



**CHARTER
DEVELOPMENT
COMPANY**

**Commercial and
Industrial Real Estate
Since 1986**



OFFICE/WAREHOUSE SPACE FOR LEASE
± 2,500 SQUARE FOOT SUITE
5499 MURFREESBORO ROAD, SUITE J
LA VERGNE, TENNESSEE

LOCATION: 5499 Murfreesboro Road, Suite J, La Vergne, TN 37086 now for lease. Available June 1, 2026. Located in a multi-tenant office/warehouse complex fronting Murfreesboro Road in La Vergne, TN. Three (3) building complex totaling 22,950 square feet presently subdivided into small office and warehouse suites for lease.

CONSTRUCTION: Rear buildings are concrete block buildings with pitched metal roof. Erected ± 1987.

SPACE AVAILABLE: ± 2,500 sf of office/warehouse space. **CEILING HEIGHTS:** 12.5' clear.

ZONING: CC Central Commercial District with Murfreesboro Road Overlay District. For specific usage please lookup City of La Vergne Zoning Ordinance and talk with City officials.

UTILITIES: City water, septic tank and electric or propane heat only. **WAREHOUSE HEAT:** Electric or propane heat to be provided by tenant as needed.

OFFICE AREA: Suite J has 2 offices finished central HVAC space. Also 1 restroom.

POWER: 200 amps, 220/110 volts, single phase power. **LIGHTING:** Fluorescent fixtures in warehouse area.

TRUCK LOADING: Front loading grade level drive-in door 10' wide x 10' high.

Information contained herein has been furnished by either owner or by sources deemed reliable, however, no warranty or representation, express or implied, is made as to the accuracy thereof. Therefore, same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, withdrawal from the market without notice and to any special listing conditions imposed by our principles. Owner and broker make no representation as to the environmental condition of property and recommend buyer's or lessee's independent investigation.

MISCELLANEOUS: Great visibility along busy Murfreesboro Road, over 25,000 cars per day. Overflow shared parking areas on site. Next door to Walmart.

LEASE RATE AND TERMS: \$3,050.00 per month gross with 4% annual increases (Base rent is \$3,000.00 per month with \$50.00/month water fee).



SUITE J

EXCLUSIVE AGENT:
TERRY C. SMITH
CHARTER DEVELOPMENT COMPANY
(615) 329 – 8000



ESTABLISHED 1986

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