



**CHARTER
DEVELOPMENT
COMPANY**



**4,000 SF FOR LEASE
OFFICE/WAREHOUSE SPACE
102 LASALLE COURT
LA VERGNE, TN**



**(NEW 102 LASALLE COURT BUILDING WILL BE SIMILAR TO ABOVE
BUILDING WHICH IS DOWN THE STREET AT 113 LASALLE COURT)**

LOCATION: New warehouse under construction now at 102 LaSalle Court, La Vergne, TN. Delivery expected 1st quarter 2022. 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.

BUILDING SPECIFICATIONS

CONSTRUCTION: Free-standing, single tenant 4,000 square foot structure on ± .32 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 ± .32 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.

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.

ZONING: I-1 Light Industrial District, City of La Vergne.

MISCELLANEOUS: New construction. New small tenant business park. Excellent office/warehouse amenities. Sites are ample for most parking or outside storage requirements and can be fenced by tenant as needed. Ideal for light manufacturing, warehousing, distribution or service operations.

LEASE RATE & TERMS: \$4,700.00 per month gross with 3% annual increases. 5 year lease.

EXCLUSIVE AGENT:

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



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