



CORNERSTONE

BUSINESS PARK



AT THE CENTER OF
SOUTHEAST MOMENTUM

5481 W JEFFERSON PIKE, SMYRNA, TENNESSEE

HAMILTON
DEVELOPMENT



**CUSHMAN &
WAKEFIELD**



BUILT FOR WHAT'S NEXT

Located in Smyrna, Tennessee, Cornerstone Business Park offers a large-scale development opportunity within Nashville's growing southeast submarket. Along with an increasing population from surrounding communities, the park benefits from proximity to expanding residential and employment centers, to help support sustained, long-term growth.



**100,000 TO 1.9M SF
FOR SALE OR LEASE**

Ready for
**OCCUPANCY
Q2 2027**

PROXIMITY
to expanding residential and
employment areas



POSITIONED FOR PROGRESS

Situated within a broad and growing southeast submarket, Cornerstone Business Park provides great proximity to both a robust workforce and a dense population of consumers. This strategic location helps industrial users streamline logistics and distribution operations, strengthen regional coverage, and expand with sustained market demand.

Southeast Nashville Snapshot

Within 15 Miles of Cornerstone Business Park

361,254

Population 25+ w/ GED or Beyond

\$113,004

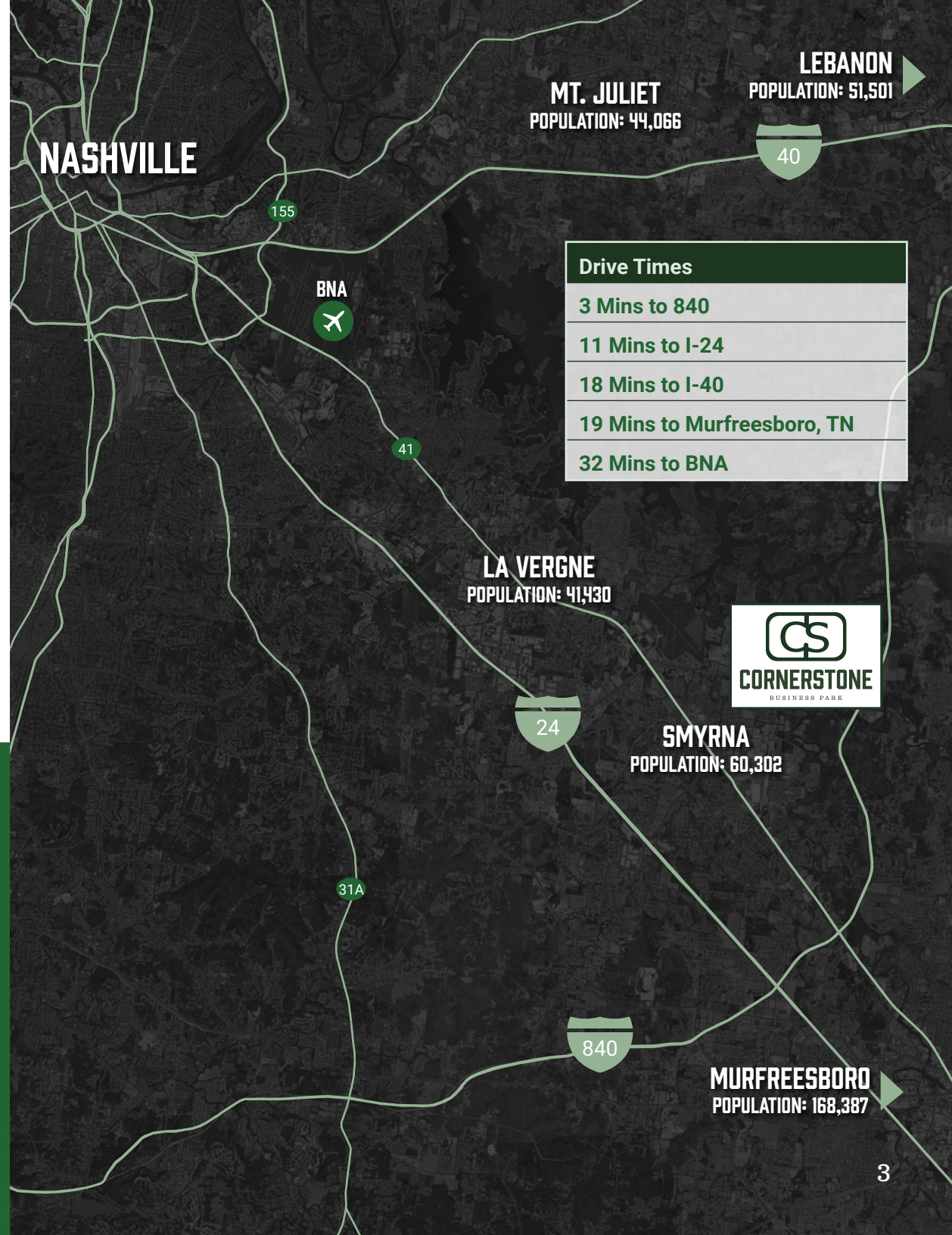
2025 Median Household Income

1.78%

2024-2025 Annual Population Growth Rate

35

2025 Median Age



SITE PLAN

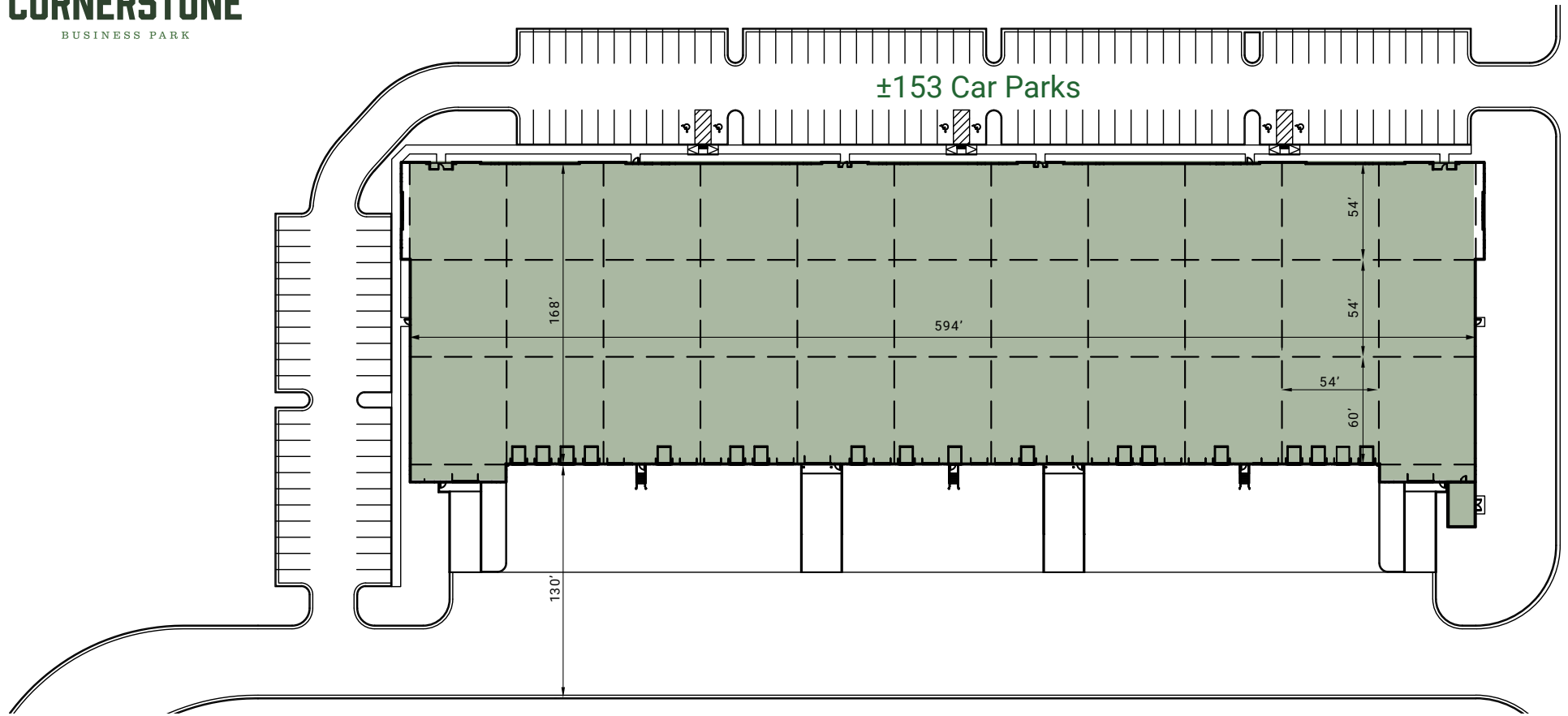


- PHASE 1**
- PHASE 2**

PROPERTY SPECIFICATIONS

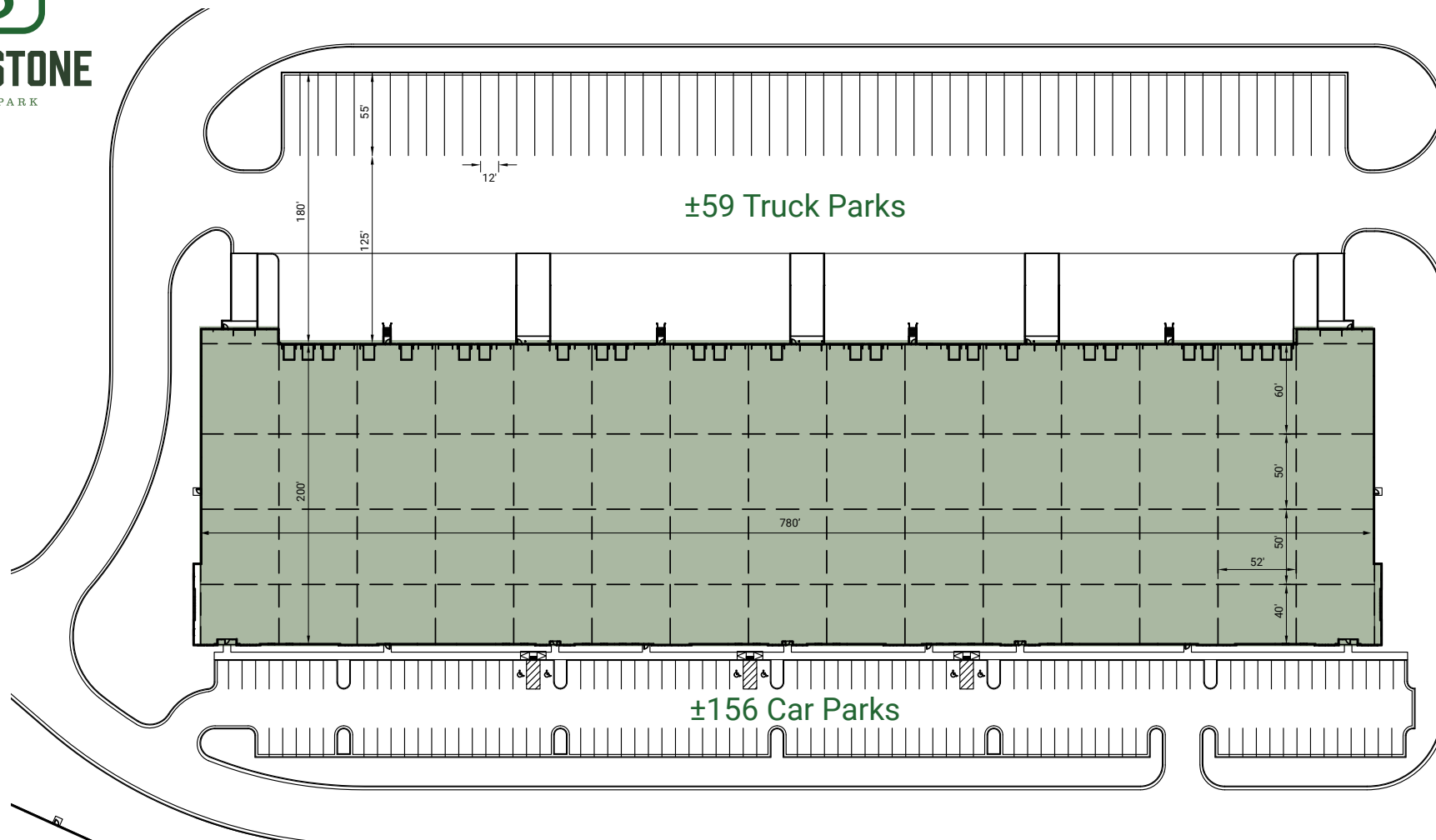
PHASE ONE

	Building 1	Building 2	Building 3	Building 4
Total SF	101,412	157,620	108,540	124,200
Minimum Demise	18,144	31,200	19,440	24,516
Spec Office SF	+/- 2,800	(2) +/-3,300	+/- 3,300	+/-3,300
Building Dimensions	594' x 168'	780' x 200'	594' x 180'	540' x 227'
Speedbay	60'	60'	60'	65'
Column Spacing	54' x 54'	52' x 50'	54' x 60'	54' x 54'
Clear Height	32'	32'	32'	32'
Dock Doors	29	42	30	26
Drive-in Doors	4	5	4	4
Auto Parks	153	156	122	112
Trailer Parks	0	59	0	40
Availability	Q2 2027	Q2 2027	Q2 2027	Q2 2027



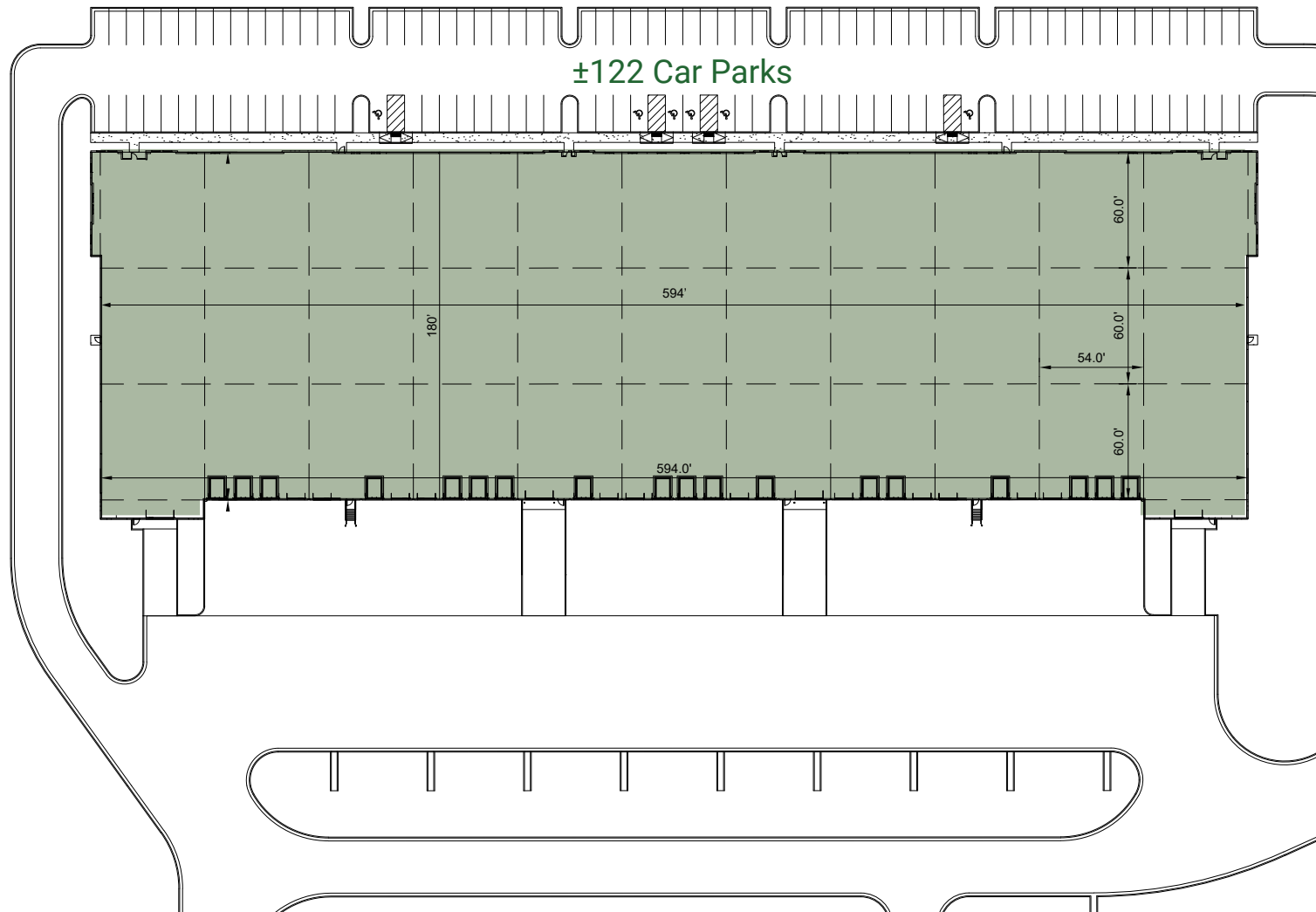
BUILDING 1

101,412 SF



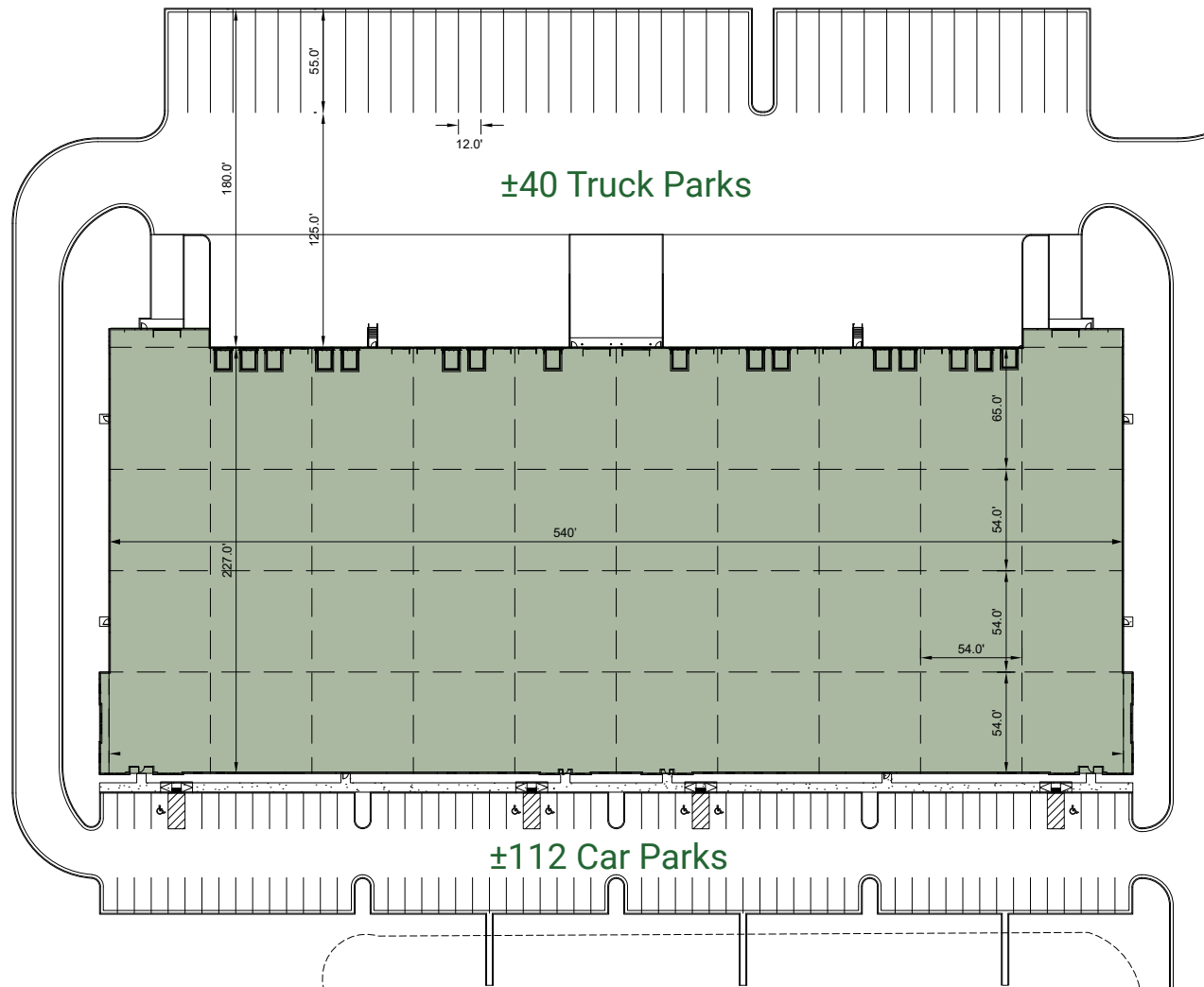
BUILDING 2

157,620 SF



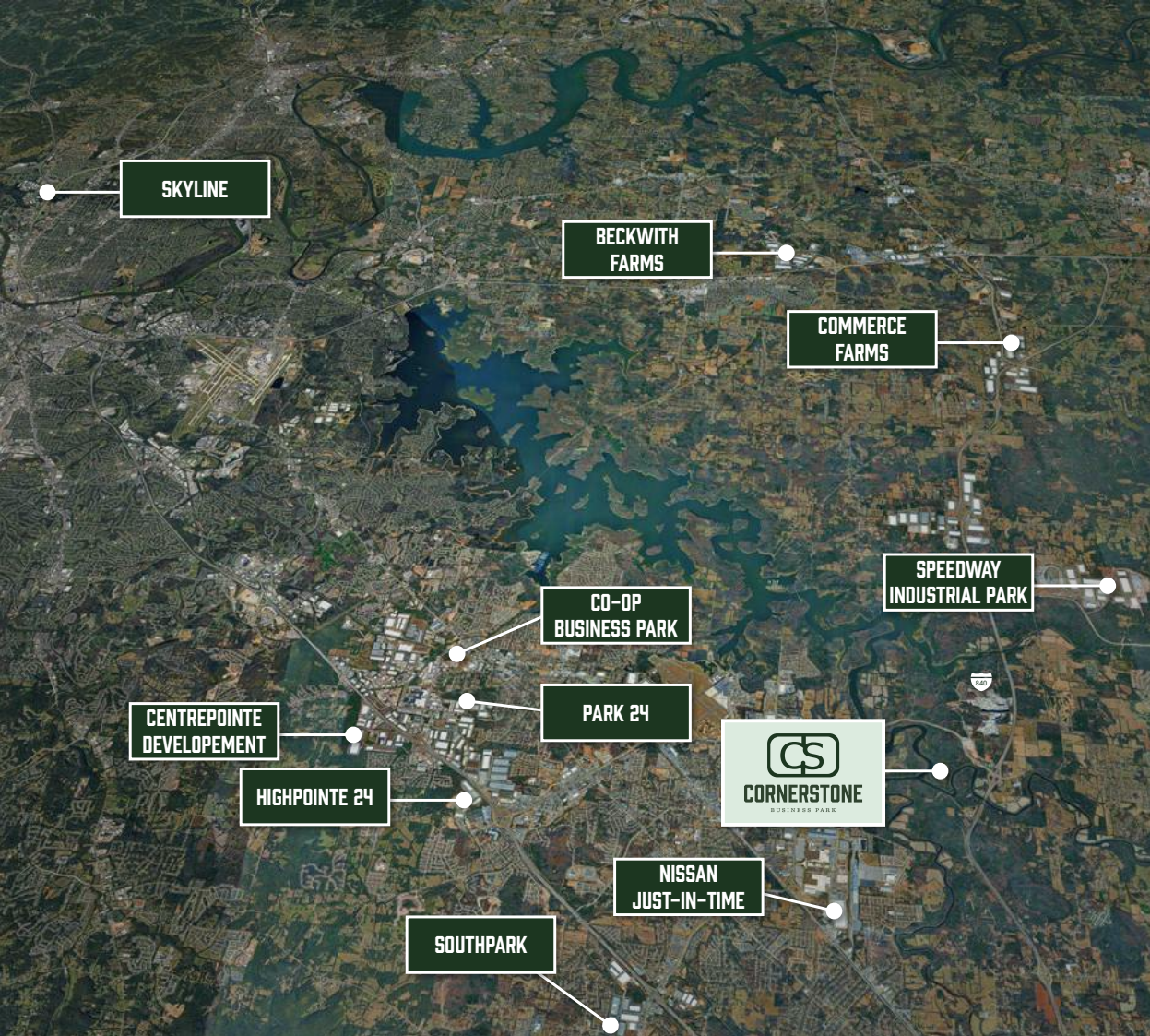
BUILDING 3

108,540 SF



BUILDING 4

124,200 SF



A PARTNER FOR LONG-TERM GROWTH

Founded in 2023 and headquartered in Nashville, Tennessee, Hamilton Development brings a hands-on, execution-focused approach to industrial and office development. With more than 140 million square feet delivered across 12 markets, including southeast Nashville, the firm applies disciplined delivery and problem-solving to every project. Cornerstone Business Park serves as Hamilton Development's flagship master-planned industrial park in the Nashville market.

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MINERVA

COMMERCE CENTER



New Construction Class A Industrial Park Delivering Spring 2026
Building 1: ±185,000 SF | Building 2: ±168,000 SF



FOR LEASE

1701 Mars Street, La Vergne, TN



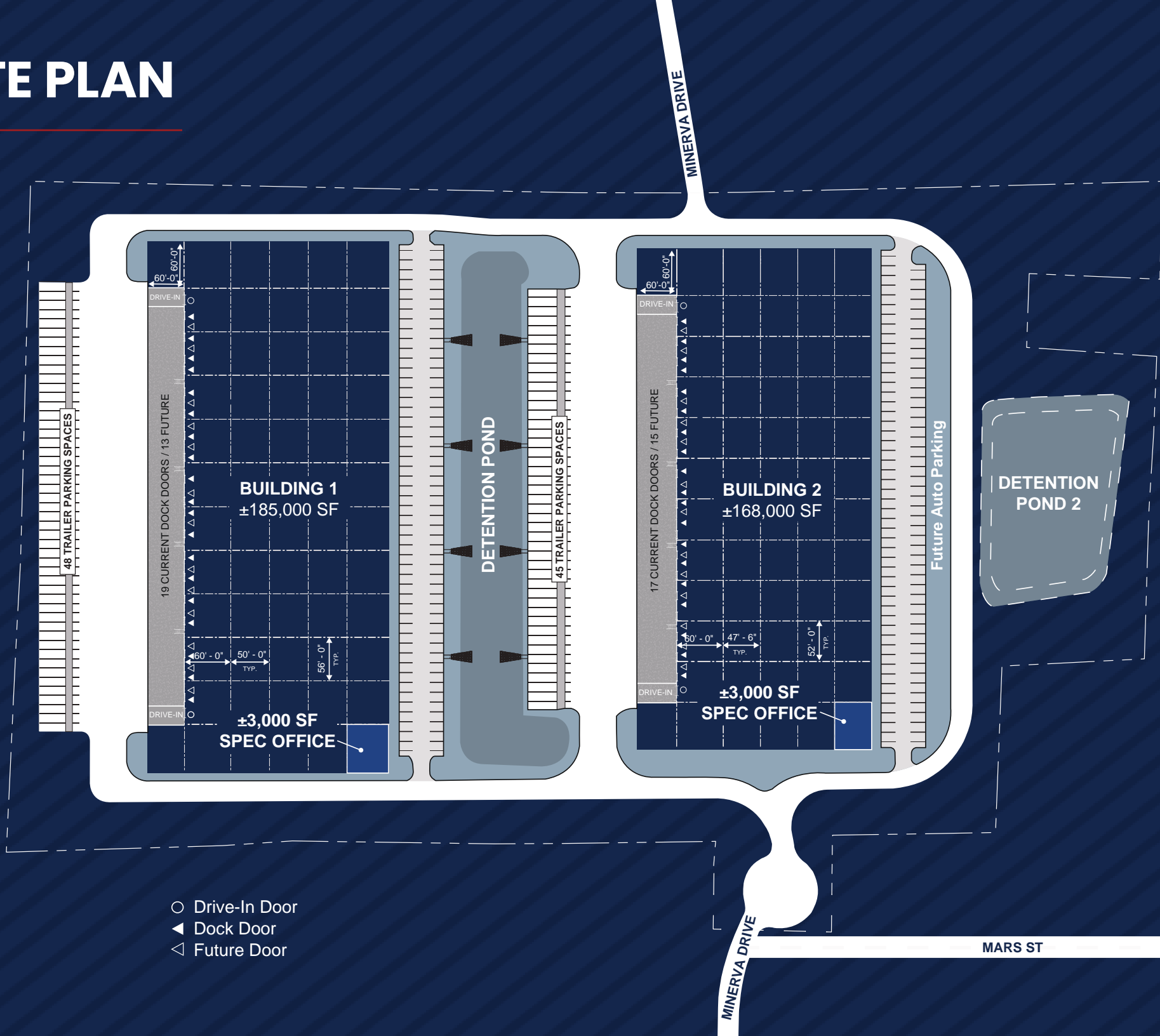
BUILDING 1

Building Square Footage:	±185,000 SF (Divisible to ±40,000 SF)
Office:	±3,000 SF Spec Office
Clear Height:	32'
Column Spacing:	56' wide x 50' deep (60' deep speed bays)
Building Dimensions:	680'L x 260'D
Dock-High Doors:	19 Current (9 with Levelers, 10 without Levelers) 13 Future Knockouts Available
Drive-In Ramp Doors:	2
Truck Court Depth:	135' plus 55' trailer stalls
Car Parking Spaces:	143 (plus 140 future)
Loading Configuration:	Real-Loading
Trailer Parking Spaces:	48
Zoning:	I-1 (Industrial)
Year Built:	Under Construction (Delivering Spring 2026)
Construction Type:	Concrete Tilt Wall
Sprinklers:	ESFR
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Building Floor Slab:	7" Thick Concrete
Roof Type:	60 Mil TPO (R-20); 20-Year Warranty
Warehouse Lighting:	Full-Warehouse LED
Warehouse Heating:	Roof-mounted gas-fired heating units

BUILDING 2

Building Square Footage:	±168,000 SF
Office:	±3,000 SF Spec Office
Clear Height:	32'
Column Spacing:	52' wide x 47'6" deep (60' deep speed bays)
Building Dimensions:	640'L x 250'D
Dock-High Doors:	17 Current (9 with Levelers, 8 without Levelers) 15 Future Knockouts Available
Drive-In Ramp Doors:	2
Truck Court Depth:	135' plus 55' trailer stalls
Car Parking Spaces:	135
Loading Configuration:	Real-Loading
Trailer Parking Spaces:	45
Zoning:	I-1 (Industrial)
Year Built:	Under Construction (Delivering Spring 2026)
Construction Type:	Concrete Tilt Wall
Sprinklers:	ESFR
Power:	Up to 2,000 Amps per building, 480V, 3-Phase
Building Floor Slab:	7" Thick Concrete
Roof Type:	60 Mil TPO (R-20); 20-Year Warranty
Warehouse Lighting:	Full-Warehouse LED
Warehouse Heating:	Roof-mounted gas-fired heating units

SITE PLAN



- Drive-In Door
- ▲ Dock Door
- △ Future Door



MARS ST

MINERVA DRIVE

MINERVA DRIVE

OFFSITE ROAD IMPROVEMENTS

Project includes \$4.5 Million offsite road improvements to Minerva Drive and Murfreesboro Road



Rebuild the full 1,600-feet of Minerva Drive with 14' wide lanes and sidewalk to accommodate tractor trailer traffic.

Add new four-way traffic signal and turn-lanes



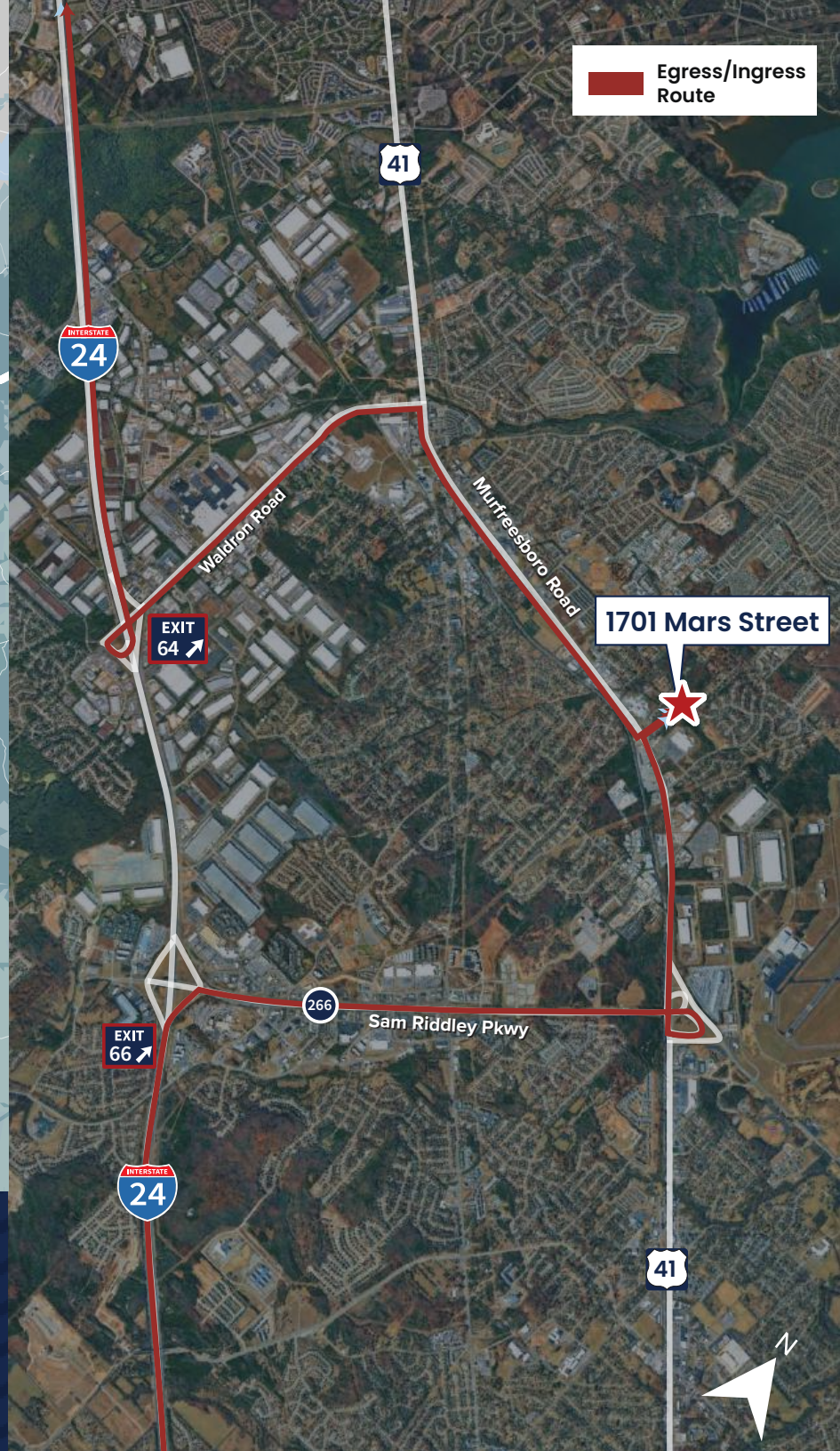
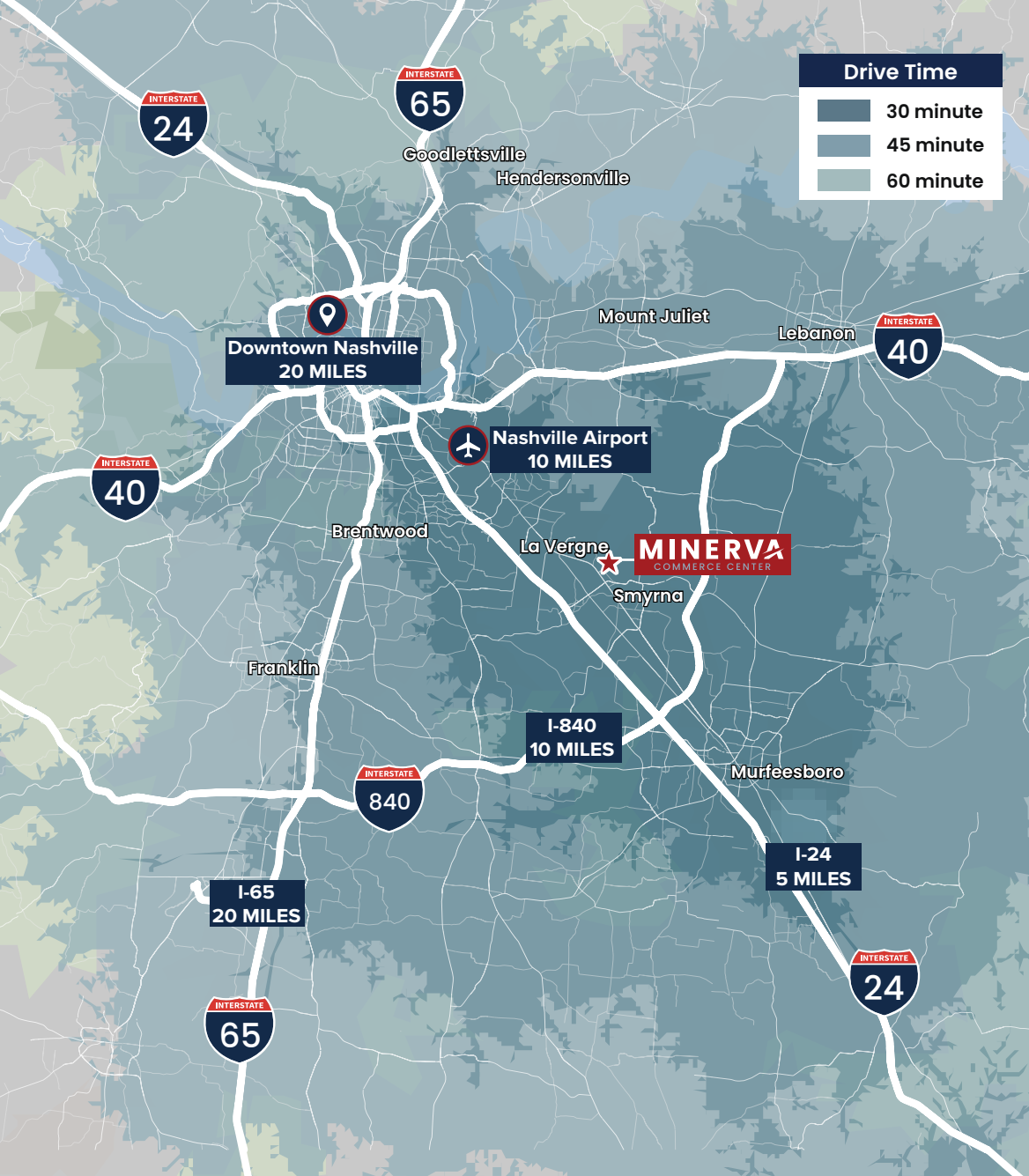
MINERVA DRIVE

MURFREESBORO ROAD

+1,000,000 SF Building 1
+168,000 SF Building 2

AERIALS





Nearby Retail Amenities



Nashville

INTERSTATE
440

INTERSTATE
65

INTERSTATE
24

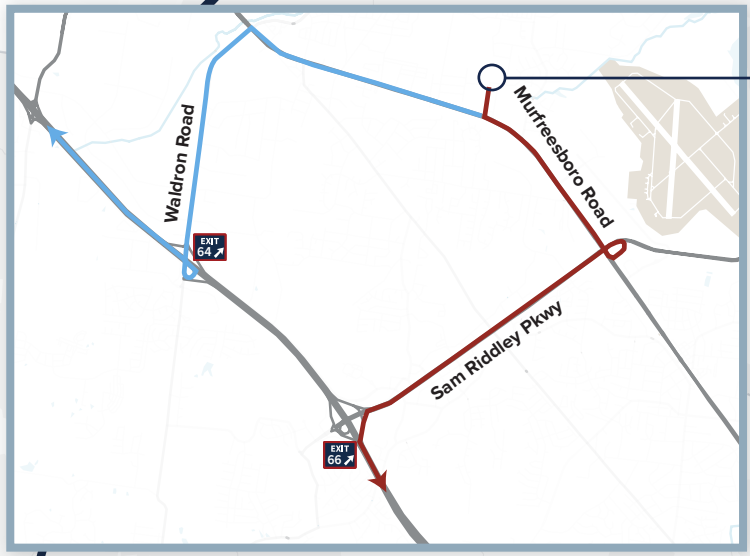
INTERSTATE
40

BNA Nashville International Airport

DRIVE TIME	
I-24, EXIT 64	10 mins
I-840, EXIT 66	19 Mins
Nashville	23 mins
BNA Airport	30 mins

MINERVA
COMMERCE CENTER

INTERSTATE
840



North

South

I-24, EXIT 64
4.7 MILES

I-24, EXIT 66
5.1 MILES

Smyrna Airport



Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2025 Nashville Regional Economic Development Guide

37.2
Median Age

6.8%
Historic Pop Growth

#1
Hottest Job Market in the U.S. (WSJ, 2022)

7.8%
Pop growth projected from 2024 to 2029

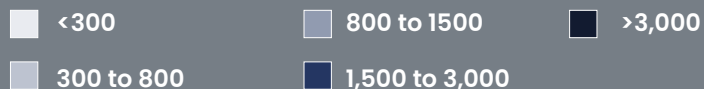
#1
Best U.S. City for Job Opportunities (Business Insider, 2023)

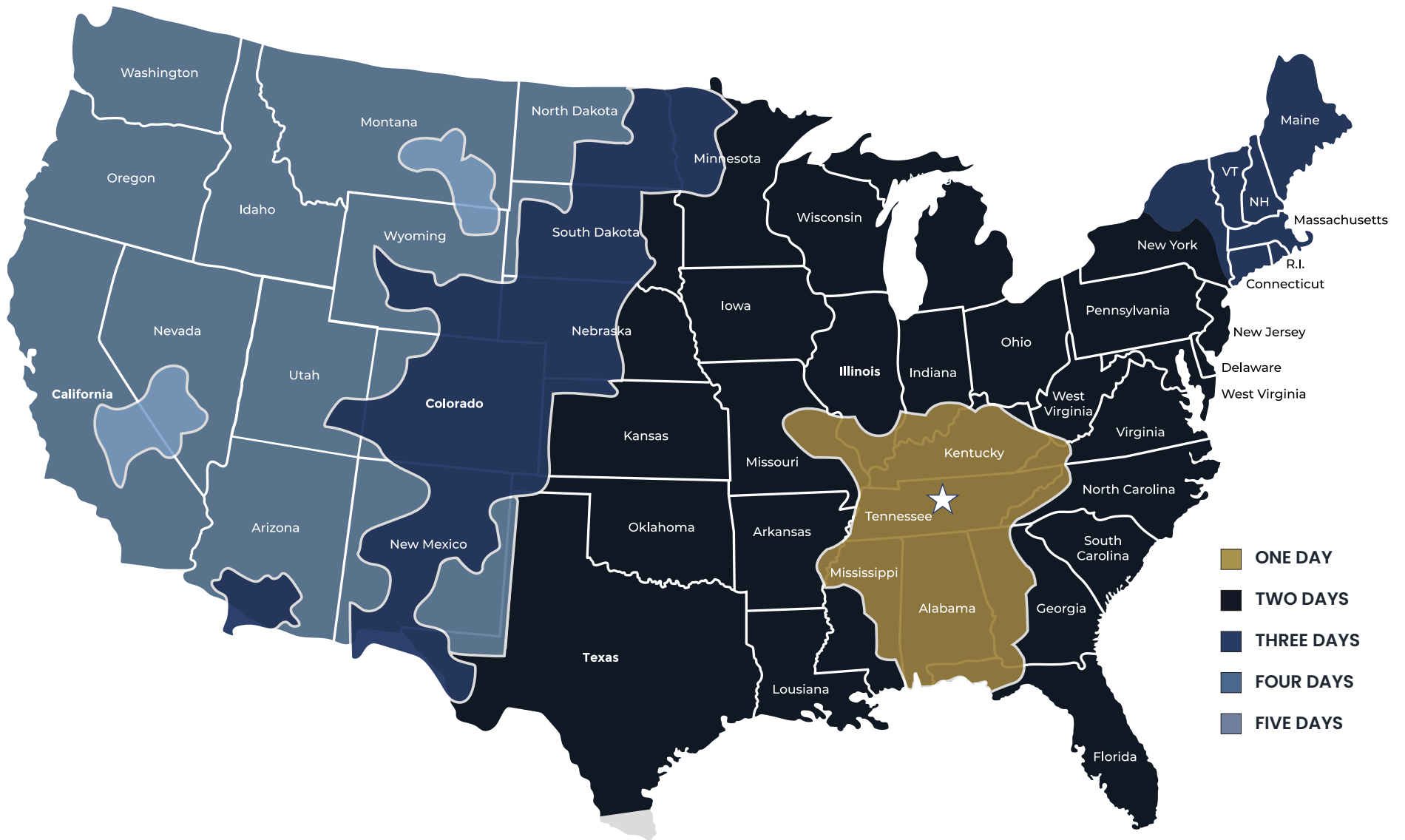
#1
Best City for Real Estate Investment for 3rd Consecutive Year (PWC & ULI, 2024)

2.2 MILLION
Total Pop



TRANSPORTATION/WAREHOUSE EMPLOYMENT





FEDEX DRIVE TIME



Nashville is located **within 650 miles of 50% of the US population**



12 million people live within a **2.5 hour drive**



41M people within a **300-mile radius**



From Nashville, **72% of the US population** is reached with **Two-Day Ground Delivery**



75% of the US market is within a **2-hour flight**



Three major interstates converge in Nashville



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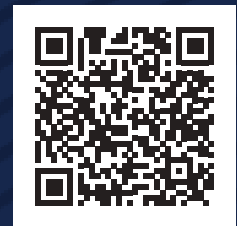
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WATCH PROPERTY VIDEO



jll.com

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MIDDLE TENNESSEE INDUSTRIAL CENTER

315, 409, 503, 539 SOUTH RUTHERFORD BLVD
MURFREESBORO, TN 37130

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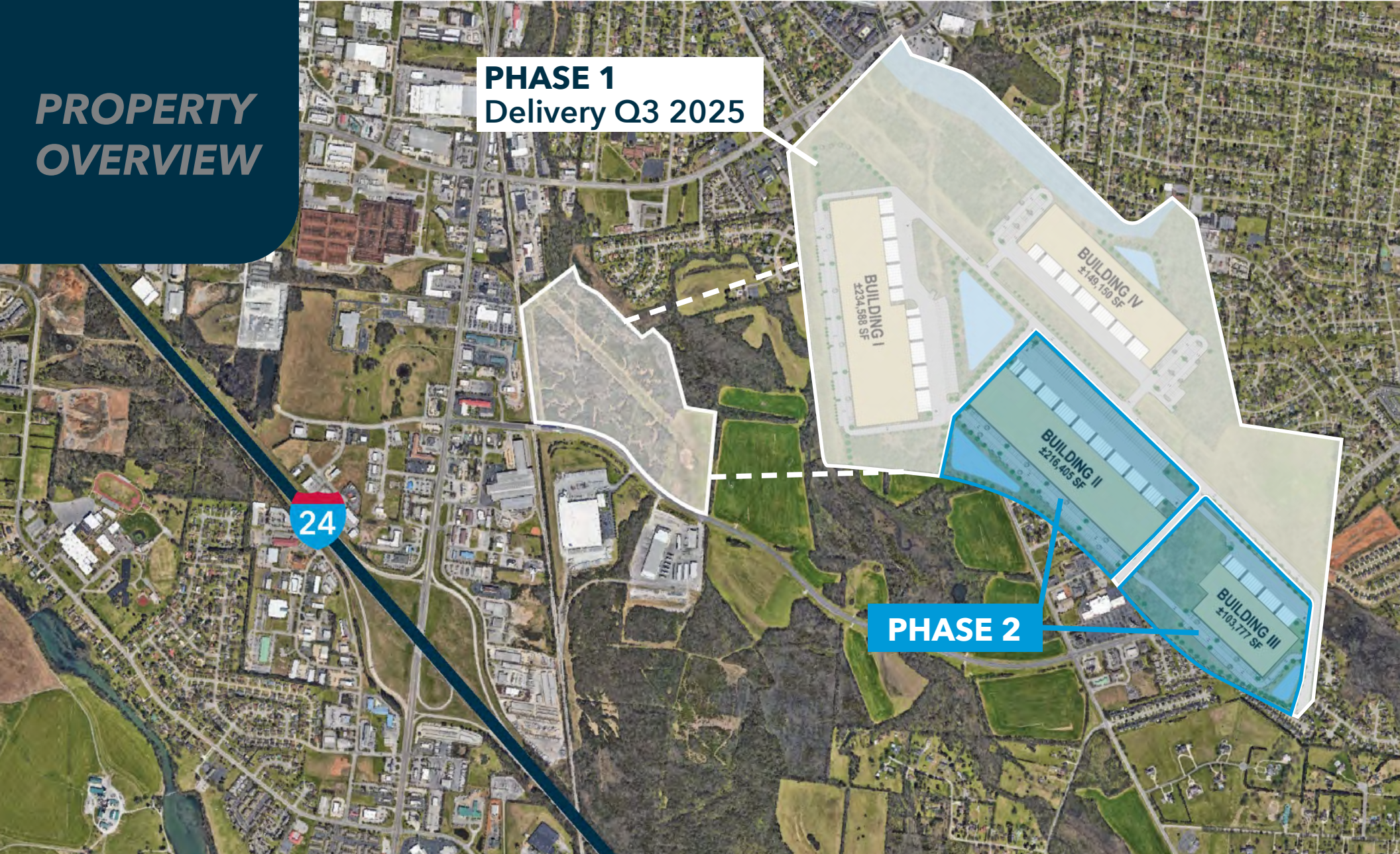
C: 847.606.7415

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DRG
DISTRIBUTION
REALTY GROUP

PROPERTY OVERVIEW

PHASE 1
Delivery Q3 2025



PHASE 2

315, 409, 503, 539 SOUTH RUTHERFORD BLVD | MURFREESBORO, TN 37130

SOUTHEAST
SUBMARKET

±703,920
TOTAL PARK SF

89
ACRES

HI & GI
CURRENT ZONING

CTU
CONSTRUCTION

PROPERTY OVERVIEW



PHASE 1
Delivery Q3 2025

PHASE 2

315, 409, 503, 539 SOUTH RUTHERFORD BLVD | MURFREESBORO, TN 37130

2,400+
AMPS PER BUILDING

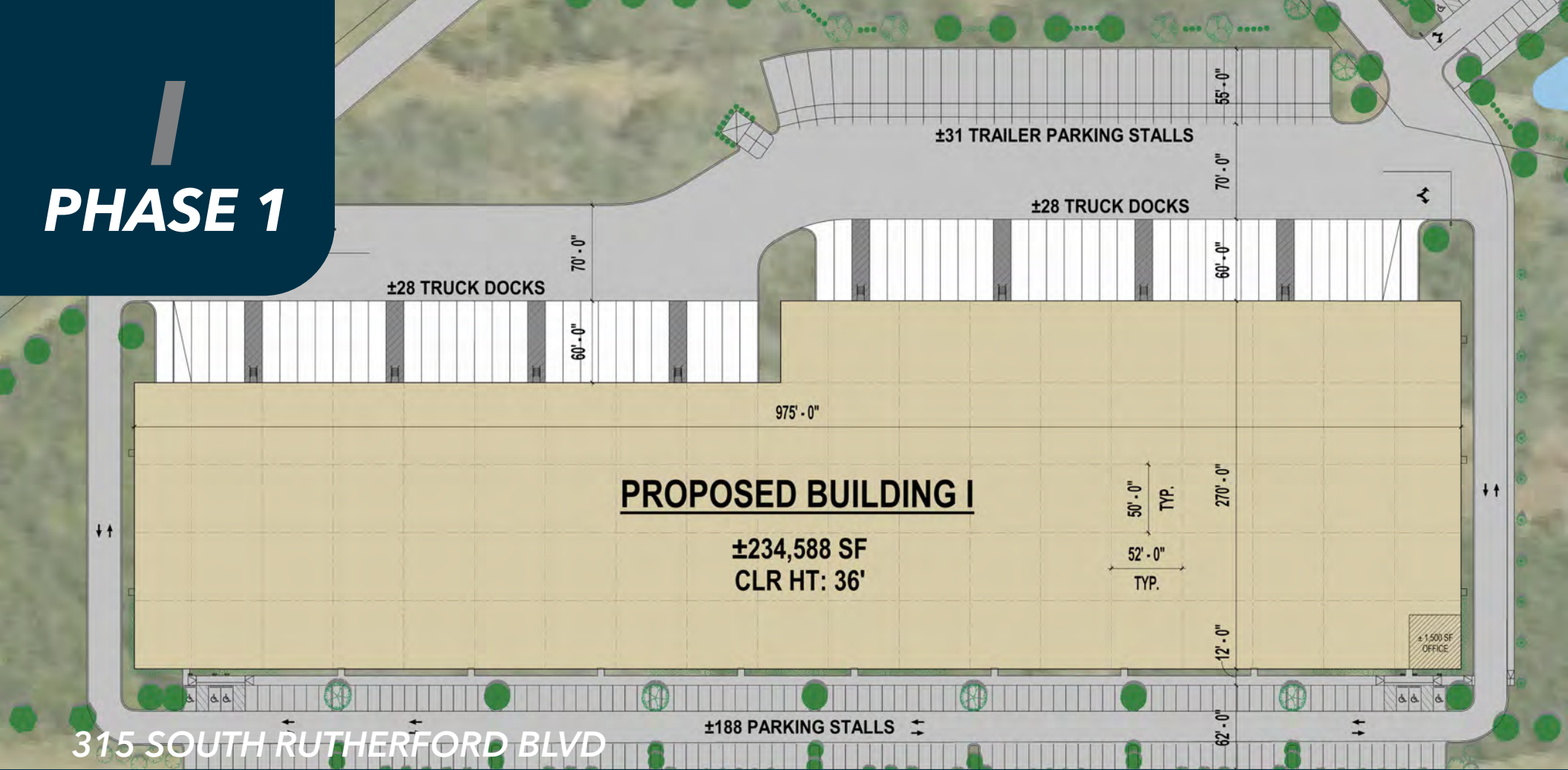
ESFR
FIRE PROTECTION

60'
SPEEDBAYS

7"
FLOOR SLAB

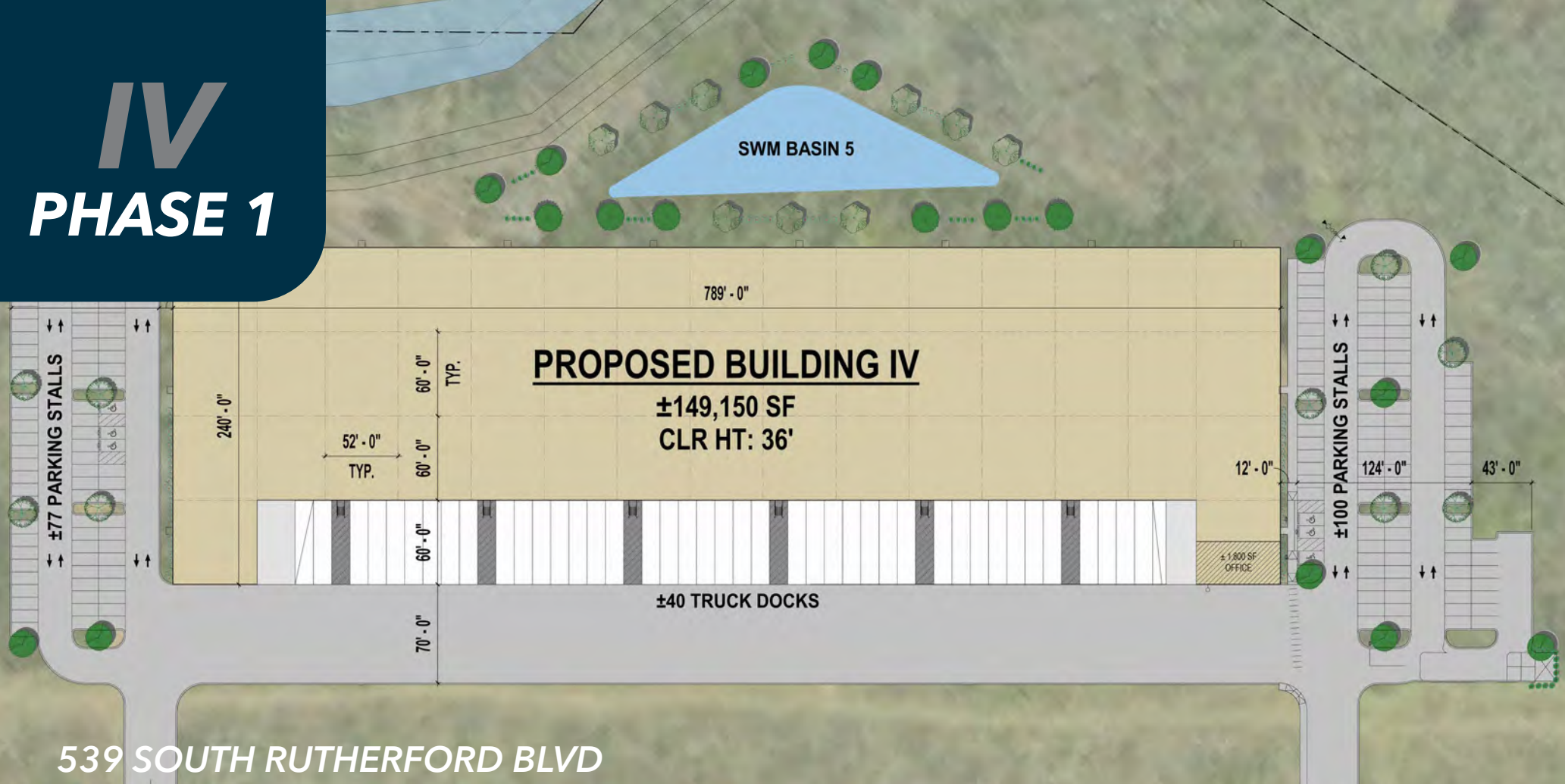
36'
CLEAR HEIGHT

PHASE 1



Building SF	±234,588	Office SF	±1,500	Speed Bay	60'
Divisible SF	±58,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	975' x 270'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 56	Clear Height	36' Clear	Electrical	3,000a
Automobile Parking	188	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	31 Stalls

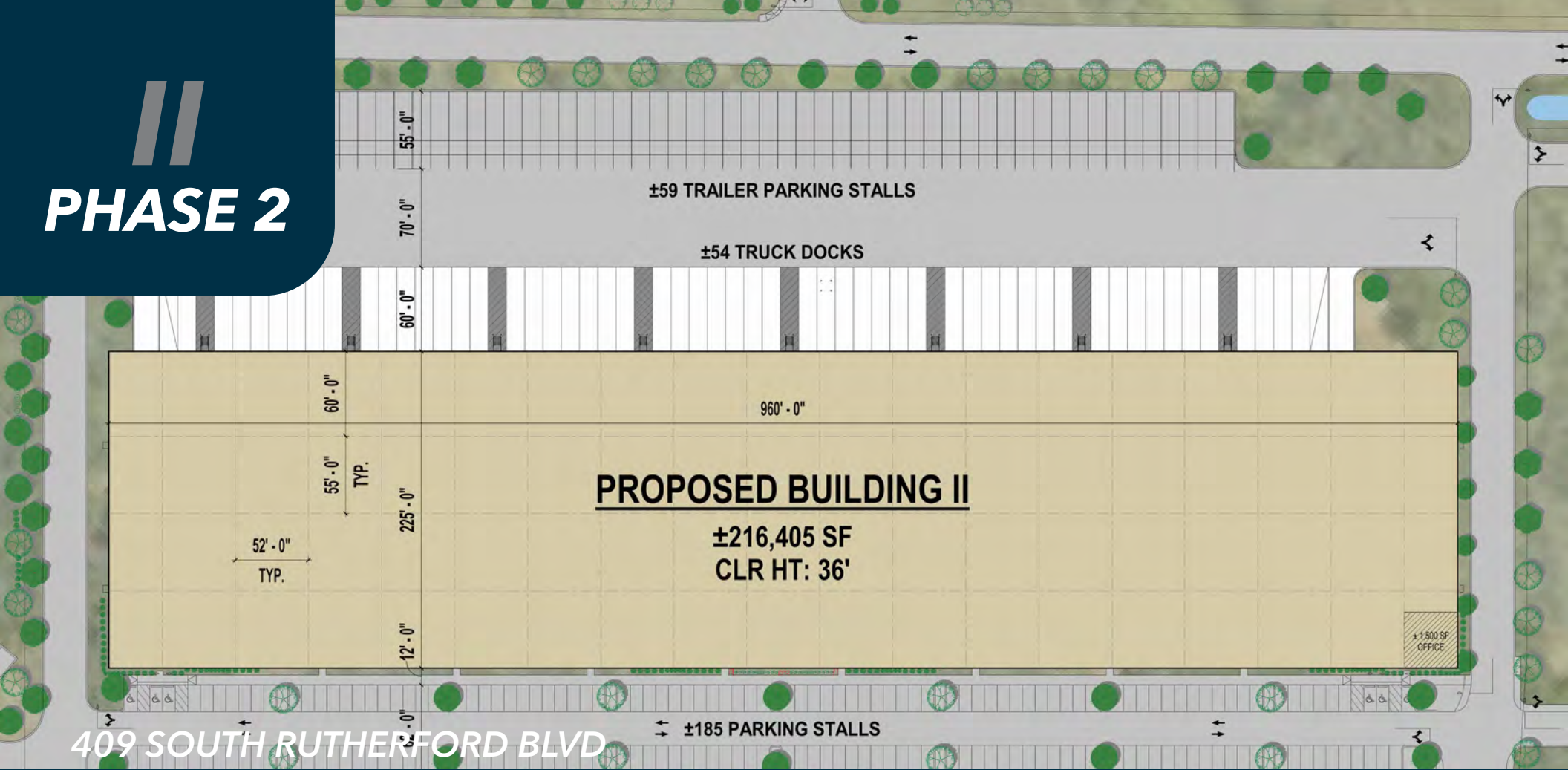
IV PHASE 1



539 SOUTH RUTHERFORD BLVD

Building SF	±149,150	Office SF	±1,500	Speed Bay	60'
Divisible SF	±75,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	789' x 240'	Building Configuration	Front Load	Fire Protection	ESFR
Dock Doors	Up to 40	Clear Height	36' Clear	Electrical	3,000a
Automobile Parking	177	Roof	60 mil mechanically attached TPO, 20 year warranty		

PHASE 2



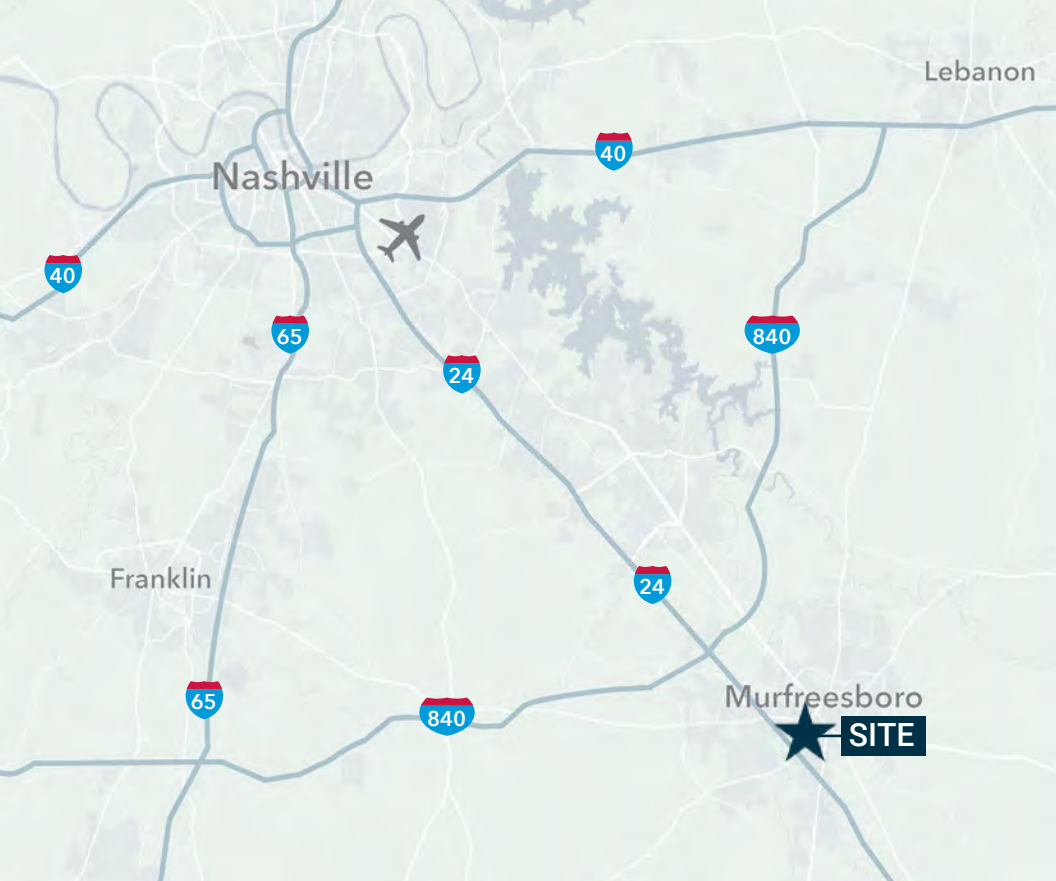
409 SOUTH RUTHERFORD BLVD

Building SF	±216,405	Office SF	±1,500	Speed Bay	60'
Divisible SF	±54,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	2
Building Dimensions	960' x 225'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 54	Clear Height	36' Clear	Electrical	3,000a
Automobile Parking	185	Roof	60 mil mechanically attached TPO, 20 year warranty	Truck/Trailer Parking	59 Stalls

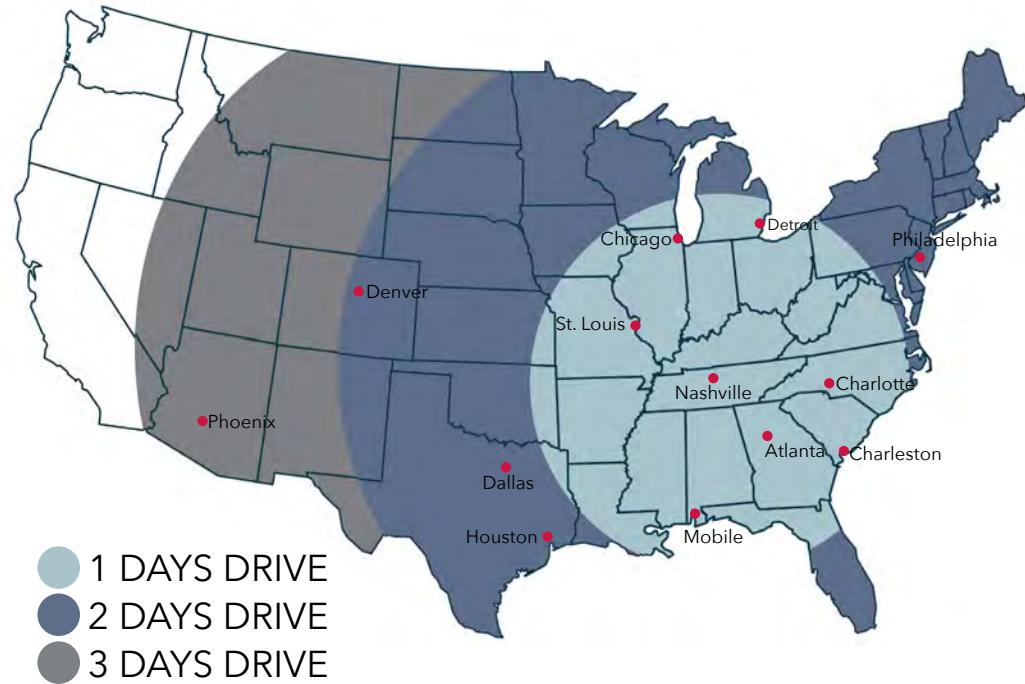
PHASE 2



Building SF	±103,777	Office SF	±1,500	Speed Bay	60'
Divisible SF	±52,000	Building Floor Slab	7" unreinforced concrete	Drive-In Ramp Doors	1
Building Dimensions	475' x 230'	Building Configuration	Rear Load	Fire Protection	ESFR
Dock Doors	Up to 26	Clear Height	36' Clear	Electrical	2,400a
Automobile Parking	79	Roof	60 mil mechanically attached TPO, 20 year warranty		





DAYS TRUCK DRIVE TO/FROM NASHVILLE




LOCATION OVERVIEW





- 


MURFREESBORO
#1 fastest growing city in Tennessee.
- 

RUTHERFORD COUNTY
#1 fastest growing midsize county in the U.S. (Census 2020).
- 

NASHVILLE MSA
#8 fastest growing MSA in the U.S.

 **MTSU**
#1 largest university in Tennessee.

 **PORT CITIES**
3 within a one day drive. (Mobile, Savannah, Charleston)

 **1 OF ONLY 6**
US cities with 3 major interstates converging: I-24, I-65, I-40.

I-24	0.6 Miles
I-840	7.1 Miles
I-65	29 Miles
I-40	32 Miles
BNA	33 Miles
Nashville	35 Miles

CORPORATE NEIGHBORS



1. **FERGUSON**
540 New Salem Hwy
2. **KROGER**
1100 New Salem Hwy
3. **ADIENT**
1501 S Molloy Lane
4. **WESTROCK**
370 S Rutherford Blvd
5. **GENERAL MILLS**
200 Butler Drive
6. **MAHLE**
906 Butler Drive
7. **SCHWAN COSMETICS**
3202 Elam Farms Pkwy
8. **FEDEX GROUND**
3161 Elam Farms Pkwy
9. **AMAZON**
2020 Joe B Jackson Pkwy
10. **MCNEILUS**
2120 Logistics Way



MIDDLE TENNESSEE INDUSTRIAL CENTER

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COMMERCIAL REAL ESTATE SERVICES

DRG

DISTRIBUTION
REALTY GROUP

COOP BUSINESS
PARK



LA VERGNE, TENNESSEE

19,440 - 900,032 SF AVAILABLE

6 BUILDINGS | ±80 ACRE DEVELOPMENT



SITE PLAN



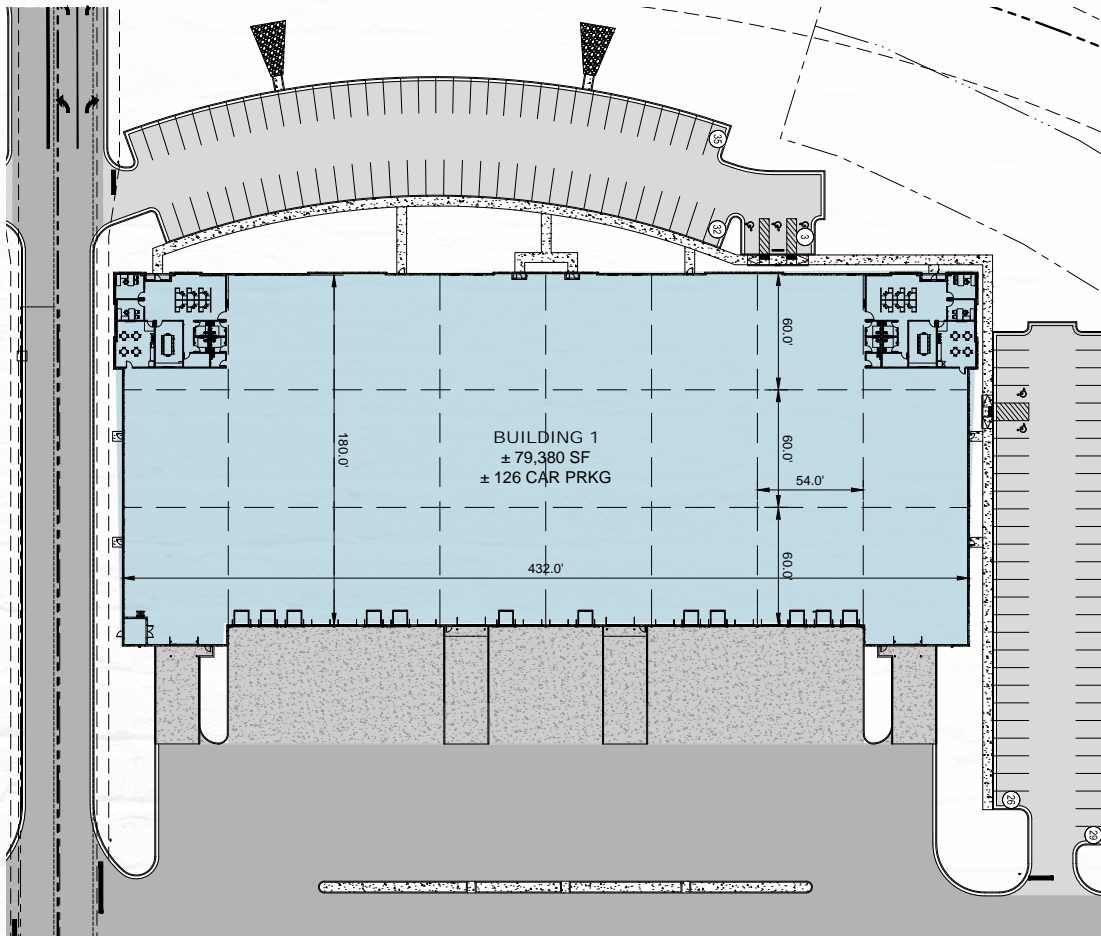
BUILDING SPECS

PHASE ONE | DELIVERING Q2 2026

PHASE TWO | DELIVERING Q2 2027

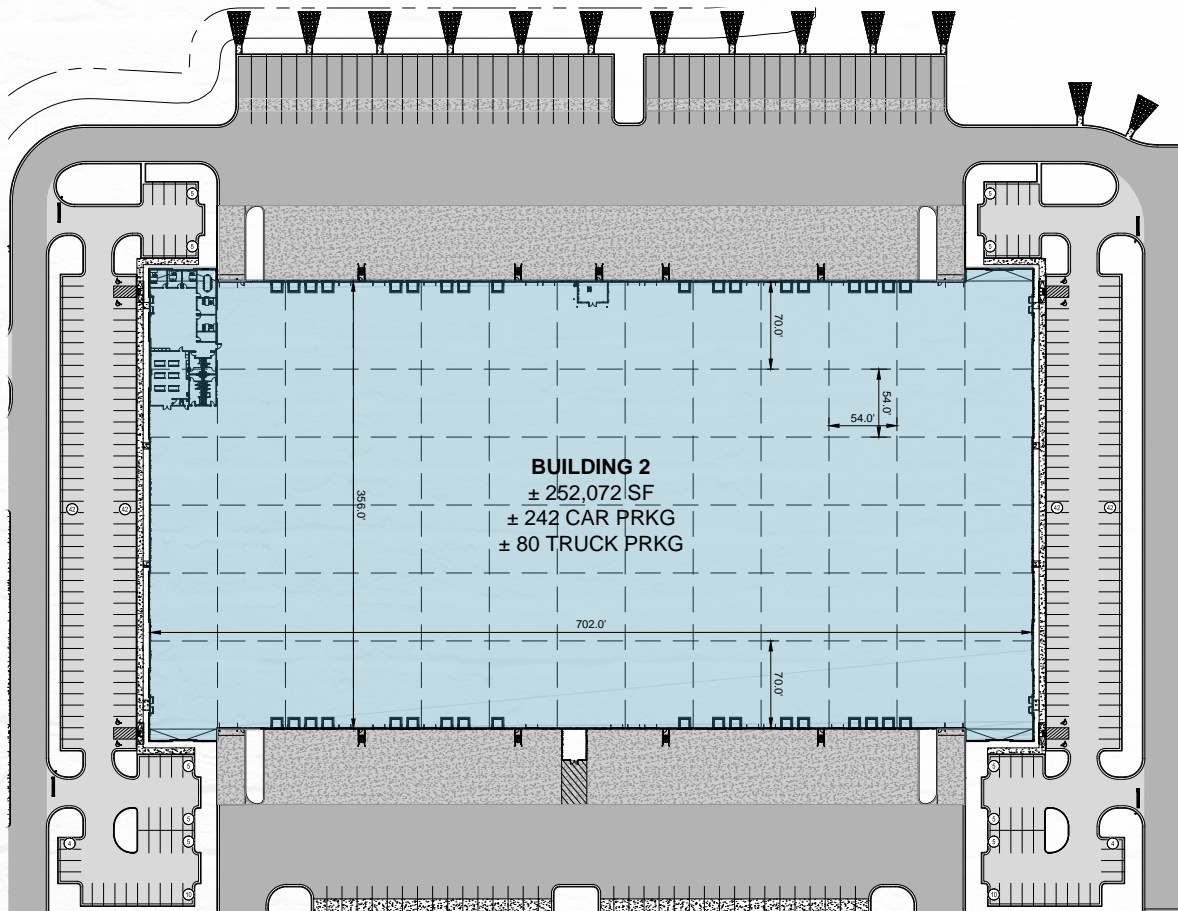
BUILDINGS	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
TOTAL SF	79,380	252,072	126,360	89,100	181,440	171,680
MINIMUM DEMISE	19,440	106,812	22,680	19,440	23,976	22,680
OFFICE SF	(2) 2,813	5,713	(2) 3,364	(2) 2,813	(2) 3,364	(2) 3,364
BUILDING DIMENSIONS	432' x 180'	702' x 356'	594' x 210'	486' x 180'	810' x 222'	810' x 210'
SPEEDBAY	60'	70'	60'	60'	60'	60'
COLUMN SPACING	54' x 60'	54' x 54'	54' x 50'	54' x 60'	54' x 54'	54' x 50'
CLEAR HEIGHT	32'	36'	32'	32'	32'	32'
DOCK DOORS	20	56	27	23	36	36
DRIVE-IN DOORS	4	4	4	4	5	5
AUTO PARKS	126	242	106	102	182	165
TRAILER PARKS	0	80	46	0	65	64
AVAILABILITY	Q2 2026	Q2 2026	Q2 2026	Q2 2027	Q2 2027	Q2 2027

BUILDING 1 SITE PLAN



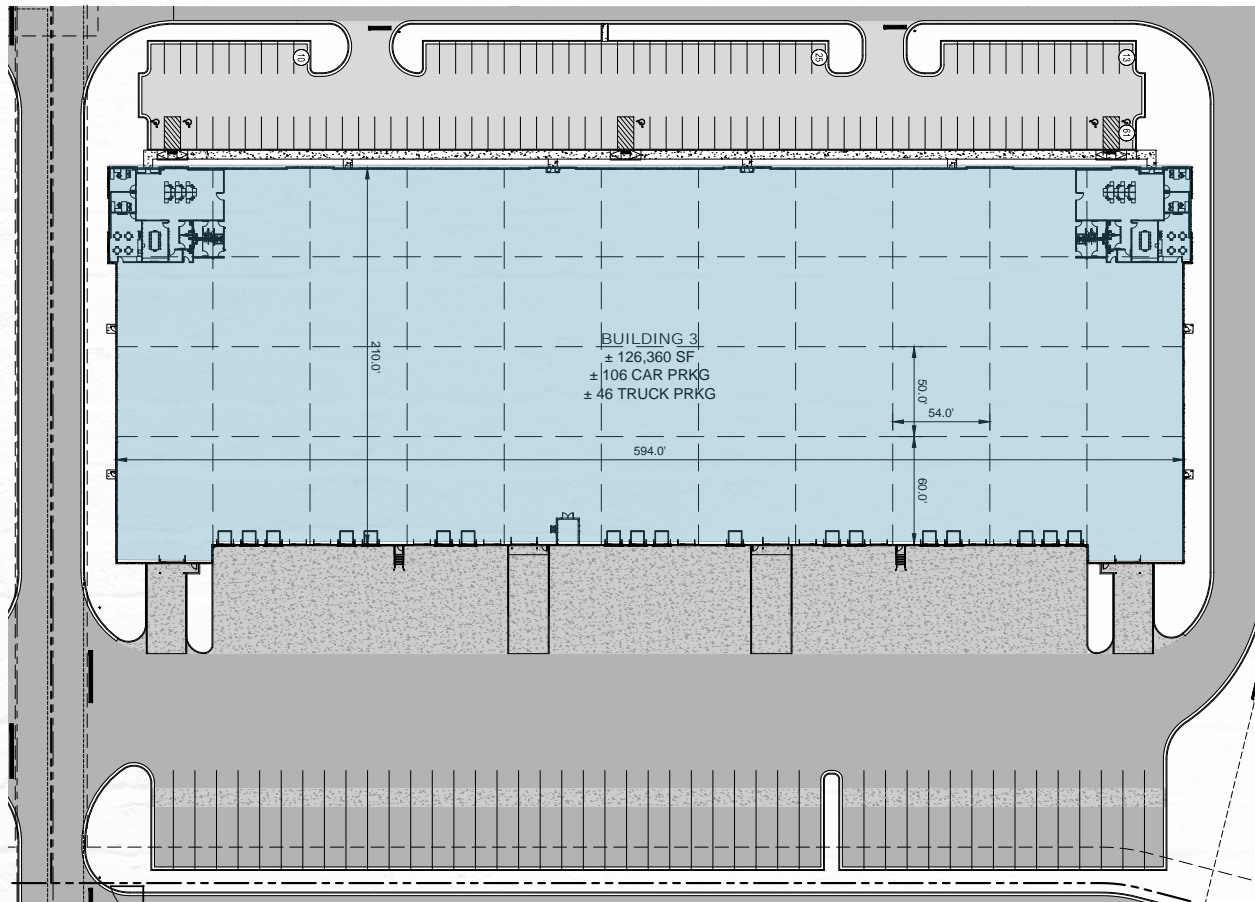
TOTAL SF	79,380
MINIMUM DEMISE	19,440
OFFICE SF	(2) 2,813
BUILDING DIMENSIONS	432' x 180'
SPEEDBAY	60'
COLUMN SPACING	54' x 60'
CLEAR HEIGHT	32'
DOCK DOORS	20
DRIVE-IN DOORS	4
AUTO PARKS	126
TRAILER PARKS	0
AVAILABILITY	Q2 2026

BUILDING 2 SITE PLAN



TOTAL SF	252,072
MINIMUM DEMISE	106,812
OFFICE SF	5,713
BUILDING DIMENSIONS	702' x 356'
SPEEDBAY	70'
COLUMN SPACING	54' x 54'
CLEAR HEIGHT	36'
DOCK DOORS	56
DRIVE-IN DOORS	4
AUTO PARKS	242
TRAILER PARKS	80
AVAILABILITY	Q2 2026

BUILDING 3 SITE PLAN



TOTAL SF	126,360
MINIMUM DEMISE	22,680
OFFICE SF	(2) 3,364
BUILDING DIMENSIONS	594' x 210'
SPEEDBAY	60'
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	27
DRIVE-IN DOORS	4
AUTO PARKS	106
TRAILER PARKS	46
AVAILABILITY	Q2 2026



NASHVILLE
20 MILES | 25 MINS

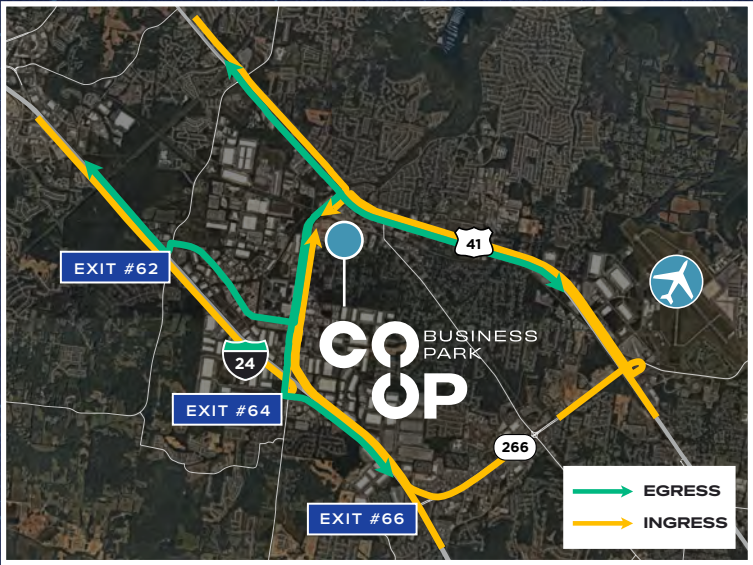
NASHVILLE INTL AIRPORT
12 MILES | 18 MINS

LEBANON, TN
27 MILES | 38 MINS

I-24
1.5 MILES | 3 MINS

FRANKLIN, TN
26 MILES | 40 MINS

MURFREESBORO, TN
18 MILES | 26 MINS

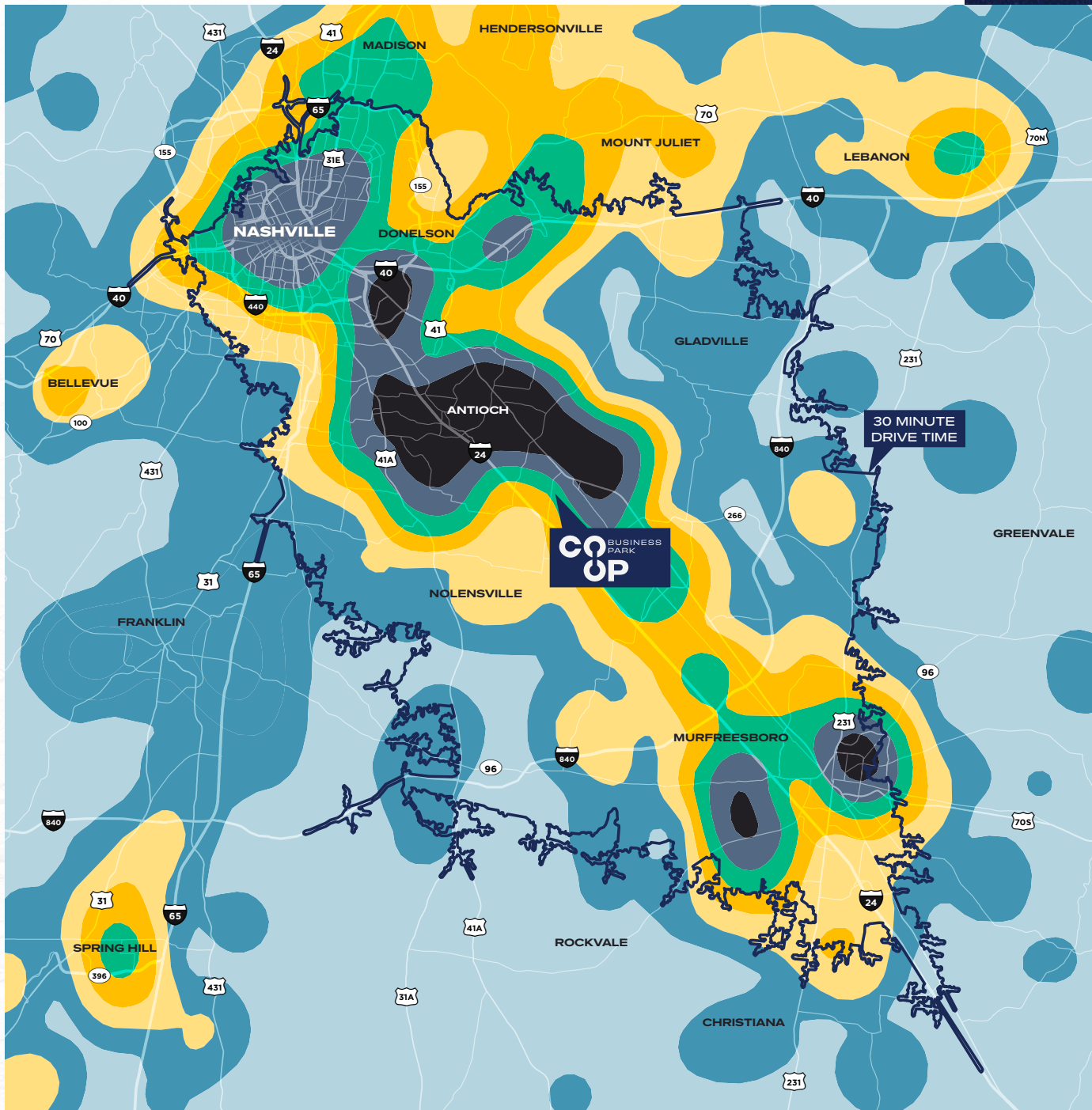


STRATEGIC LOCATION



CORPORATE NEIGHBORS





DEMOGRAPHICS

(within 30 min. drive time)

43,480
WAREHOUSE EMPLOYEES

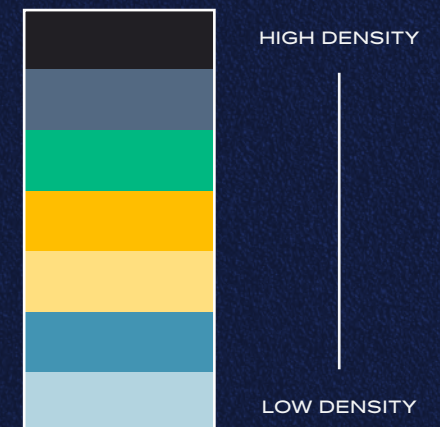
305,748
POPULATION 25+ W/ COLLEGE
EDUCATION OR BEYOND

121,012
HIGH SCHOOL EDUCATED
POPULATION

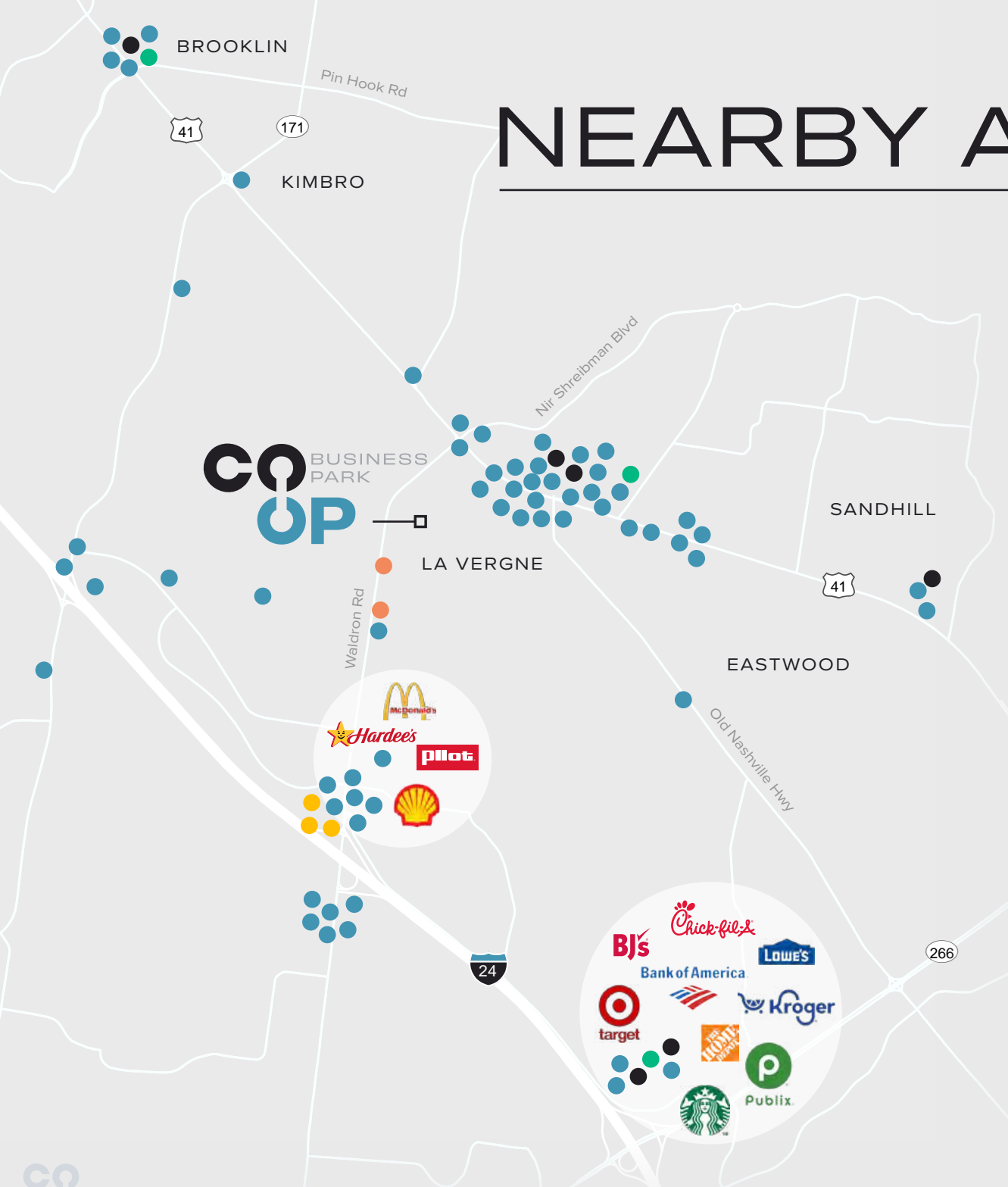
3.5%
UNEMPLOYMENT RATE

\$88,281
MEDIAN HOUSEHOLD INCOME

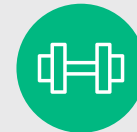
**2025 TRANSPORTATION
& WAREHOUSE RESIDENT
WORKER DENSITY**



NEARBY AMENITIES



2 BANKS



3 GYMS/FITNESS



3 HOTELS



6 RETAIL



65 RESTAURANTS

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GATEWAY 24

BUSINESS PARK

1635 Joe B Jackson Parkway
Murfreesboro, TN

CONNECTING BUSINESS
TO OPPORTUNITY

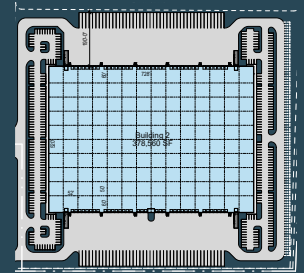


FOR LEASE

BUILDING 2
378,852 SF

LINCOLN
PROPERTY
COMPANY

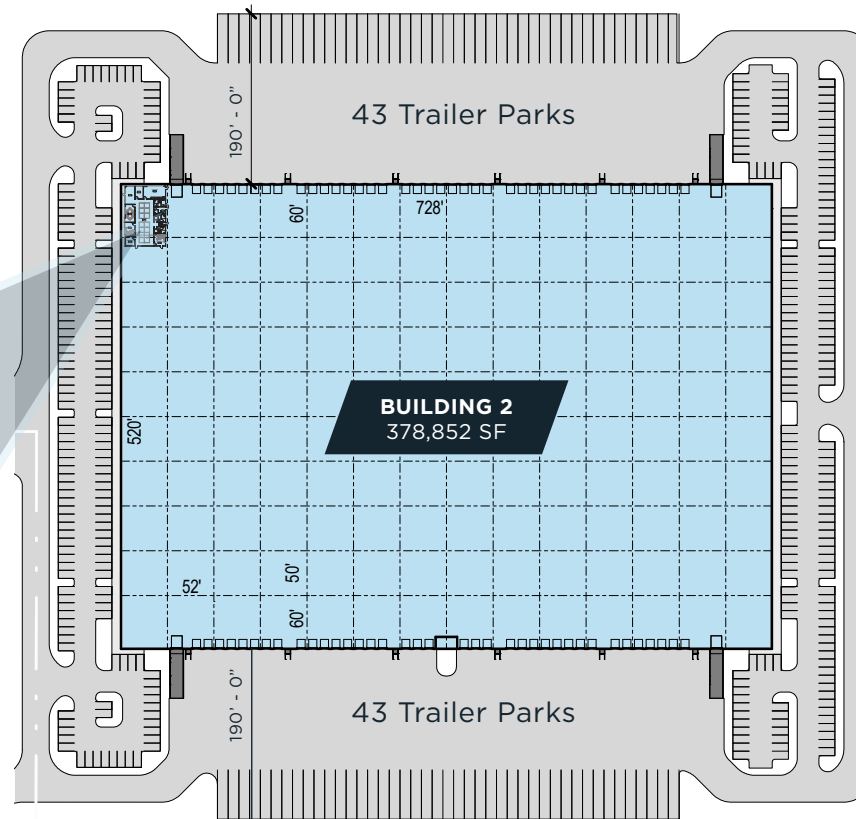
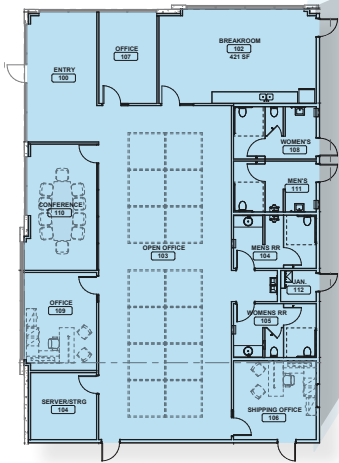
CROW
HOLDINGS
CAPITAL



CUSHMAN &
WAKEFIELD



SITE PLAN



BUILDING FEATURES

BUILDING 2

- Available SF: 378,852
- Office SF: 3,657
- Column Spacing: 52'x50'
- Dock Doors/Drive-ins: 78/4
- Car parks: 263
- Trailer parking: 86
- Exterior Lighting: LED
- Clear Height: 32 ft
- Power: 3,000 amps, 480 volt, 3 phase service
- Floor Spec: 7 inch reinforced, 4,000 PSI
- TPO Roof




AERIAL VIEW


DISTANCES

HWY 41 (1 Mile)
Interstate 24 (.5 Mile)

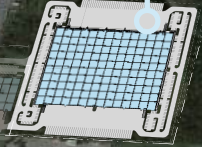
DRIVE TIMES

840 (10 Minutes)
I-40 (35 Minutes)
I-65 (25 Minutes)

 Ingress

 Egress

BUILDING 2
378,852 SF





NASHVILLE LOGISTICS BY THE NUMBERS



50%
of the US population lives within 650 miles (1-day trucking distance)



12 MILLION PEOPLE
live within a 2.5 hour drive of Nashville



1 OF ONLY 6
US cities with 3 major interstates converging: I-24, I-65, I-40



NASHVILLE MSA IS THE #8
fastest growing major MSA in the USA (1.9 Million residents; 86 new residents per day)



RUTHERFORD COUNTY IS THE #1
fastest growing in Tennessee (145,000 residents; 11 new residents per day)



Murfreesboro #1 boomtown in America

GATEWAY 24
BUSINESS PARK

NASHVILLE INTERNATIONAL AIRPORT

NASHVILLE

FOR MORE INFORMATION, CONTACT:

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CROW HOLDINGS
CAPITAL

LINCOLN PROPERTY COMPANY

CUSHMAN & WAKEFIELD



**SWAN
INDUSTRIAL
CENTER**

FOR LEASE

802 SWAN DRIVE | SMYRNA, TN 37167

58,377 SF - 236,632 SF AVAILABLE



Site Overview

1

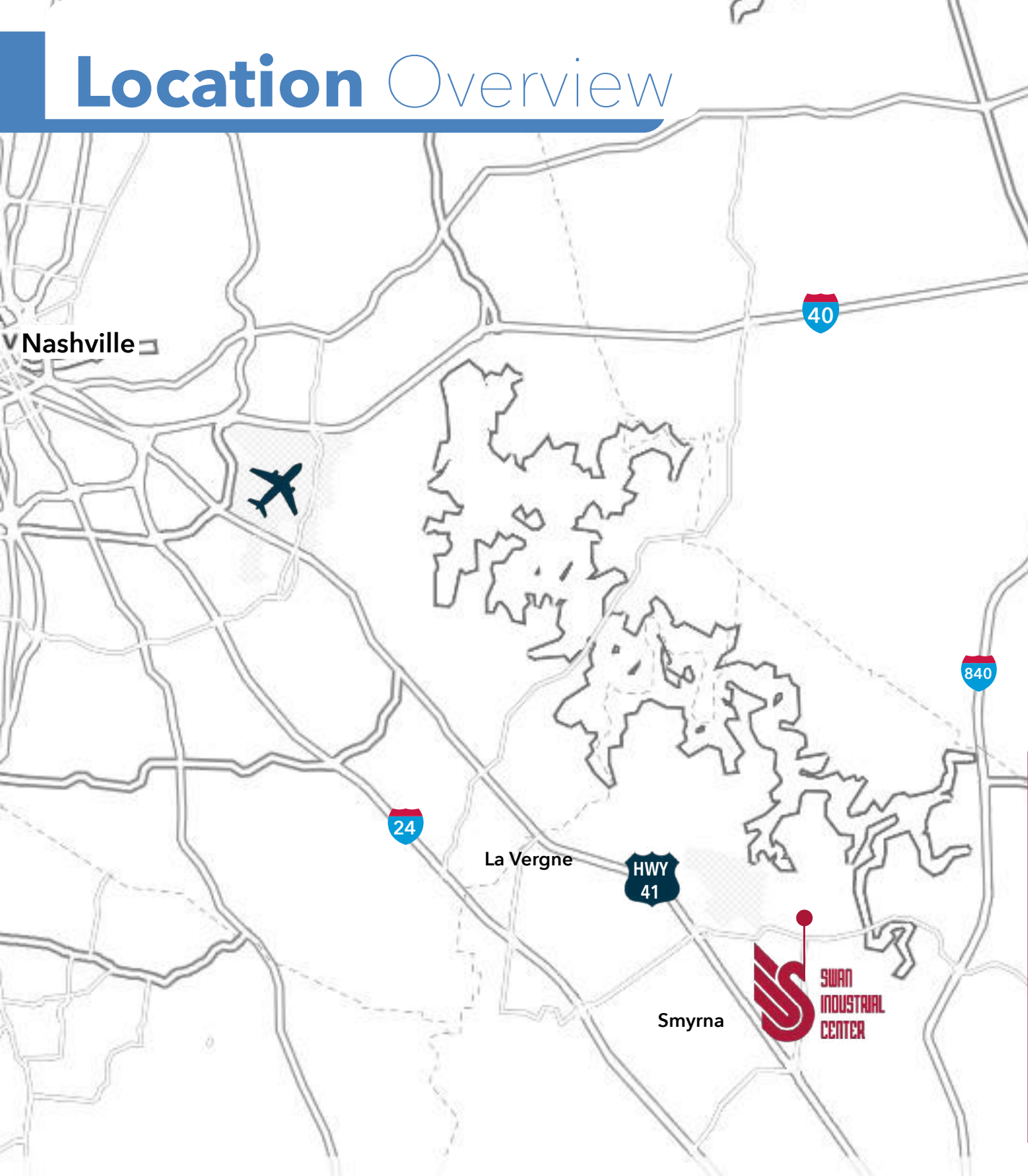
2

3

	1	2	Full
SF	58,377	86,586	144,963
OFFICE	Build-to-suit	1,500	Build-to-suit
DOCKS	9	10	19
DRIVE-INS	3	1	4
CLEAR HEIGHT	22'-24'	22'-24'	22'-24'
COLUMN SPACING	27' x 48'	27'x48'	27'x48'
ELECTRIC	2000 AMP (shared)	2000 AMP (shared)	2000 AMP
SPRINKLER	ESFR	ESFR	ESFR

	3
SF	91,699
OFFICE	1,500 SF
DOCKS	11 (1 box truck dock)
DRIVE-INS	1
CLEAR HEIGHT	22'-24'
COLUMN SPACING	12' x 25'; 28' x 48'
ELECTRIC	1600 AMP
SPRINKLER	ESFR

Location Overview



NASHVILLE MSA
IS #8 fastest growing major MSA in the USA (2.1 Million residents; 86 new residents per day).



RUTHERFORD COUNTY MSA IS #3 in the USA per job growth

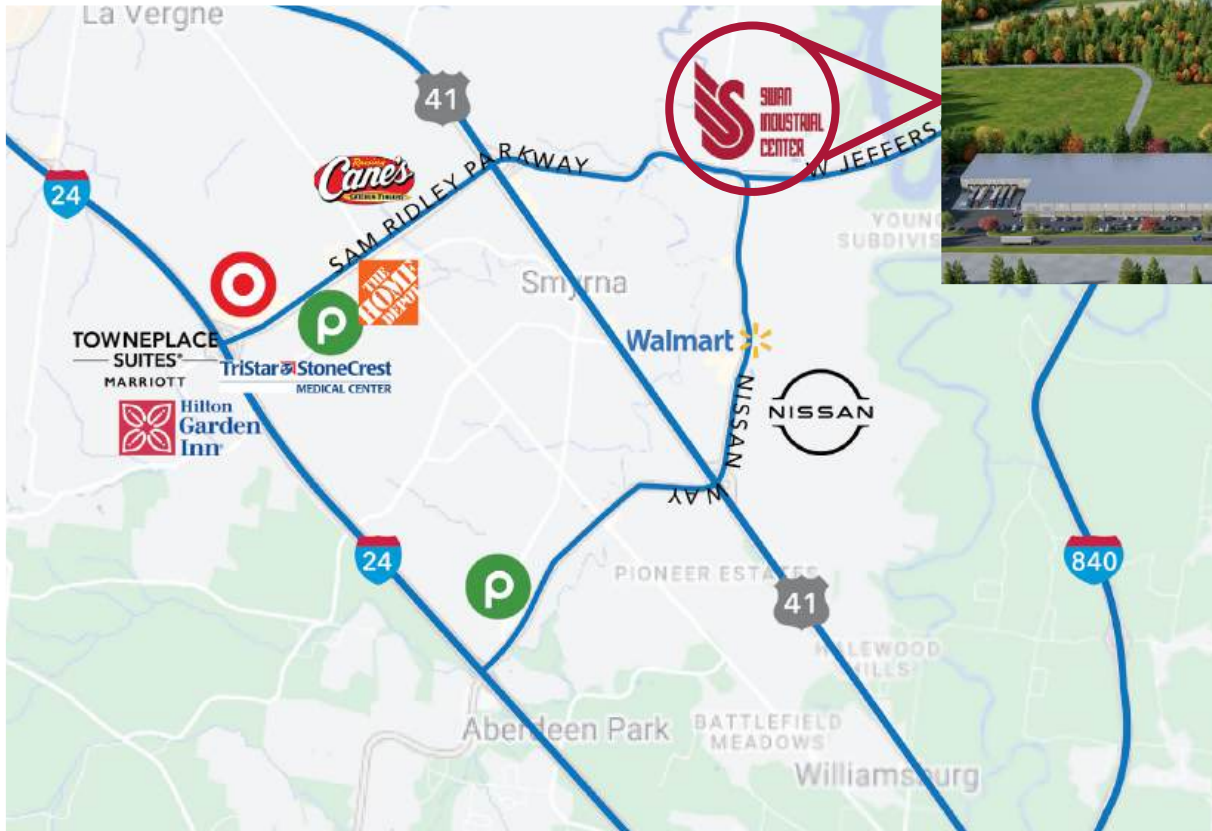


MAJORITY OF THE US population is within a day's drive

DRIVE TIMES FROM SITE

Smyrna Airport	3 Miles
Interstate 840	4 Miles
Interstate 24	6 Miles
Murfreesboro	16 Miles
Nashville Int. Airport	16.6 Miles
Downtown Nashville	23.9 Miles

Nearby Amenities



CORPORATE NEIGHBOR PROFILE



- 2.5 Mile Drive Time
- 5,700 Employees
- Largest Nissan manufacturing plant in North America
- 7.1B in investment

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bcahill@lee-associates.com
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1975 JOE B. JACKSON PARKWAY

MURFREESBORO, TN 37127

FOR LEASE 109,807 SF



PROPERTY HIGHLIGHTS



1975 JOE B. JACKSON PKWY
MURFREESBORO, TN 37127



109,807 SF
TOTAL SF



16,836 SF (2-STORY)
OFFICE SF



BLOCK & METAL BUILDING
CONSTRUCTION



7.95
ACREAGE



1983/2001
YEAR BUILT/RENOVATED



+/- 16'-24'
CLEAR HEIGHT



4
LOADING DOCKS



2 DRIVE-IN
DOORS



WET
SPRINKLER

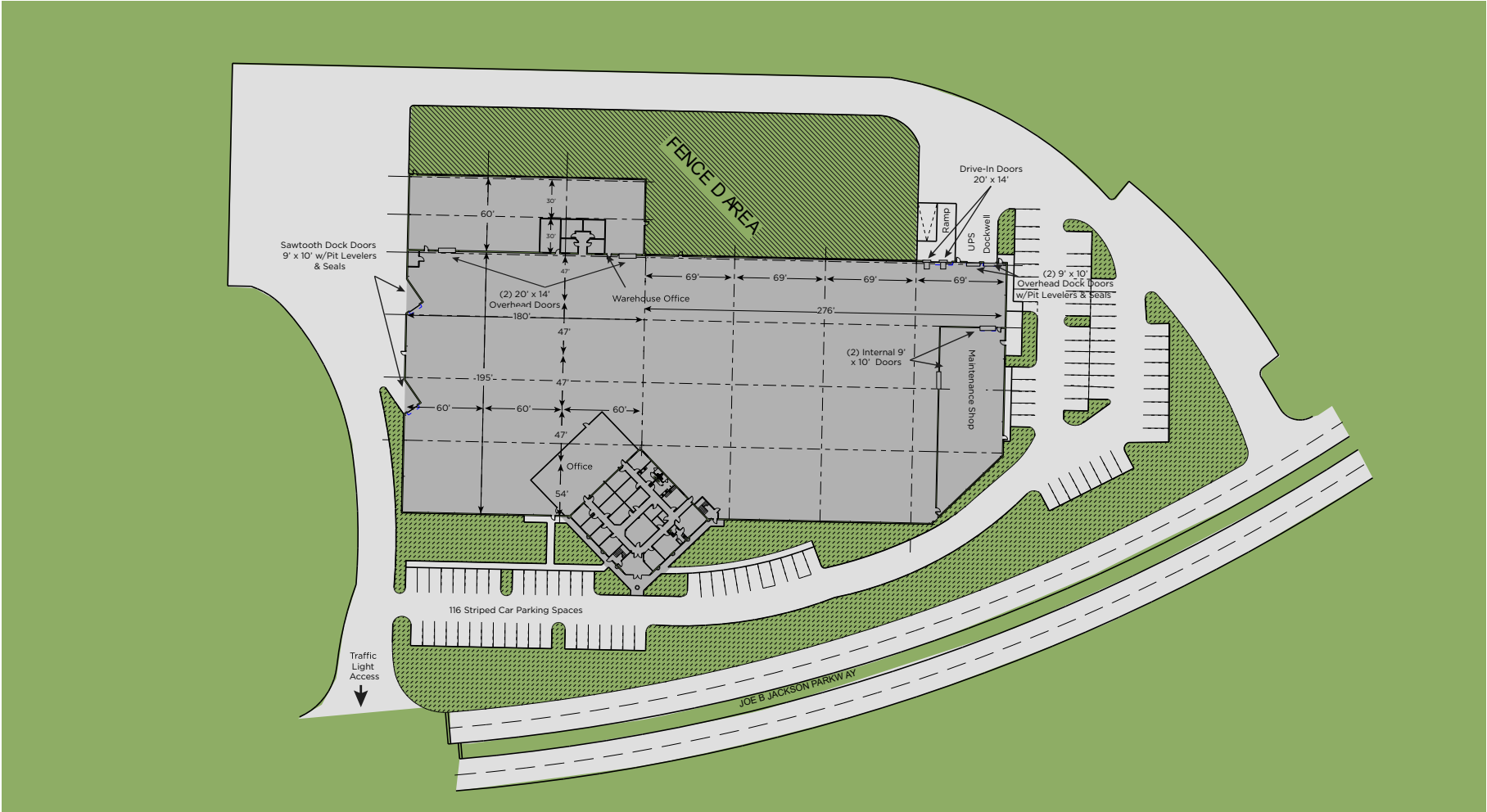


LED LIGHTING WITH
MOTION SENSORS
POWER

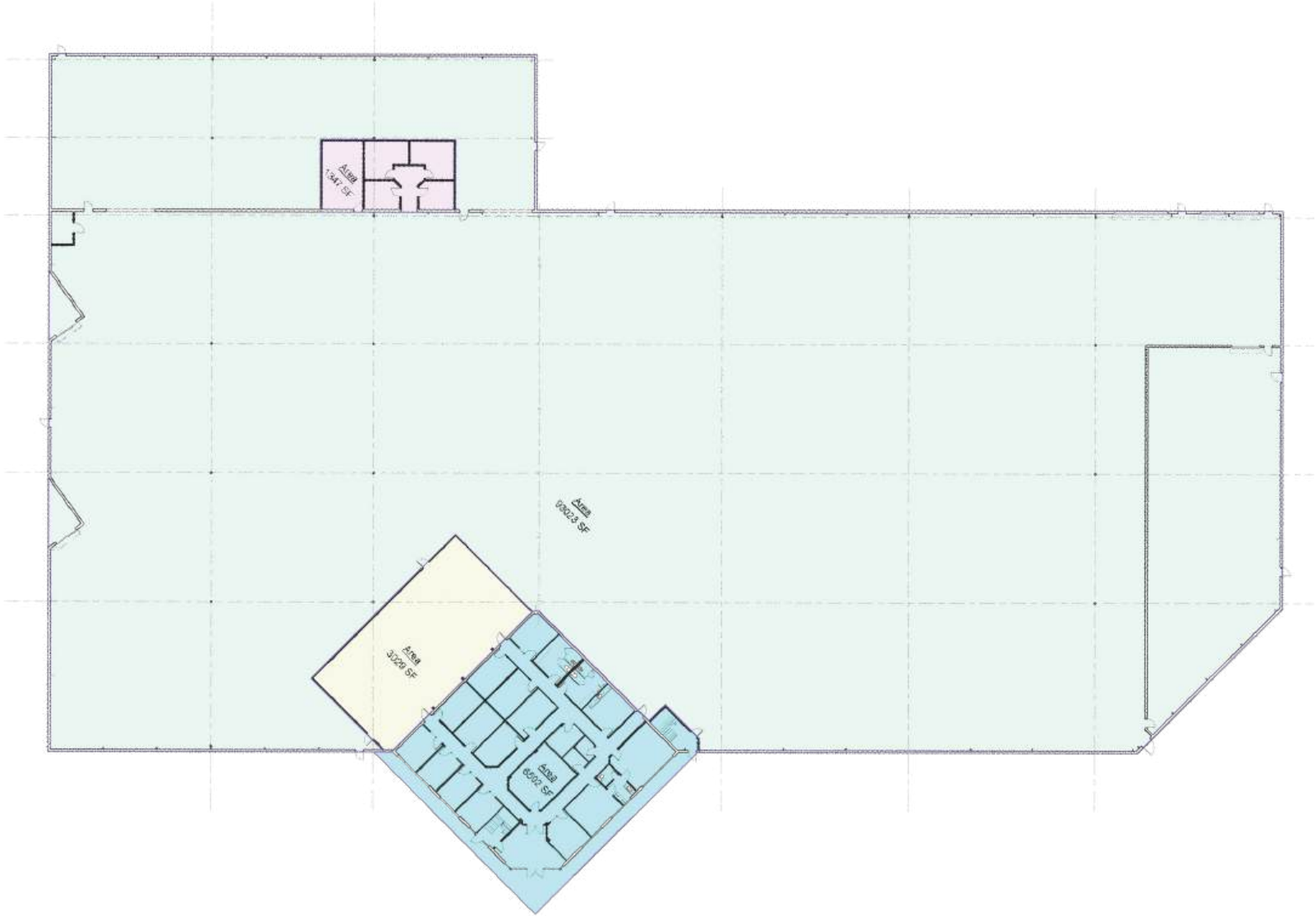


2,000 AMPS;
480/277 3-PHASE

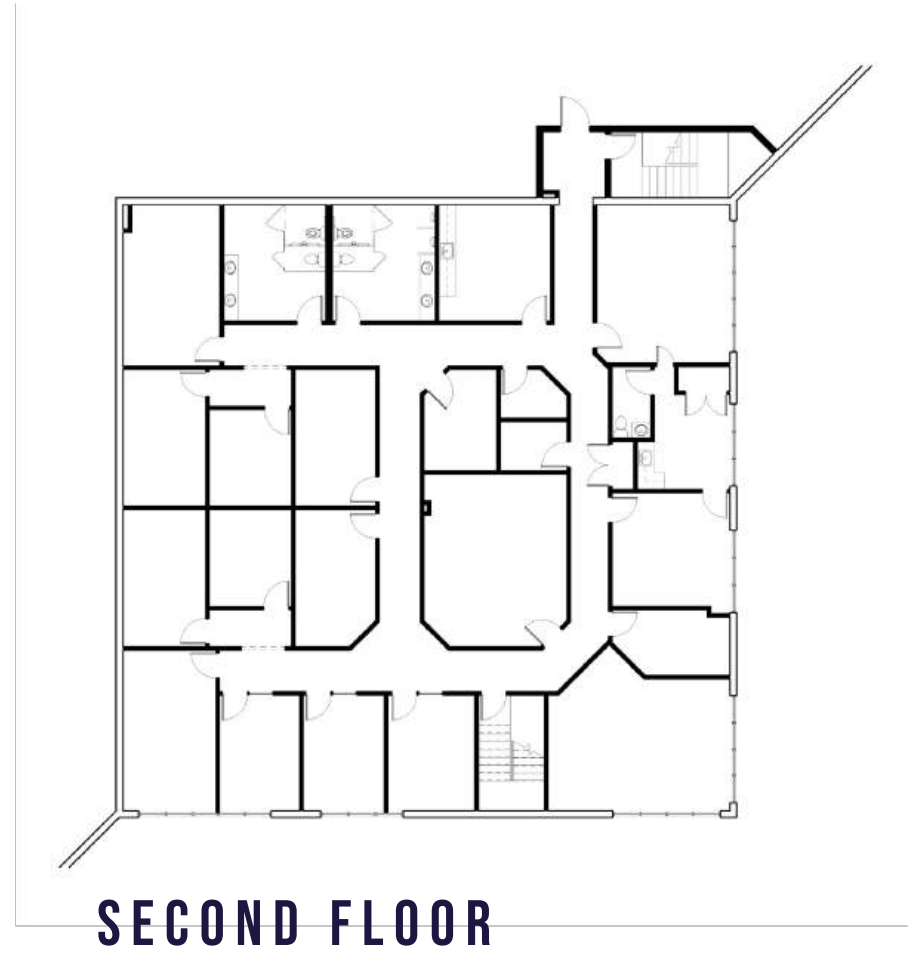
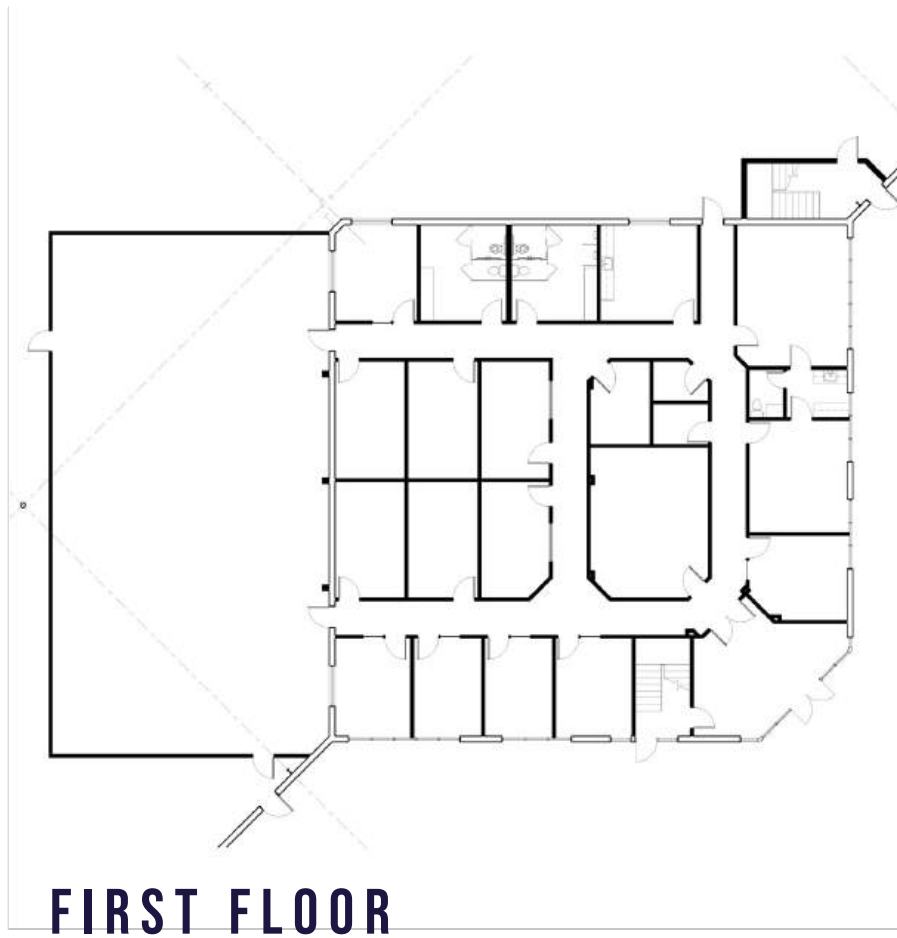
SITE PLAN



FIRST FLOOR SQ FT



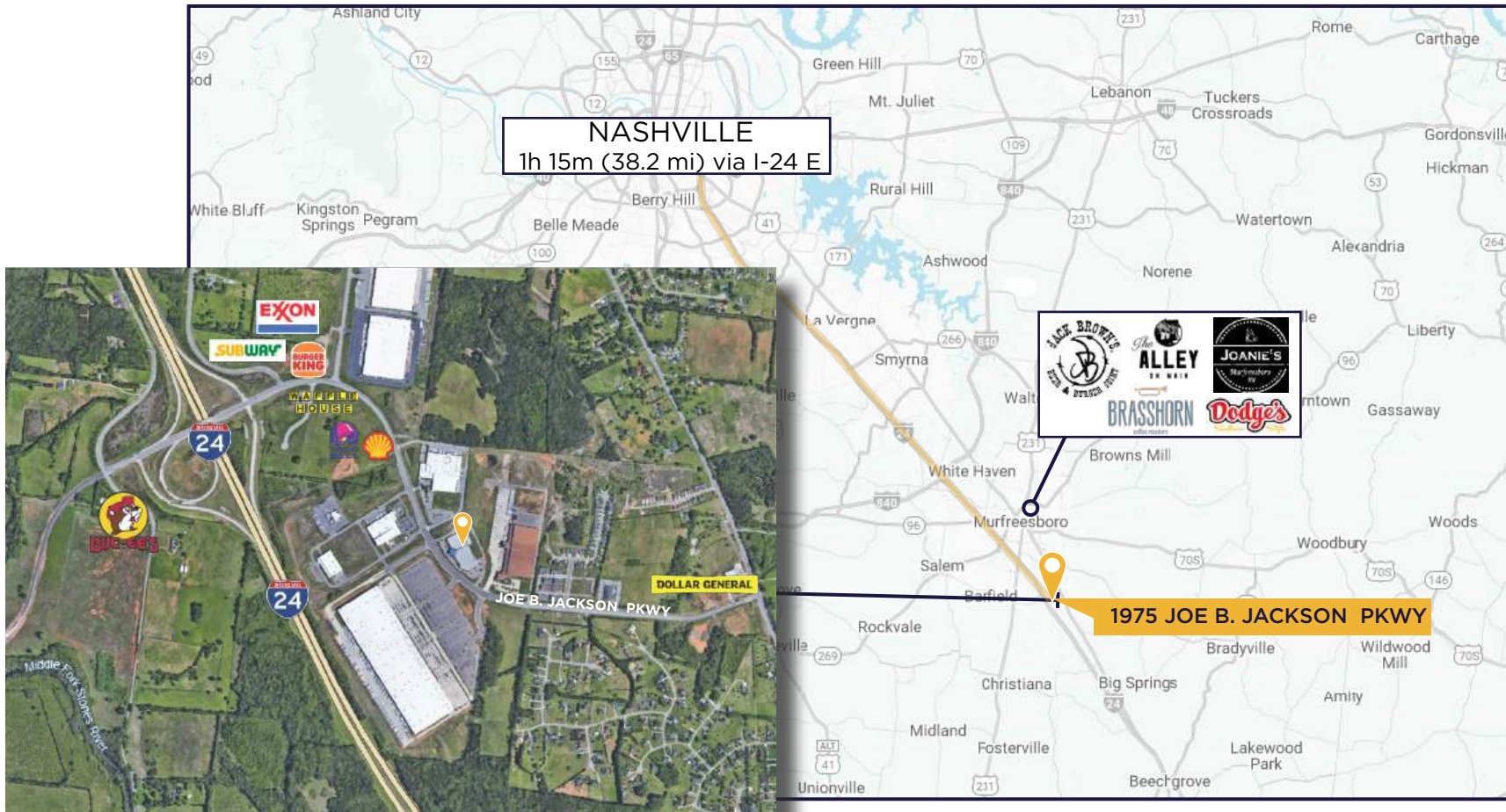
OFFICE SPACE



BUILDING PHOTOS



LOCATION MAP





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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

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rstout@charleshawkinsco.com

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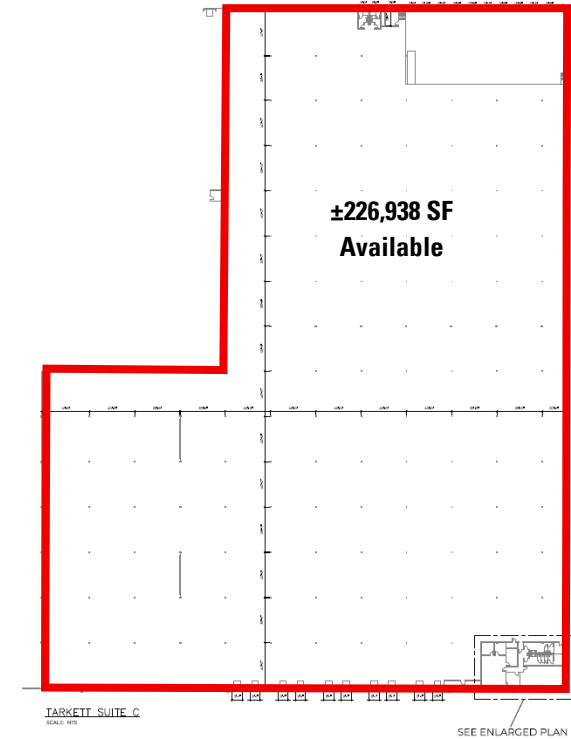
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kirwin@charleshawkinsco.com

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

226,938 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

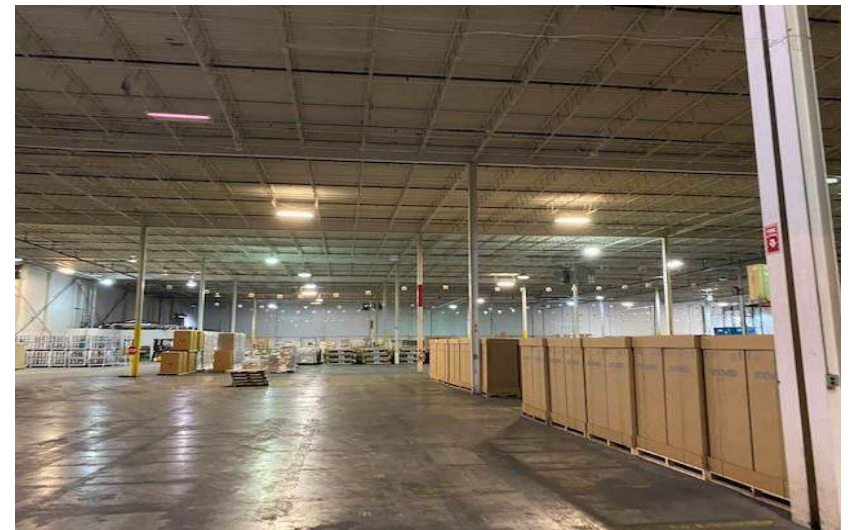


Property Highlights

- 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)

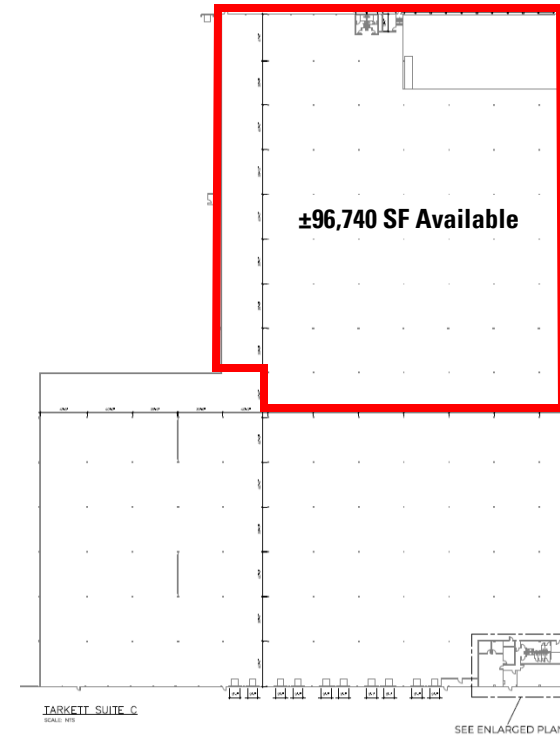
Lease Rate \$6.15 /SF NNN

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



96,740 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

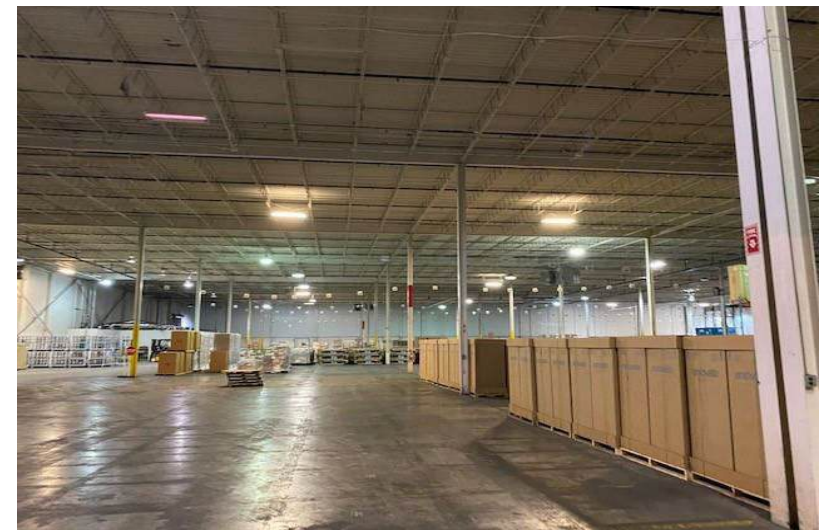


Property Highlights

- 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)

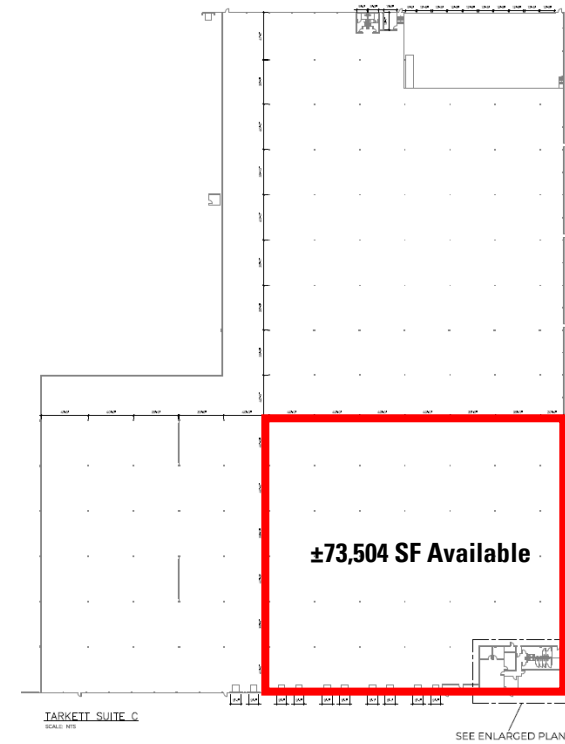
Lease Rate \$6.95 /SF NNN

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



73,504 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

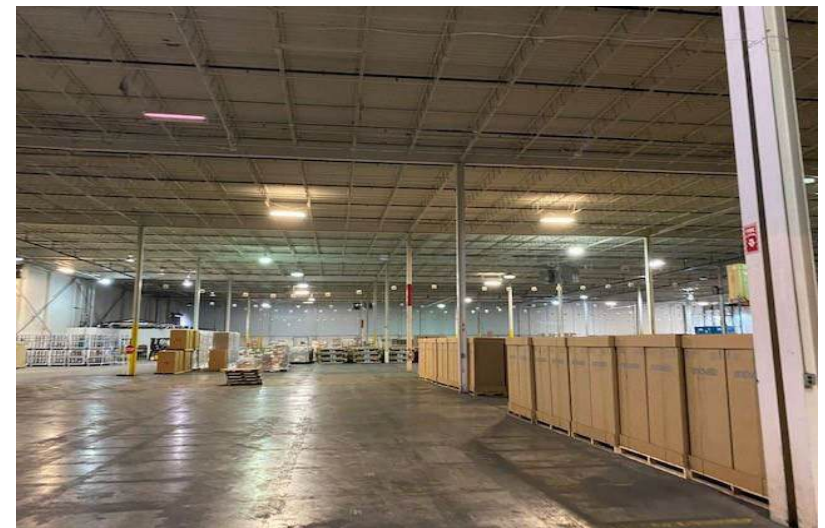


Property Highlights

- 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)

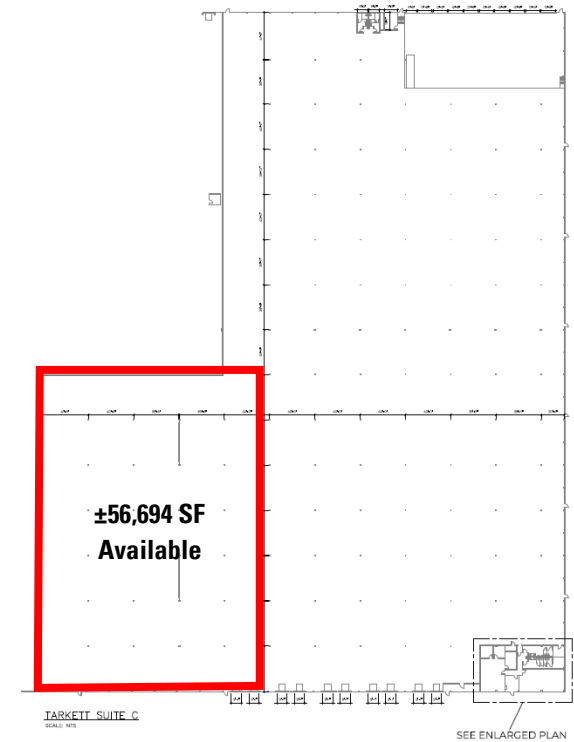
Lease Rate \$7.35 /SF NNN

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



56,694 SF

RUTHERFORD BUSINESS CENTER INDUSTRIAL SPACE

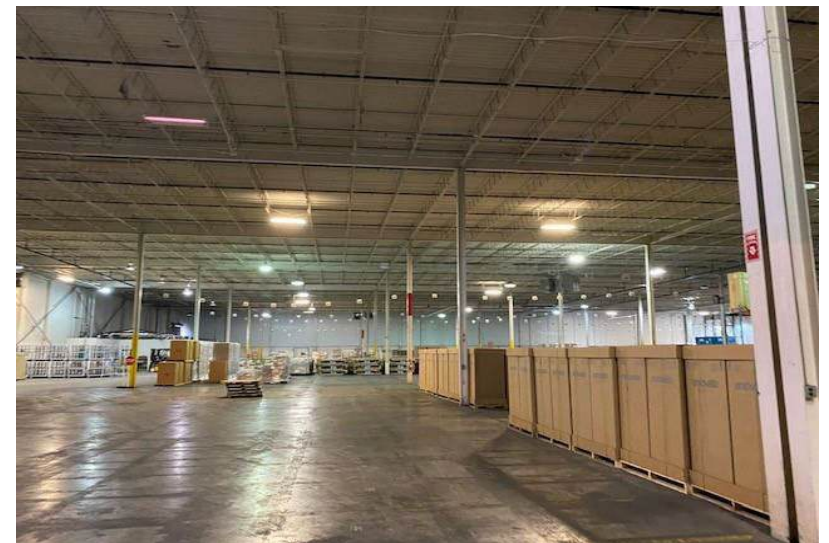


Property Highlights

- 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**

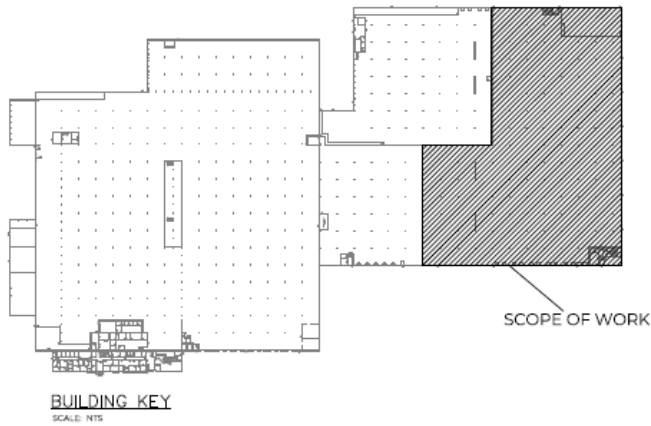
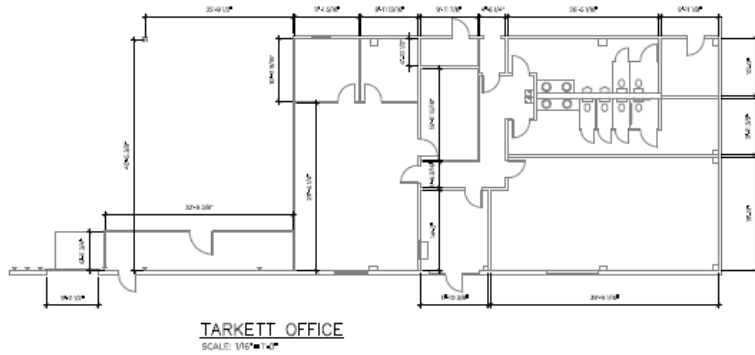


PHOTOS

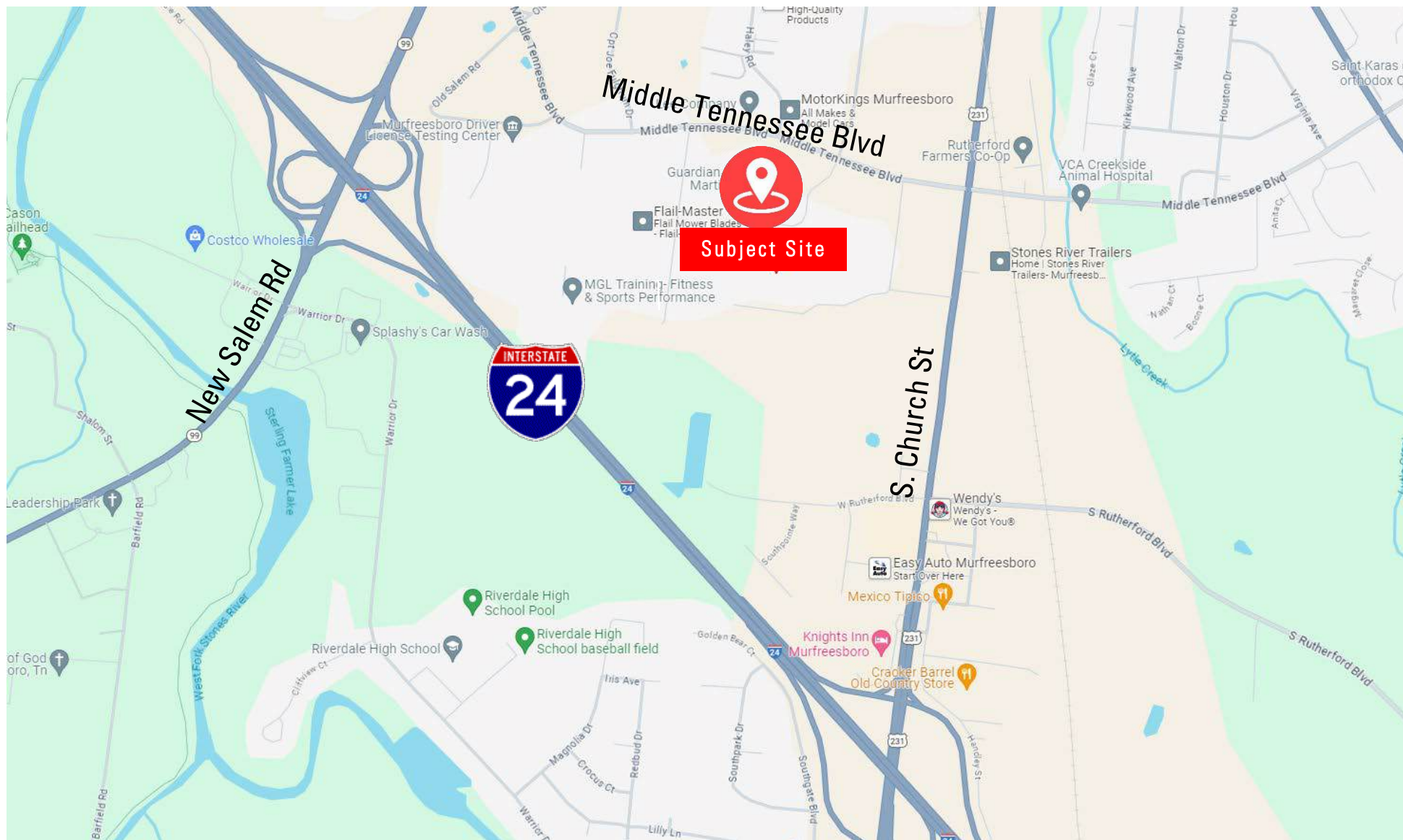


FLOOR PLAN

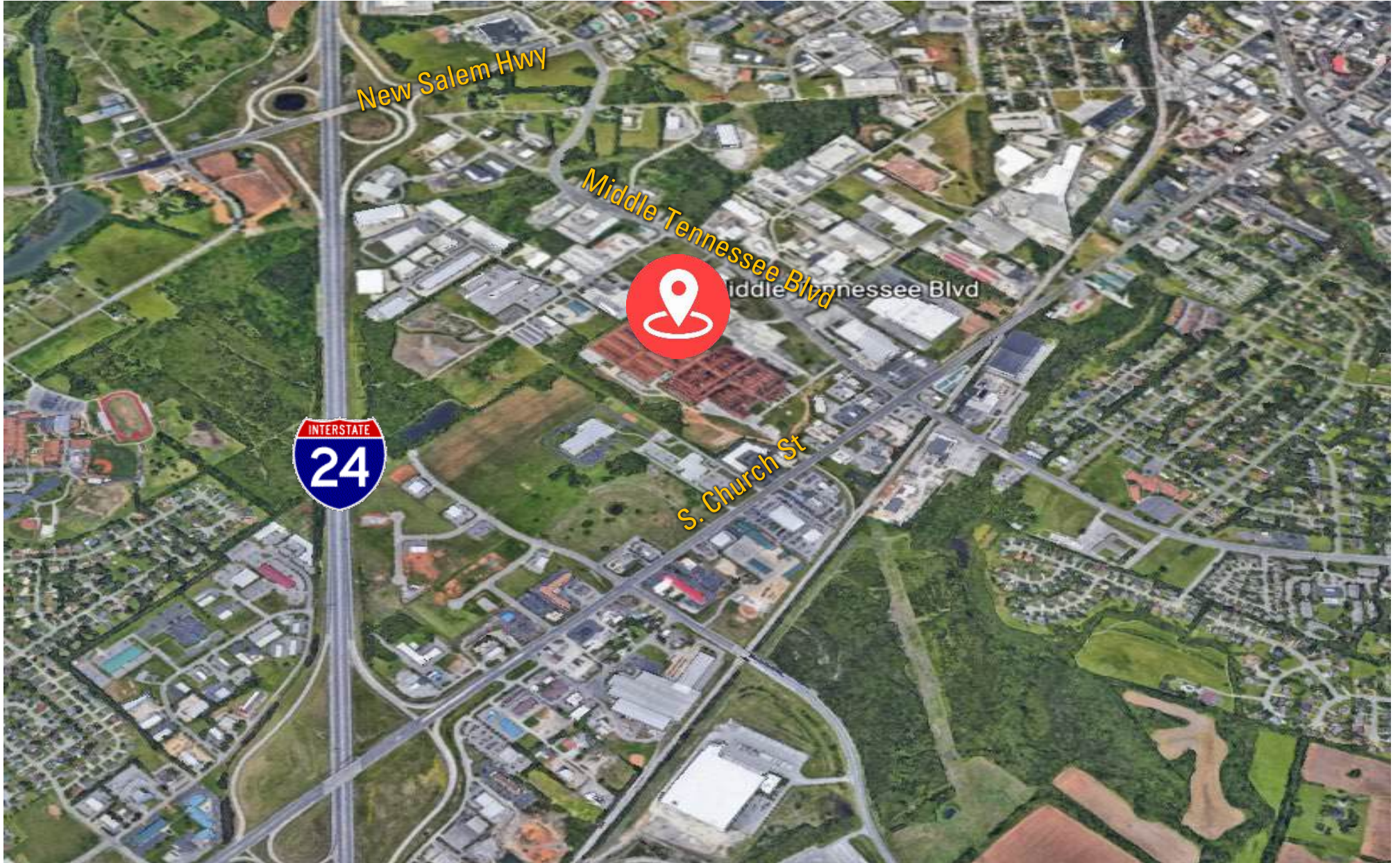
±226,938 SF Total Available



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



LEE &
ASSOCIATES

FOR LEASE

53,750 SF
INDUSTRIAL FACILITY

450 BUTLER DR

MURFREESBORO, TN

BRETT WALLACH

PARTNER

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bwallach@lee-associates.com

JOHN ZEFFERY

PARTNER


LEE & ASSOCIATES - NASHVILLE
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jzeffery@lee-associates.com

SPACE HIGHLIGHTS


 53,750 SFT
7,500 SFT of Two Story Office

 Fully Fenced and Drive Around Facility
Roughly 1 Acre of Outside Storage

 4,000 Amps 480 Volt

 27' Clear Height

 8 Dock High Doors
3 Drive In Doors

 100% Climate Controlled
Warehouse (144.5 Tons of Total
Cooling Capacity)

 Immediate Access to I-24

 Major Renovations Planned



ACCESS MAP

MURFREESBORO, TENNESSEE

I-24 (nearest access ramp)	~2-miles
I-840 (nearest interchange)	~6-miles
BNA (Nashville International Airport)	~27-miles
I-440 (Nashville loop)	~28-miles
I-40 (East Nashville access)	~30-miles
Downtown Nashville (CBD)	~34 mile





450 BUTLER DR

M U R F R E E S B O R O , T N

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PARTNER

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