



CHARTER DEVELOPMENT COMPANY

COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING
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(NEW 101 LASALLE COURT BUILDING WILL BE SIMILAR TO ABOVE
BUILDING WHICH IS KNOWN AS 103 LASALLE COURT)

NEW WAREHOUSE UNDER CONSTRUCTION FOR LEASE 101 LASALLE COURT LA VERGNE, TN ± 4,000 SQUARE FOOT BUILDING

LOCATION: New warehouse now under construction at 101 LaSalle Court, corner of Sand Hill Road and 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 ± .38 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 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.

LOT SIZE & PARKING: Corner lot is about .38 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:
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