

FOR LEASE

Fenced & Graveled Industrial Outdoor Storage with Rare IG Zoning

CHARLES
HAWKINS CO.
Commercial Real Estate Services



Robert Stout, SIOR
Shareholder, First Vice President
C: (615) 397 - 3138
rstout@charleshawkinsco.com

Kevin Irwin, SIOR
Senior Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403 - 8034
mstout@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189
www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204



FOR LEASE

INDUSTRIAL OUTDOOR STORAGE

Property Specifications

- **Size:** ±1.79 Acres
- **Zoning:** IG (General Industrial) – **Rare Williamson County Zoning**
- **Surface:** Fully fenced, graded, and graveled for durability and security
- **Accessibility:** Excellent location only **±0.7 miles** from the I-40 on/off ramp at Exit 182 and just one exit from I-840, offering quick access to major regional transportation corridors
- **Ideal For:** Equipment, trailers, containers, vehicles, construction materials, and other industrial storage

LEASE RATE	\$7,500/month
Estimated Expenses:	\$1,302.79 per acre/year



Site: ±1.79 AC

INTERSTATE
40

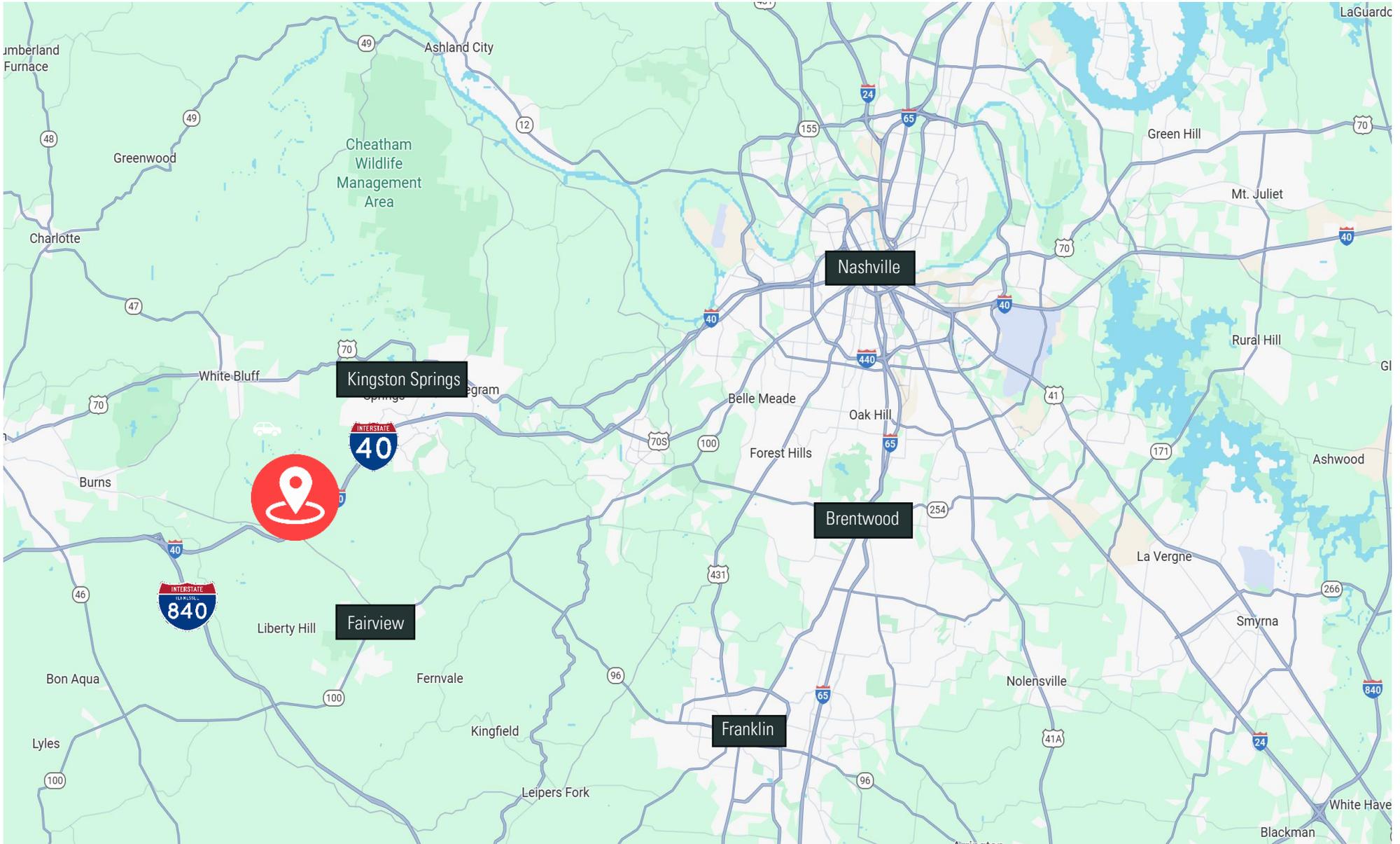
Hwy 96

SHELL

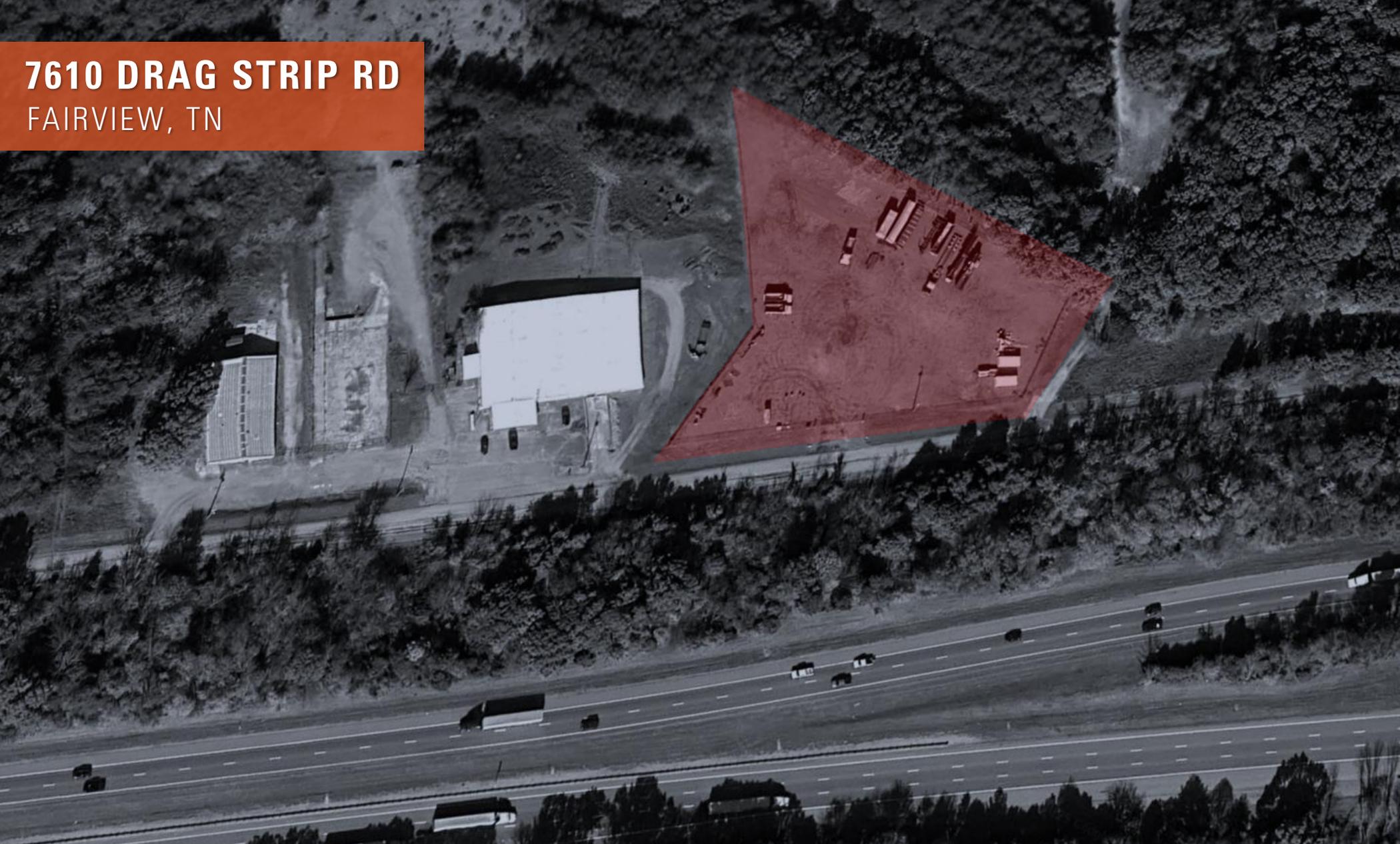
Pilot FLYING J

CITIGO

Specialized
TRUCK REPAIR



7610 DRAG STRIP RD FAIRVIEW, TN



Robert Stout, SIOR
Shareholder, First Vice President
C: (615) 397 - 3138
rstout@charleshawkinsco.com

Kevin Irwin, SIOR
Senior Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403 - 8034
mstout@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services