

FOR LEASE

±40,320 SF Available

Industrial Leasing Opportunity near BNA Airport

3189 Franklin Limestone Rd, Antioch, TN 37013

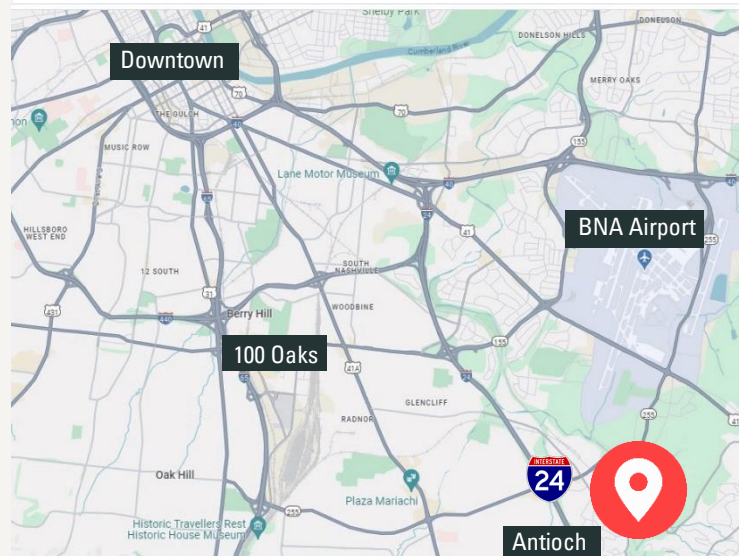


HIGHLIGHTS

- ±40,320 SF Available
- **Outdoor Storage, Extra Trailer Parking**
- Lease Rate: \$8.95/ SF Net
- Close access to I-24 and the Nashville International Airport
- ±40,320 SF (Side 2) Specifications
 - ±1,650 SF Main office
 - Conference room
 - Warehouse and office restrooms
 - ±182 SF Shipping office
 - Outdoor storage
 - LED lights
 - (6) Dock doors
 - (1) Drive-in door
 - IR Zoning

OPERATING EXPENSES

▪ CAM:	\$0.26/SF
▪ Insurance:	\$0.35/SF
▪ Taxes:	\$1.07/SF
▪ Management Fee	3.5% of Base Rents



Robert Stout, SIOR
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Exclusively listed by:
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For Lease
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Industrial Space

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Davidson County

**CHARLES
HAWKINS CO.**



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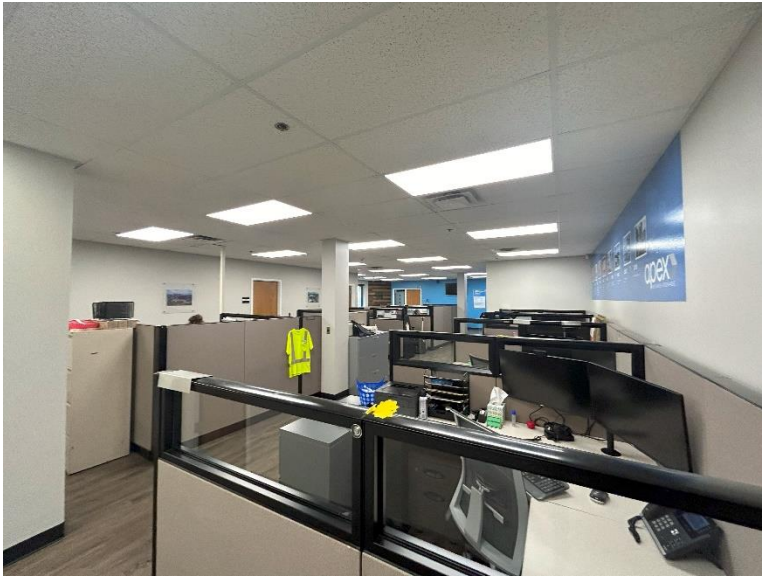
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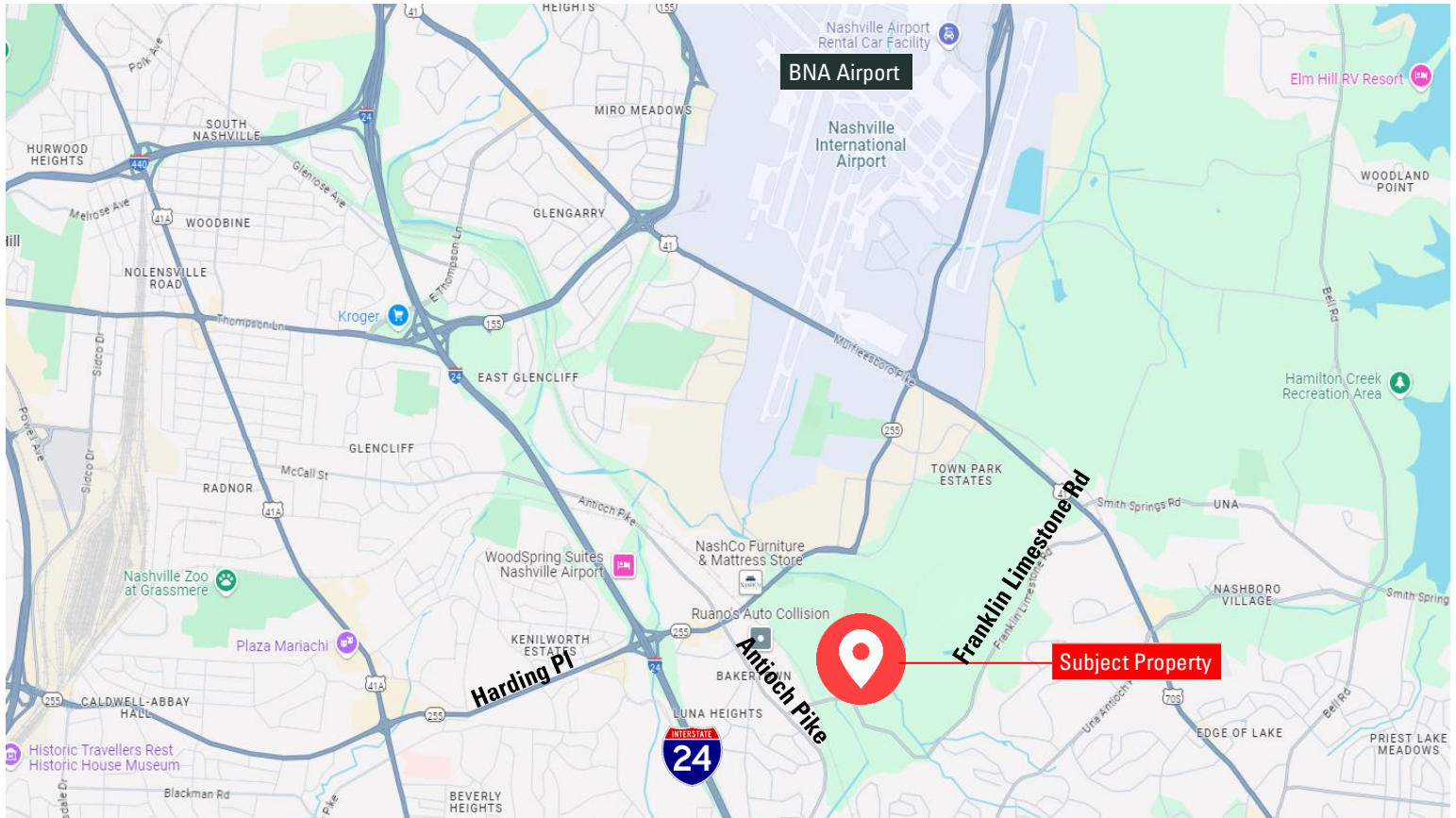
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