



**FOR LEASE**  
**4,800 Square Feet**  
**of Conditioned Space**



**OFFICE / WAREHOUSE SPACE FOR LEASE**  
**± 4,800 SQUARE FEET**  
**112 LONGVIEW STREET / LA VERGNE, TN**

**LOCATION:** Space for lease is located at 112 Longview Street just off Waldron Road and Bain Drive in La Vergne, Rutherford County, Tennessee 37086. Easy access to Waldron Road and on to Interstate I-24!

**CONSTRUCTION:** 14,400 square foot, 2 tenant building. Pre-engineered block (10' high) & metal facility with pitched metal deck roof. Building erected in 1989. Vinyl-backed interior insulation throughout. Concrete slab flooring.

**DIMENSIONS & BREAKDOWN OF SPACE:** 112 Longview Street space for lease is 40' x 120'. Office space is ± 1,012 square feet. Warehouse space is ± 3,788 square feet.

# **FOR LEASE**

## **112 LONGVIEW STREET**

### **LA VERGNE, TN**

**CEILING HEIGHTS:**  $\pm 14'$  to  $\pm 17'$ .

**COLUMN SPACING:** Clear span space.

**HVAC:** Office: Central HVAC unit. Warehouse: Additional air-conditioning unit cools the rear warehouse area if needed and there is also a suspended natural gas fired space heater for heat.

**LOT SIZE & PARKING:** Total lot size is 200' x 200' or .92 acres which is used mostly by larger adjacent tenant. Asphalt paving in front of 112 Longview Street space allows for about 6-7 car parks.

**POWER:** 200 amps, 240/120 volts, 3 phase.

**UTILITIES:** All public serve the building.

**OFFICE AREA:** Office area up front totals  $\pm 1,012$  square feet ( $\pm 22' \times 46'$ ) of 100% central HVAC space. Breakdown consists of reception area and five (5) private offices, 2 of which can be a break room or conference room. Space is freshly painted, cleaned, vacant and ready to lease. Two (2) restrooms are in the warehouse area.

**TRUCK LOADING:** One (1) front loading 12' x 12' electric powered grade level drive-in door.

**LIGHTING:** Warehouse has combination of T-5 and LED lighting fixtures plus skylights.

**MISCELLANEOUS:** Nice small tenant space. Great location near I-24 interchange @ Waldron Road!

**LEASE RATE:** \$6,000.00 per month gross with 3% annual increases. 5 year term requested.

**Exclusive Agent:**  
**Charter Development Company**  
**Terry C. Smith**  
**615-329-8000**



***ESTABLISHED 1986***