



**CHARTER
DEVELOPMENT
COMPANY**

**COMMERCIAL & INDUSTRIAL
REAL ESTATE SPECIALISTS
SINCE 1986**



(NEW 112 LASALLE COURT BUILDING WILL BE SIMILAR TO ABOVE BUILDING WHICH IS ACROSS THE STREET AT 113 LASALLE COURT)

**NEW WAREHOUSE COMING SOON
FOR LEASE
112 LASALLE COURT
LA VERGNE, TN
± 4,000 SQUARE FOOT BUILDING**

LOCATION: New warehouse now under construction at 112 LaSalle Court. Delivery expected around March 2021. Pre-lease it now as it is being built! 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 ± 644 square feet with light mezzanine storage space above. Warehouse space is ± 3,356 square feet.

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

LOT SIZE & PARKING: Lot 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 ± 644 square feet (23' x 28') of nicely finished central HVAC office space. Breakdown consists of large reception/showroom area (12' x 22'), large private office (11' x 15'), one (1) office restroom and one (1) warehouse restroom. Additional 644 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 & TERMS: \$4,200.00 per month gross with 3% annual increases. 5 year lease.

EXCLUSIVE AGENT:
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