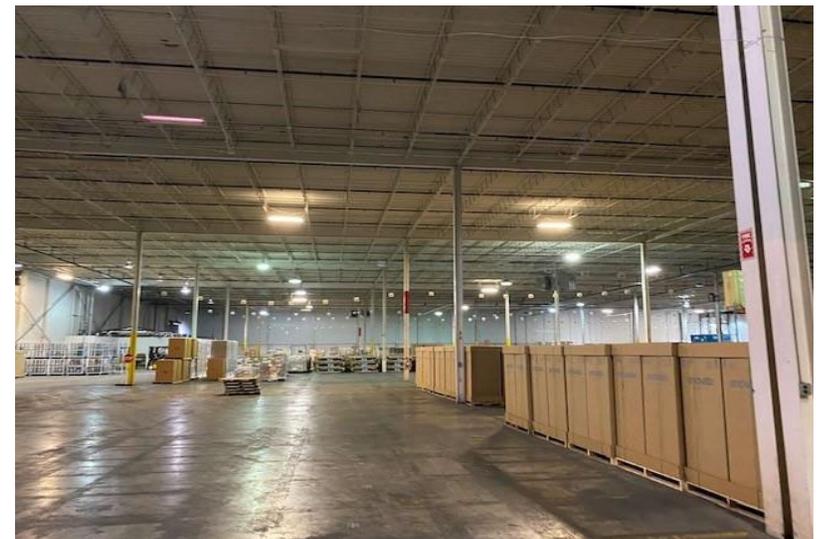


Property Highlights

- 56,694 SF Warehouse
- Office Space: TBD
- 2 Docks (ability to add more)
- 24' – 25' Clear height
- 40' x 40' Column spacing
- ESFR sprinkler system with rack sprinklers
- T-5 Lighting with motion sensors
- Receiving office with restrooms
- Power: 3 Phase 400V 3,000 Amps
- **Outside storage/trailer parking available**
- Less than 1 mile from I-24 Interchange
- Located at a signalized Intersection (2 main entrances to property)

Lease Rate \$7.95 /SF NNN

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

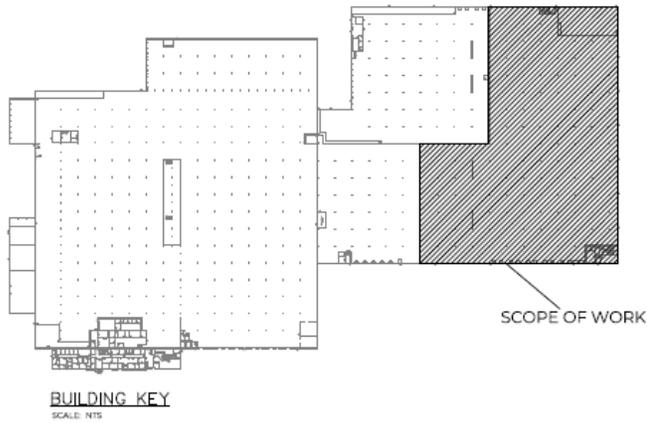
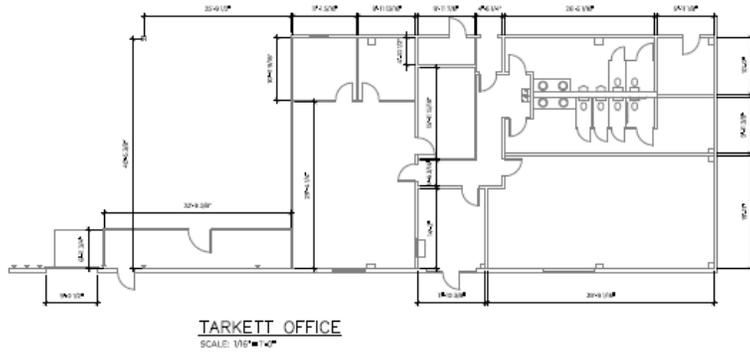


PHOTOS

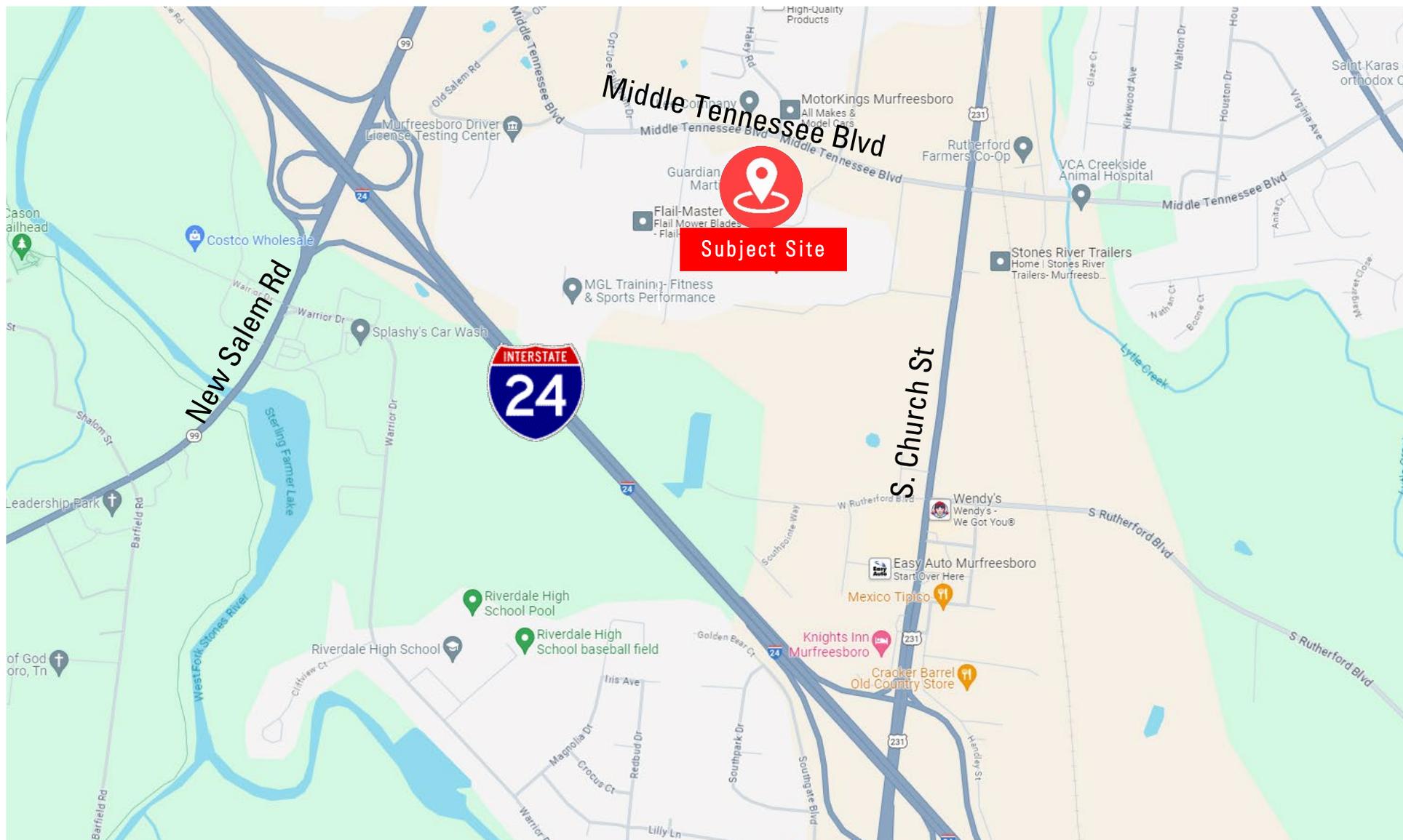


FLOOR PLAN

±226,938 SF Total Available



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



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Murfreesboro, TN



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