



CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING
720B South Church Street • Post Office Box 2511 • Murfreesboro, Tennessee 37133-2511
Telephone (615) 329-8000 • Fax (615) 217-8245 • www.charterdevelopment.com

RARE 100% HVAC WAREHOUSE FOR LEASE LA VERGNE BUSINESS PARK 7,740 SQUARE FEET



LOCATION: Nice industrial facility completed early 2009 located at 101 Wheeler Street (Lot # 2) in the La Vergne Business Park, La Vergne, Rutherford County, Tennessee 37086. This industrial park is located just off Murfreesboro Road (Highway 41/70S) near Sam Ridley Parkway.



CONSTRUCTION: “Free-standing, single tenant” block and metal facility with sloped metal deck roof. Vinyl-backed interior insulation throughout. Reinforced concrete slab flooring.

BASIC DIMENSIONS: ± 50' x 159' **COLUMN SPACING:** Clear span. **SPRINKLERS:** 100% wet system.

BREAKDOWN OF SPACE: Building footprint is 7,740 sf. Warehouse area is 6,240 sf. Office area is 1,500 sf. Mezzanine area above office space offers 1,500 sf of additional nice storage space.

CEILING HEIGHTS: ± 21' - 22' . **VENTILATION:** Side-wall mounted exhaust fan with cross louver.

LOT SIZE & PARKING: ± .52 acre lot. Asphalt paved parking areas. Approximately 10 car parks.

UTILITIES: All public serve the building. **HEAT:** Natural gas fired space heater in warehouse.

AIR CONDITIONING: Entire building is 100% air-conditioned. Separate units for the warehouse area and office area.

OFFICE AREA: ± 1,500 square feet (30' x 50') of nicely finished central HVAC space. Breakdown consists of large reception area, four (4) private offices, large break room, two (2) office restrooms, one (1) warehouse restroom & janitor's closet. Very nice mezzanine area above office space accessed via warehouse stairs adds an additional ± 1,500 sf of great storage space.

POWER: 400 amp box, 480/277 volts and 225 amp box, 208/120 volts. Both three (3) phase.

LIGHTING: Metal halide fixtures in warehouse with skylights.

TRUCK LOADING: One (1) 9' x 10' dock-high door with leveler, one (1) electric 12' x 14' drive-in door.

MISCELLANEOUS: Excellent fully conditioned space. Office area has some furniture and other furnishings available. This building offers outstanding amenities. Ideal for light manufacturing, warehousing, distribution or service operations.

LEASE RATE: \$6,000.00 per month net. Additional operating expenses run about \$.81/sf as follows: 2017 real estate taxes \$5,511.00 or \$.71/sf. Current building insurance premium \$800.00 per year or \$.10/sf.

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

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