



FOR LEASE
101 LASALLE COURT
LA VERGNE, TN
± 4,000 SQUARE FOOT
WAREHOUSE



LARGE 12' X 14' DRIVE-IN DOORS ALONG FRONT WALL AND RIGHT SIDE WALL

LOCATION: Very nice warehouse located at 101 LaSalle Court, corner of Sand Hill Road and LaSalle Court. Building erected in 2020. 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 ± 600 square feet with light mezzanine storage space above. Warehouse space is ± 3,400 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 ± 600 square feet of nicely finished central HVAC office space. Breakdown consists of large reception/showroom area, large private office, one (1) office restroom and one (1) warehouse restroom. Additional 600 sf of light mezzanine storage available above office, could possibly enclose for more office space.

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

TRUCK LOADING: Two (2) 12' x 14' drive-in doors, located on front and right 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: \$7,000.00 per month gross with 3% annual increases. 5 year term requested.

EXCLUSIVE AGENT:
TERRY C. SMITH
CHARTER DEVELOPMENT COMPANY
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