



# CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING  
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(NEW 110 LASALLE COURT BUILDING WILL BE SIMILAR TO ABOVE  
BUILDING WHICH IS KNOWN AS 113 LASALLE COURT)

**NEW WAREHOUSE UNDER CONSTRUCTION  
FOR LEASE  
110 LASALLE COURT  
LA VERGNE, TN  
± 4,000 SQUARE FOOT BUILDING**

**LOCATION:** New warehouse now under construction at 110 LaSalle Court. Building should be ready by year end 2019. Pre-lease it now! Nice business park located off 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 ± .39 acre lot. Building is a pre-engineered metal facility with a pitched metal deck roof with masonry front walls with metal awning. Interior insulation throughout, reinforced concrete slab flooring.

**DIMENSIONS & BREAKDOWN OF SPACE:** Building is 40' x 100'. 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.

**LOT SIZE & PARKING:** Lot is about .39 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 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:** \$4,200.00 per month gross.

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

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