

FOR LEASE

±40,250 SF Available

Located in the Harding Business Park

434 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- ±40,250 SF Available
- ±5,500 SF Office/ Production Area
- Lease Rate: \$9.95/ SF Net
- 17'6" – 26'6" Clear Height
- (1) Drive-in Door
- (4) Dock Doors with Levelers
- Building dimensions: 237' x 175'
- Dock door dimensions: 9' x 10'
- (2) Restrooms
- (10) Parking spaces
- Skylights
- Located off I-24, minutes from Nashville International Airport



Robert Stout, SIOR
Shareholder, First Vice President
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Kevin Irwin
Senior Vice President
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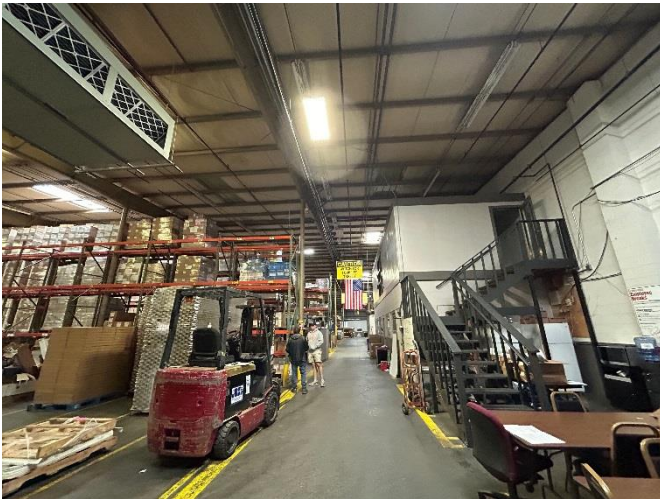
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

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 ±40,250 SF Available
 Industrial Space

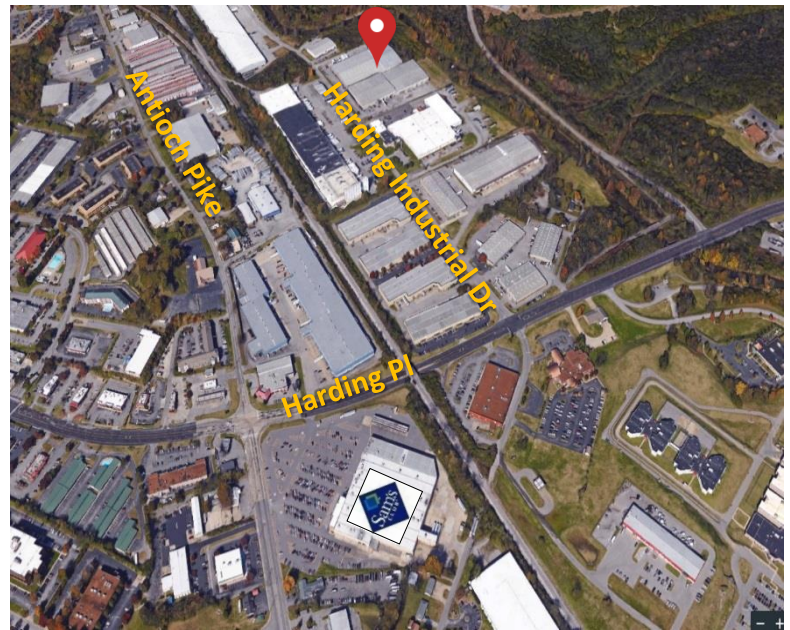
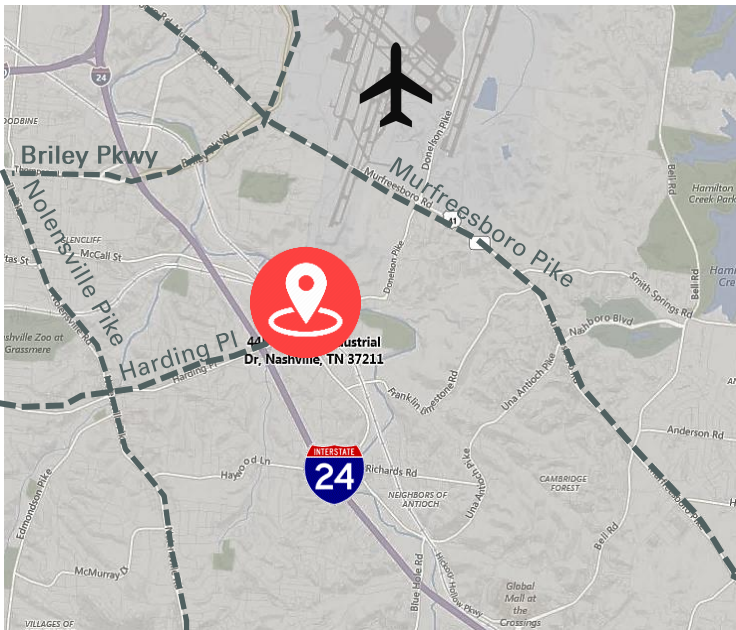
434 Harding Industrial Drive
 Nashville, TN 37211
 Davidson County

**CHARLES
 HAWKINS CO.**



OPERATING EXPENSES

- CAM: \$0.28 / sf
- Insurance: \$0.35 / sf
- Taxes: \$1.06 / sf
- Management Fee: \$0.35/ sf



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