



CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING
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(NEW LASALLE COURT BUILDINGS WILL BE SIMILAR TO ABOVE
WHICH ARE KNOWN AS 105 & 107 LASALLE COURT)

NEW WAREHOUSE UNDER CONSTRUCTION PRE-LEASING NOW SAND HILL BUSINESS PARK LA VERGNE, TN ± 4,000 SQUARE FOOT BUILDING

LOCATION: New warehouse pre-leasing right now, 103 LaSalle Court. Expected delivery date is around February 1, 2019. Nice business park located along Sand Hill Road, La Vergne, Rutherford County, Tennessee 37086 just off Murfreesboro Road (Highway 41/70S) between Stones River Road and Dick Buchanan Street in the heart of La Vergne.

CONSTRUCTION: Free-standing, single tenant 4,000 square foot structure on ± .4 acre lot. Each building is a pre-engineered metal facility with a pitched metal deck roof with buildings to feature masonry front walls with metal awning. Interior insulation throughout. ± five inch (5"), 4,000 psi, reinforced concrete slab flooring.

DIMENSIONS & BREAKDOWN OF SPACE: Buildings is 50' x 80'. Office space is ± 540 square feet with light mezzanine storage space above. Warehouse space is ± 3,460 square feet.

CEILING HEIGHTS: 18' eaves, 20' center. **HEAT:** Natural gas fired space heater in warehouse. 250,000 BTU.

LOT SIZE & PARKING: Lots is about .4 acres. Asphalt paving in front, graveled sides. Ample parking.

UTILITIES: All public serve the building, metered separately. **COLUMN SPACING:** Clear span building.

OFFICE AREA: Office area totals ± 540 square feet (20' x 27') of nicely finished central HVAC office space. Breakdown consists of large reception area (12' x 20'), large private office (12' x 14.5'), one (1) office restroom and one (1) warehouse restroom. Additional 540 sf of light mezzanine storage available above office, could easily enclose for more office space.

POWER: 200 amp box, 208/120 volts, 3 phase. **LIGHTING:** New energy efficient LED fixtures inside and out.

TRUCK LOADING: Two (2) 12' x 14' drive-in doors. Located on front and side walls for easy access into the building.

MISCELLANEOUS: New small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or outside storage requirements. Ideal for light manufacturing, warehousing, distribution or service operations.

LEASE RATE: \$4,000.00 per month gross.

EXCLUSIVE AGENT:
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