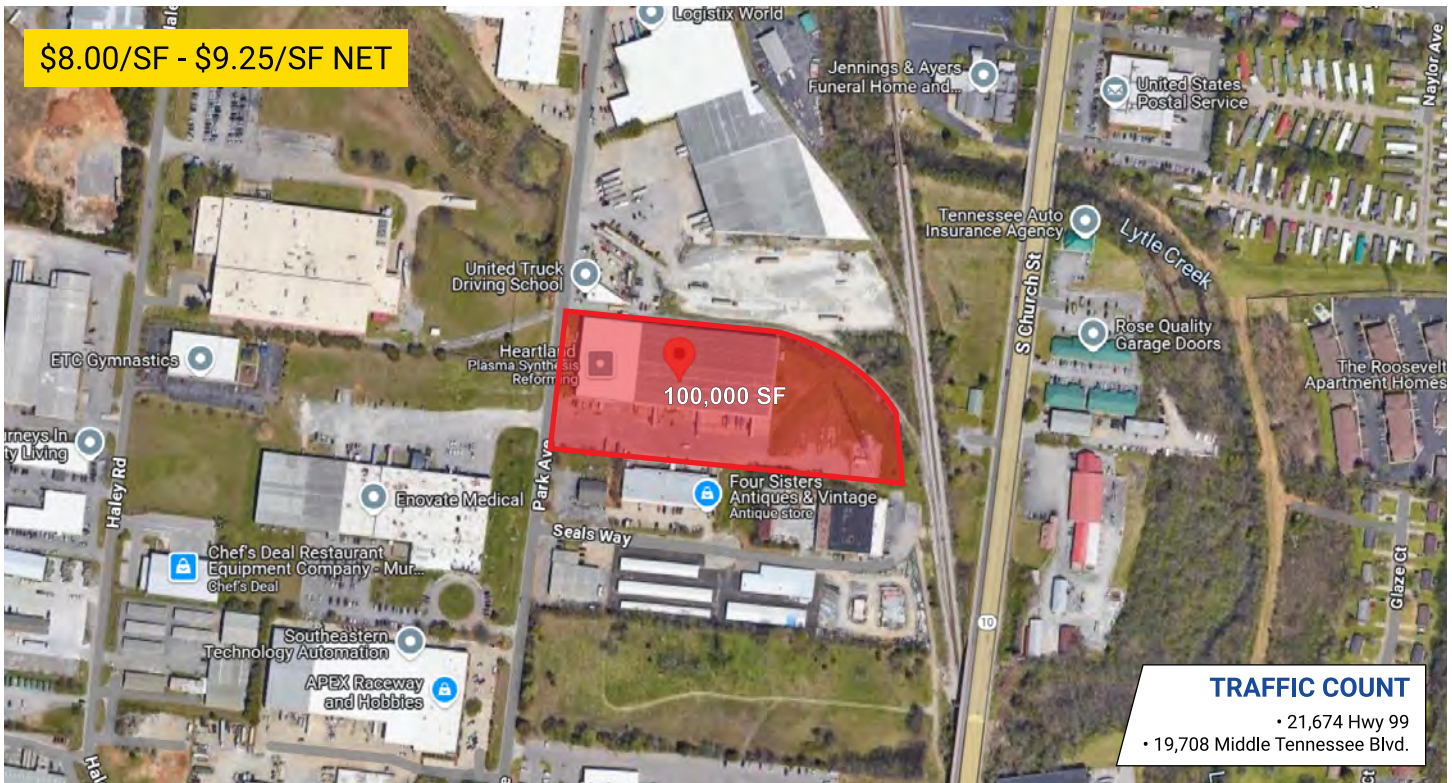


831 Park Ave.

MURFREESBORO, TENNESSEE 37129



developments | real estate | construction
615-896-0000



\$8.00/SF - \$9.25/SF NET

TRAFFIC COUNT
• 21,674 Hwy 99
• 19,708 Middle Tennessee Blvd.

Building SF:	100,000	Eave Height:	28'
# of Units:	3	Electricity:	110/220v; 200amp
Units SF:	20,000 - 50,000	Zoning:	Heavy Industrial

PROPERTY HIGHLIGHTS

- 3 phase electric
- Easy Access to I-24, I-840, U.S.-231, Hwy 96 and Hwy 99
- Approx. 30 minutes to Nashville Airport
- Close to Historic Downtown

DEMOGRAPHIC SNAPSHOT

RUTHERFORD COUNTY	
2024 Population Estimate	373,520
2024 Median HH Income	\$78,291
2024 Number of Households	122,510



615-896-0000
www.swansondevelopments.com

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