



CHURCH ST



W RUTHERFORD BLVD

NASHVILLE

RETAIL



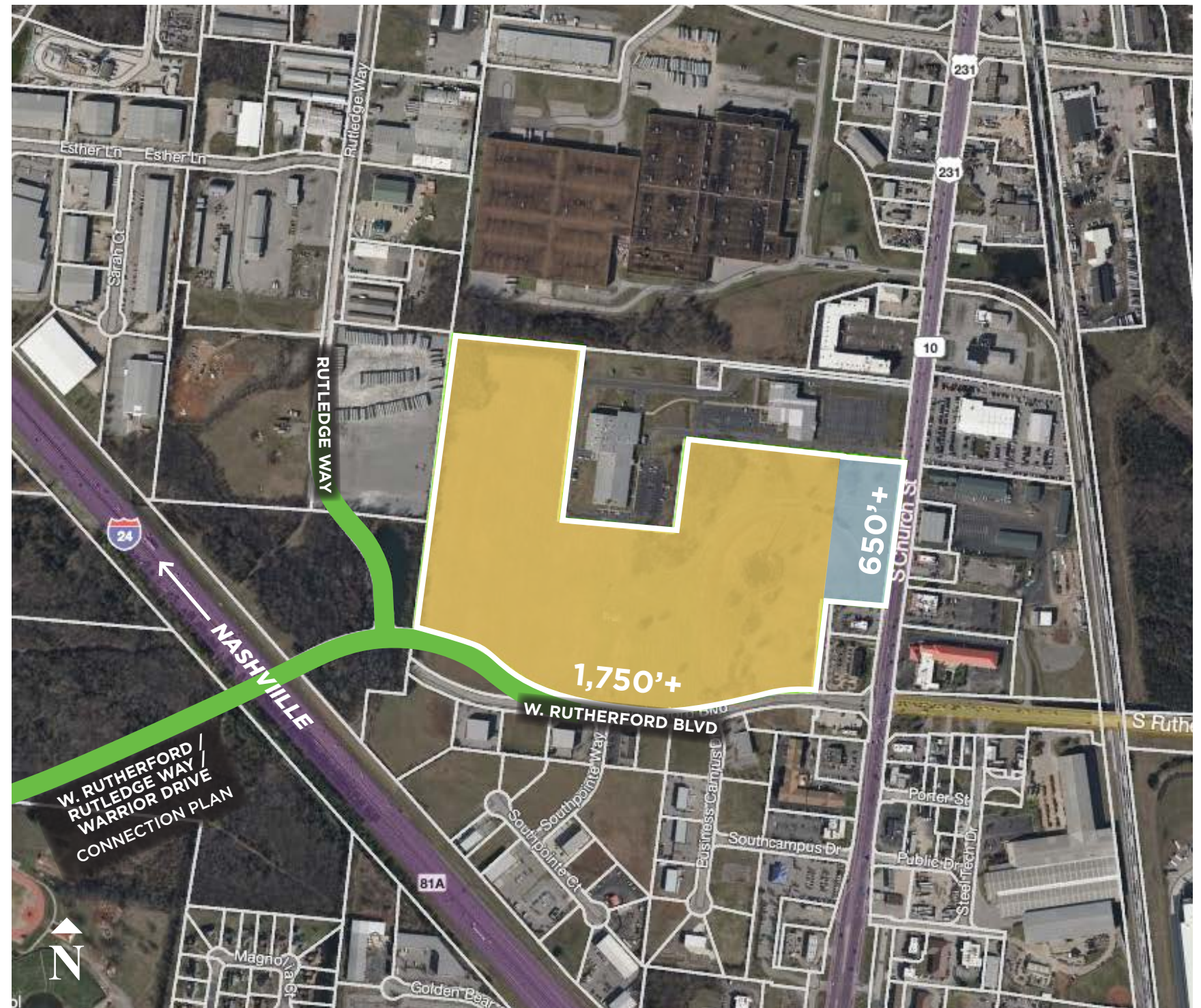
52 Acres For Sale
Zoned Light Industrial

INTERSTATE 24 & CHURCH ST
Murfreesboro, TN

PROPERTY INFORMATION

52 acres of industrially-zoned land on the I-24 corridor provides the scale for a significant multi-building distribution campus or single industrial user. The 48.34 acre industrial parcel is available separately or as a combined 52-acre campus inclusive of retail frontage along S. Church Street — providing a rare opportunity to control both a large-format industrial site and a high-visibility retail site in a single transaction.

- **Acres:** 52.04 Total | 48.34± AC Industrial · 3.7± AC Retail
- **Zoning:** Light Industrial / Opportunity Zone
- **FAR:** 1.0
- **Lot Coverage:** 0.50
- **Max Height:** 40'



CONCEPTUAL SITE PLAN

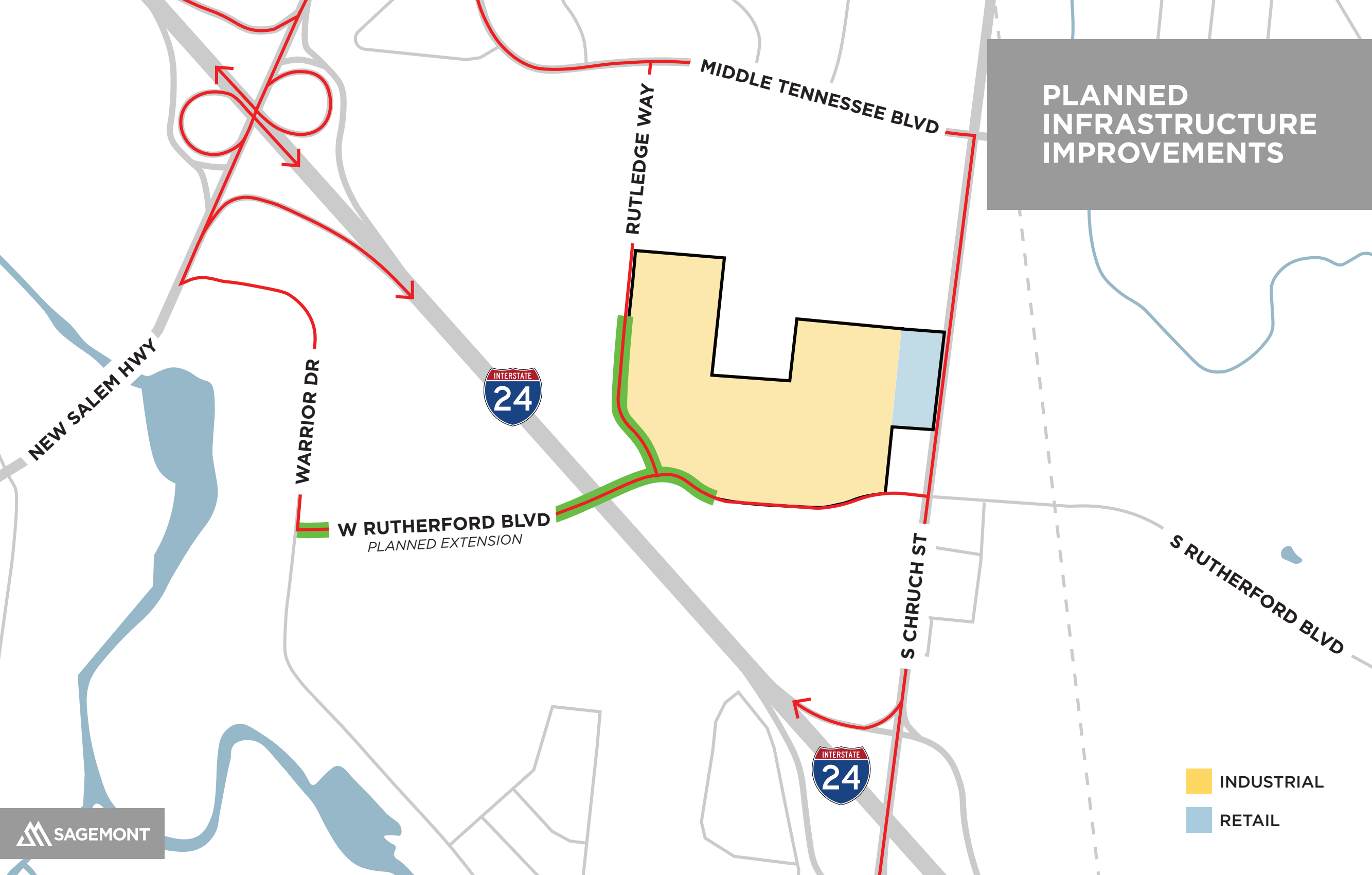
This plan illustrates 695,200 SF of industrial development across five buildings, with retail outparcels. Buyer's program will vary.

- Industrial: 48.34± AC
- Industrial + Retail: 52.04± AC

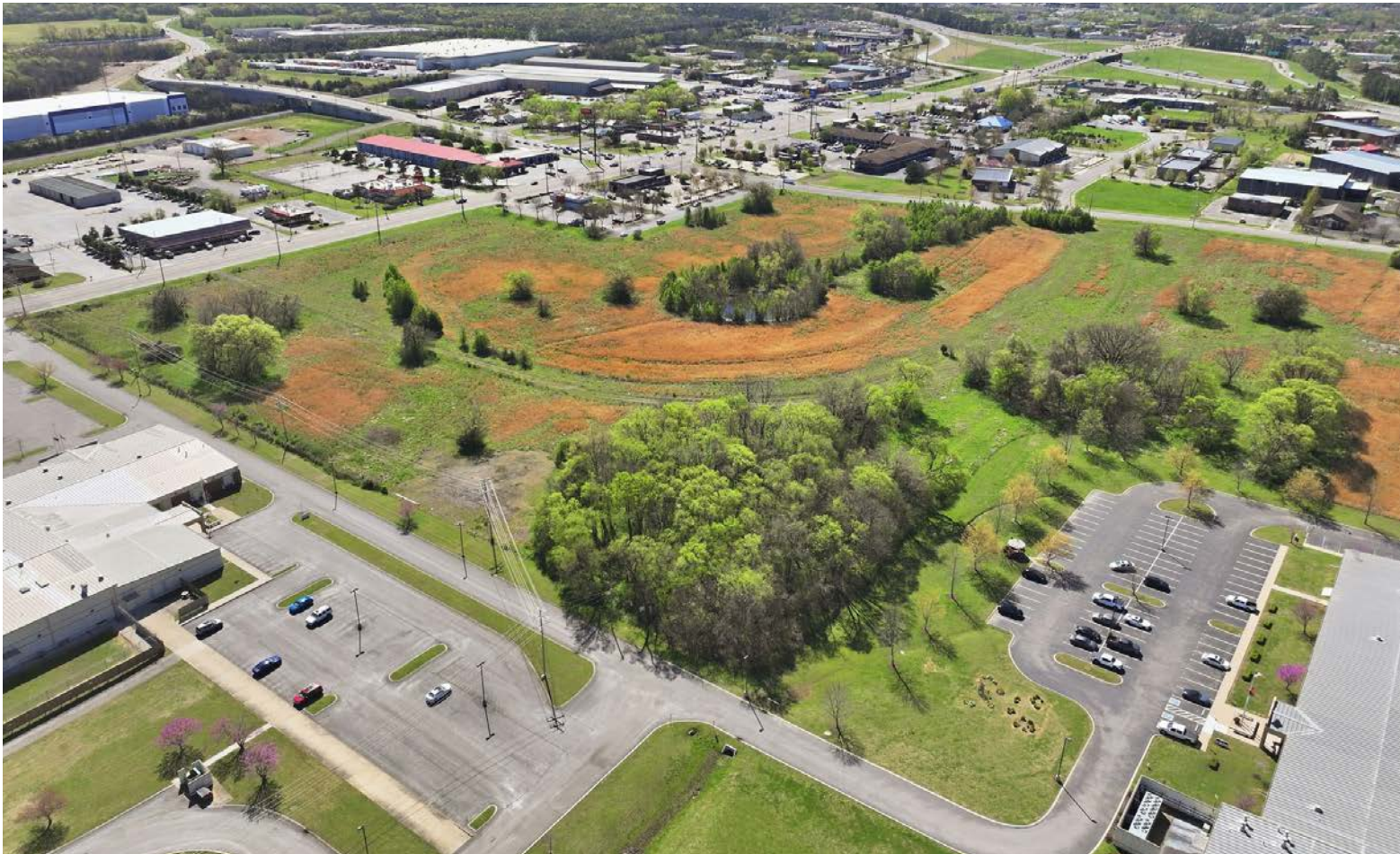


- INDUSTRIAL
- RETAIL

PLANNED INFRASTRUCTURE IMPROVEMENTS



- INDUSTRIAL
- RETAIL



DIRECT ACCESS

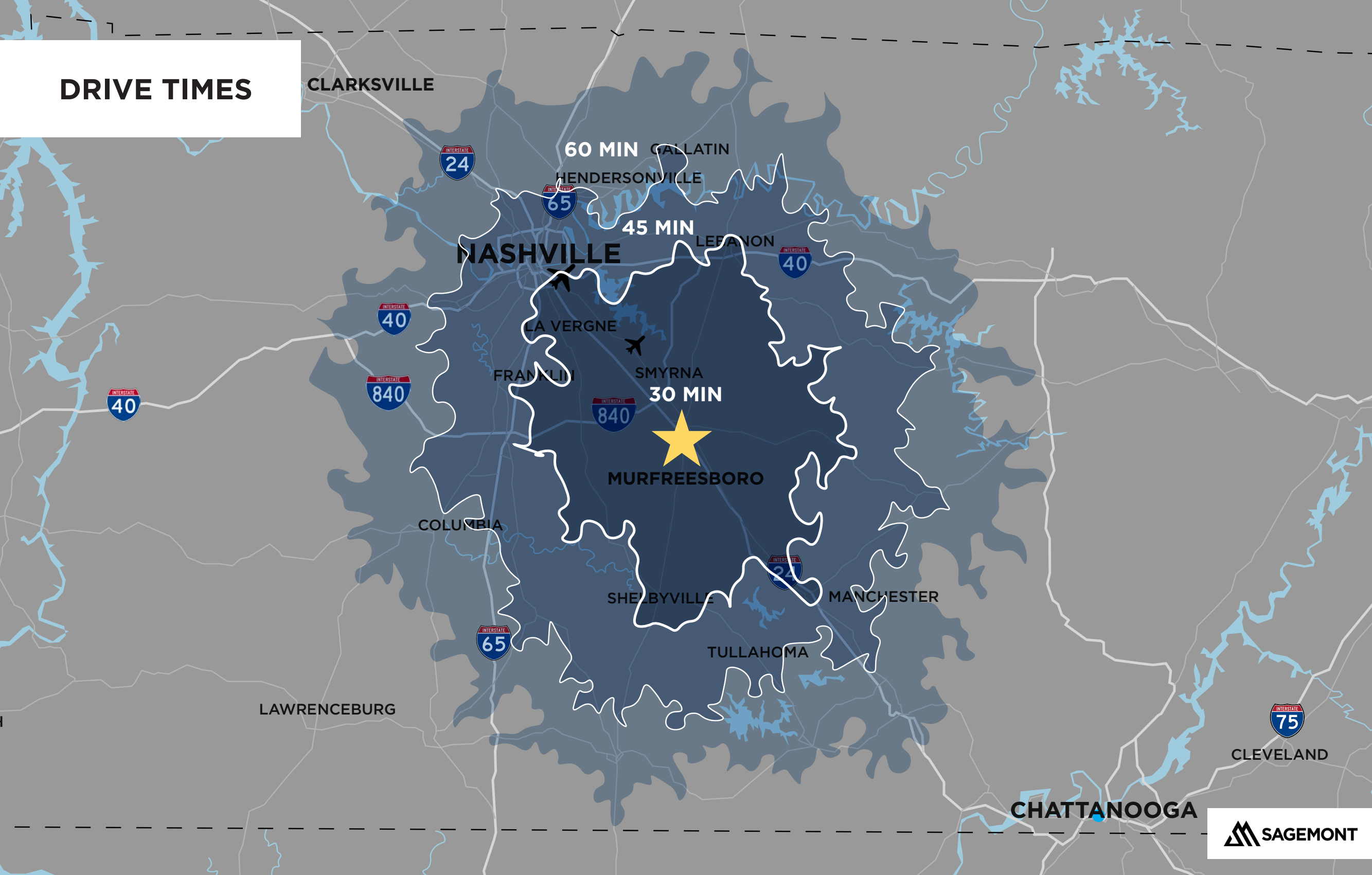
- 840 Interchange: 7 min
- Smyrna Airport: 27 min
- Nashville Int'l Airport: 35 min
- Nashville: 30 min
- Lebanon: 35 min



REGIONAL DISTRIBUTION REACH



DRIVE TIMES



NEIGHBORING TENANTS

MURFREESBORO

YEARWOOD
ADDITION



FERGUSON

Kroger
ADIENT



WestRock

SALEM



MAHLE



schwan cosmetics

FedEx



BARFIELD

amazon

McNeilus



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