

SALE OR LEASE

±131,487 SF INFILL MANUFACTURING & DISTRIBUTION
FACILITY MINUTES FROM BNA

CHARLES
HAWKINS CO.

Commercial Real Estate Services



1530 Antioch Pike
NASHVILLE, TN

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

Kevin Irwin
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

EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to extend the opportunity to acquire or lease 1530 Antioch Pike, Nashville, TN, a fully conditioned, manufacturing and distribution facility located in Nashville's active Southeast industrial submarket.

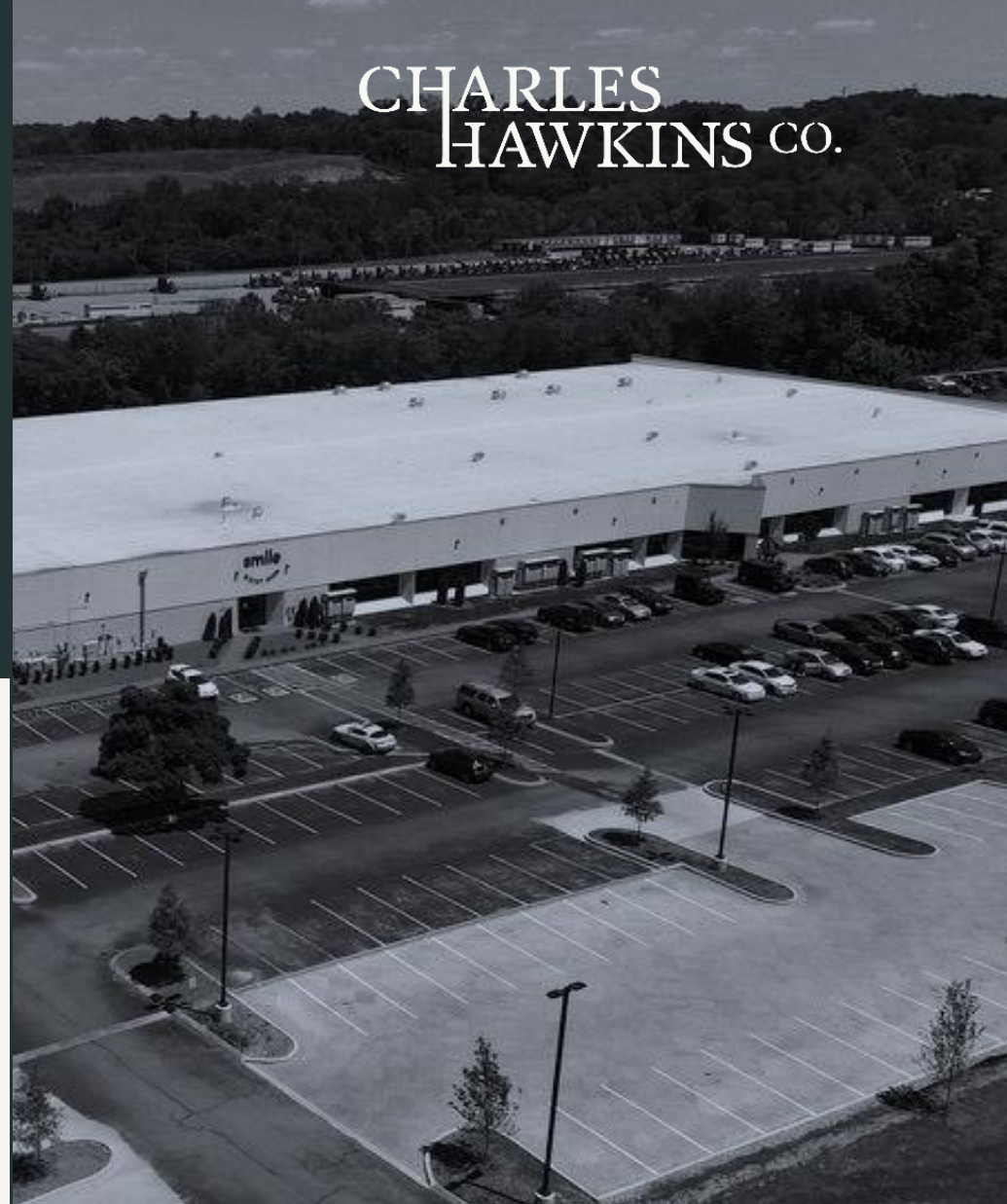
This infill property includes 131,487 SF on 12.23 acres. The building went through significant interior and exterior renovations from 2017 through 2019.

The property benefits from an exceptional logistics location along the I-24 corridor in south Nashville, minutes from the Nashville International Airport and downtown Nashville.

This offering is a rare opportunity to lease or purchase a highly specialized industrial property in one of the most desired submarkets in the U.S.

BUILDING SIZE	±131,487 SF
OFFICE/PRODUCTION AREA	±45,000 SF
ACREAGE	±12.23 Acres
PARKING	453 Spots
DOCK DOORS	6
CLEAR HEIGHT	17' – 19'
POWER / ELECTRIC	6,000 Amps, 480V, 3-Phase
HVAC	±487.50 Tons
SPRINKLER	Wet Sprinkler System
ZONING	IWD: Industrial Warehouse & Distribution
FIBER PROVIDER:	Comcast, Clearlink,& AT&T
ROOF	TPO roof with R-19 Insulation and a 20-Year Warranty

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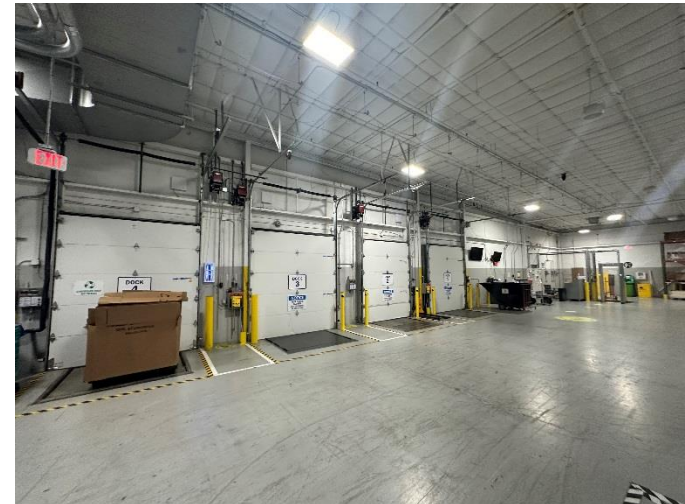
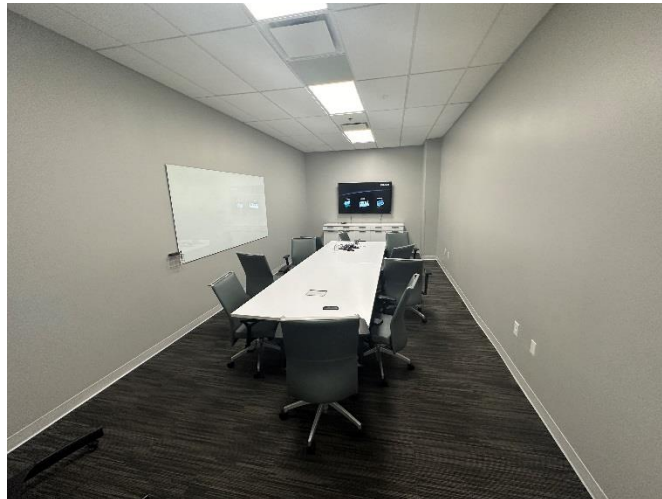
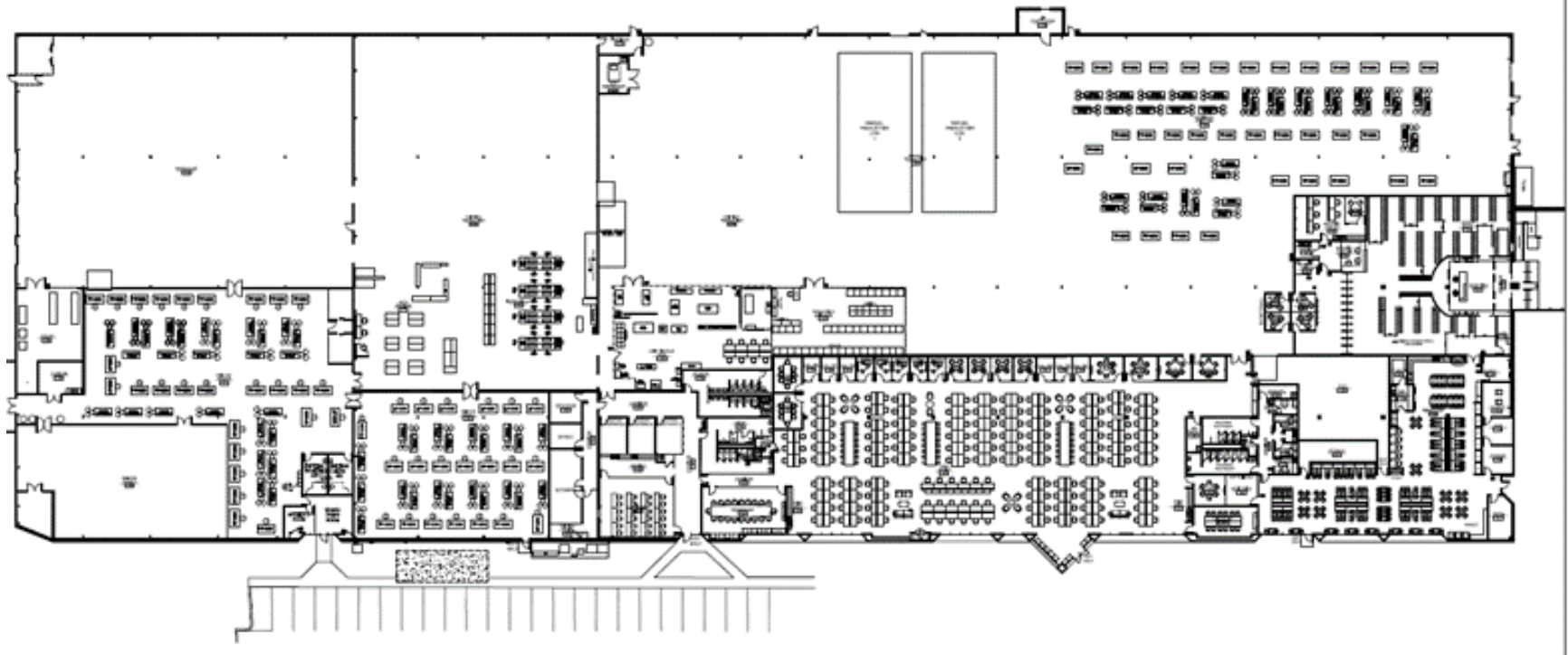
SALE PRICE: \$19,950,000

LEASE RATE: CONTACT BROKERS

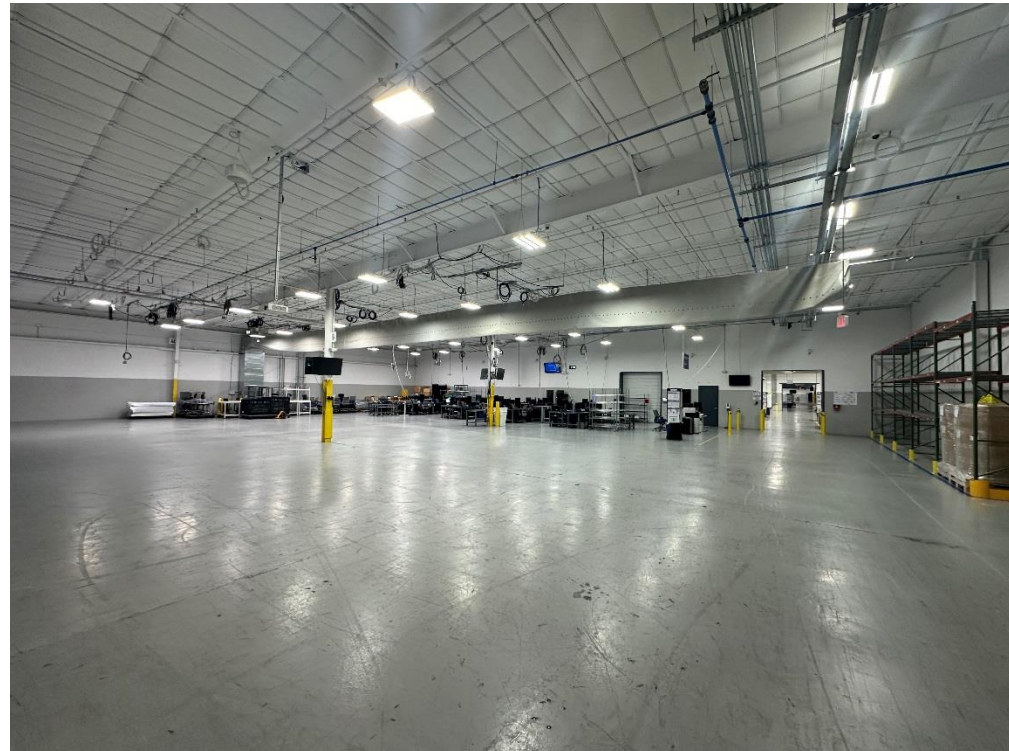
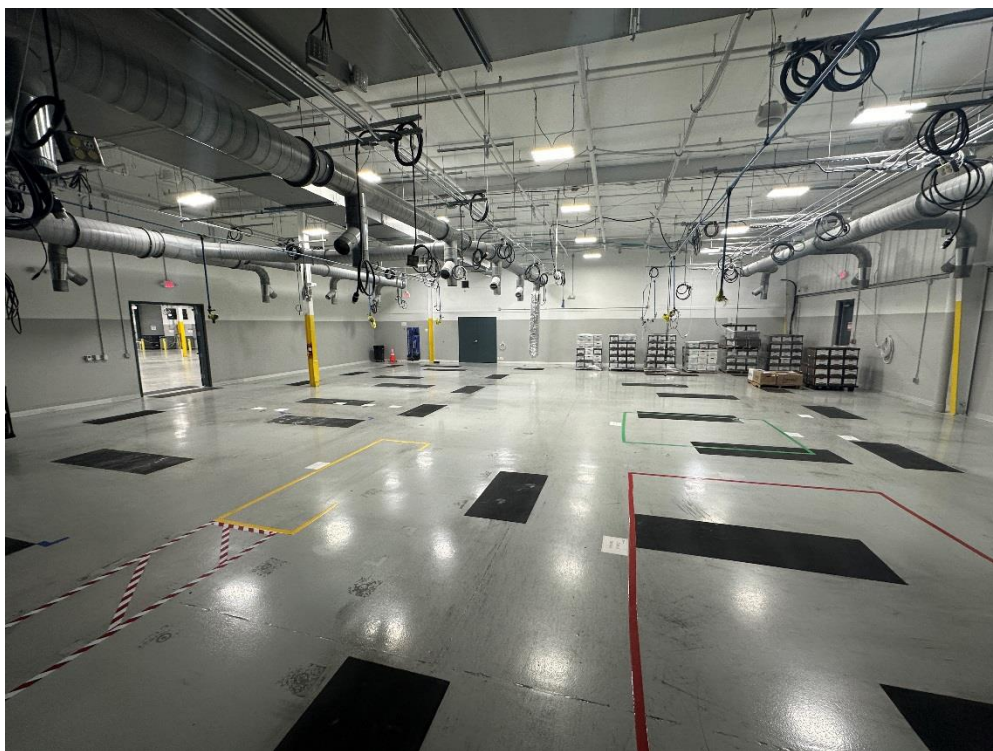
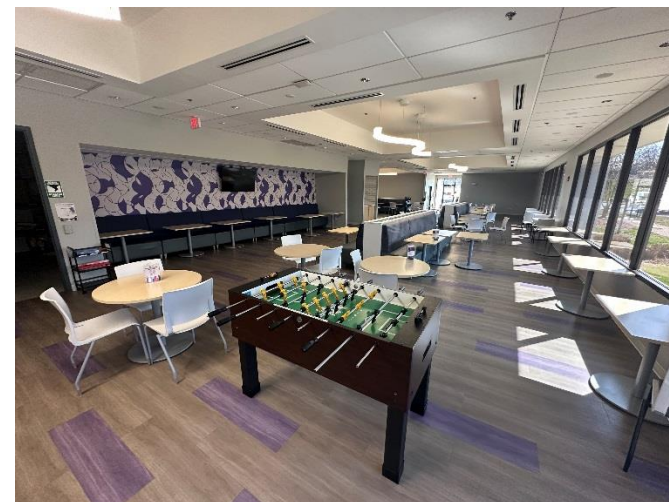
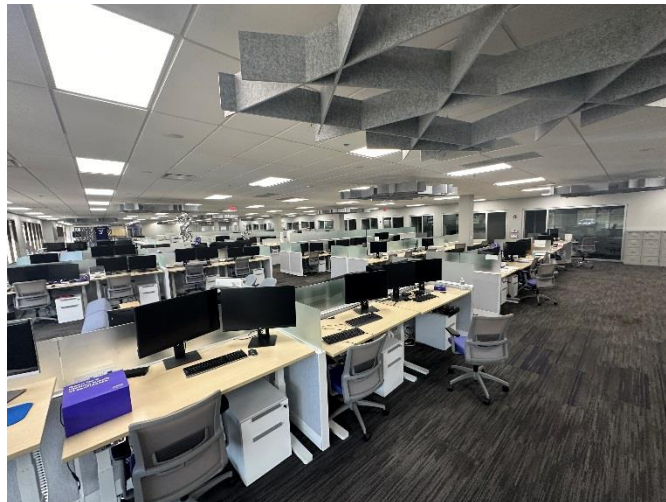
OPERATING EXPENSES

Taxes	\$1.54/SF
Insurance	\$0.39/SF
CAM:	\$0.61/SF
Management Fee:	3.5% of Net Rents

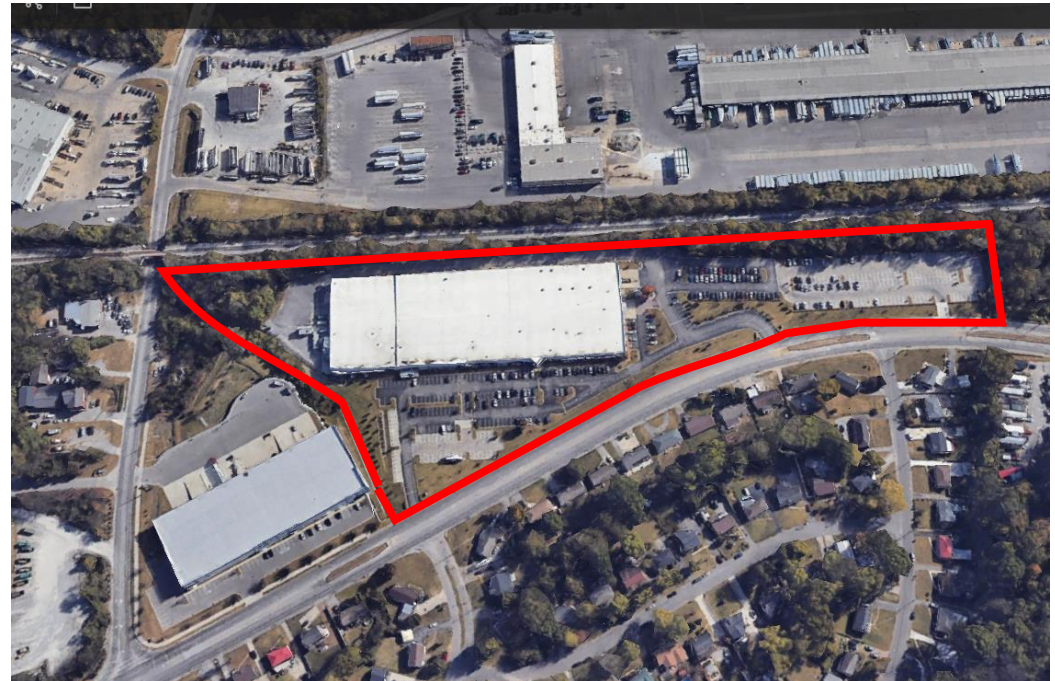
PROPERTY INFORMATION



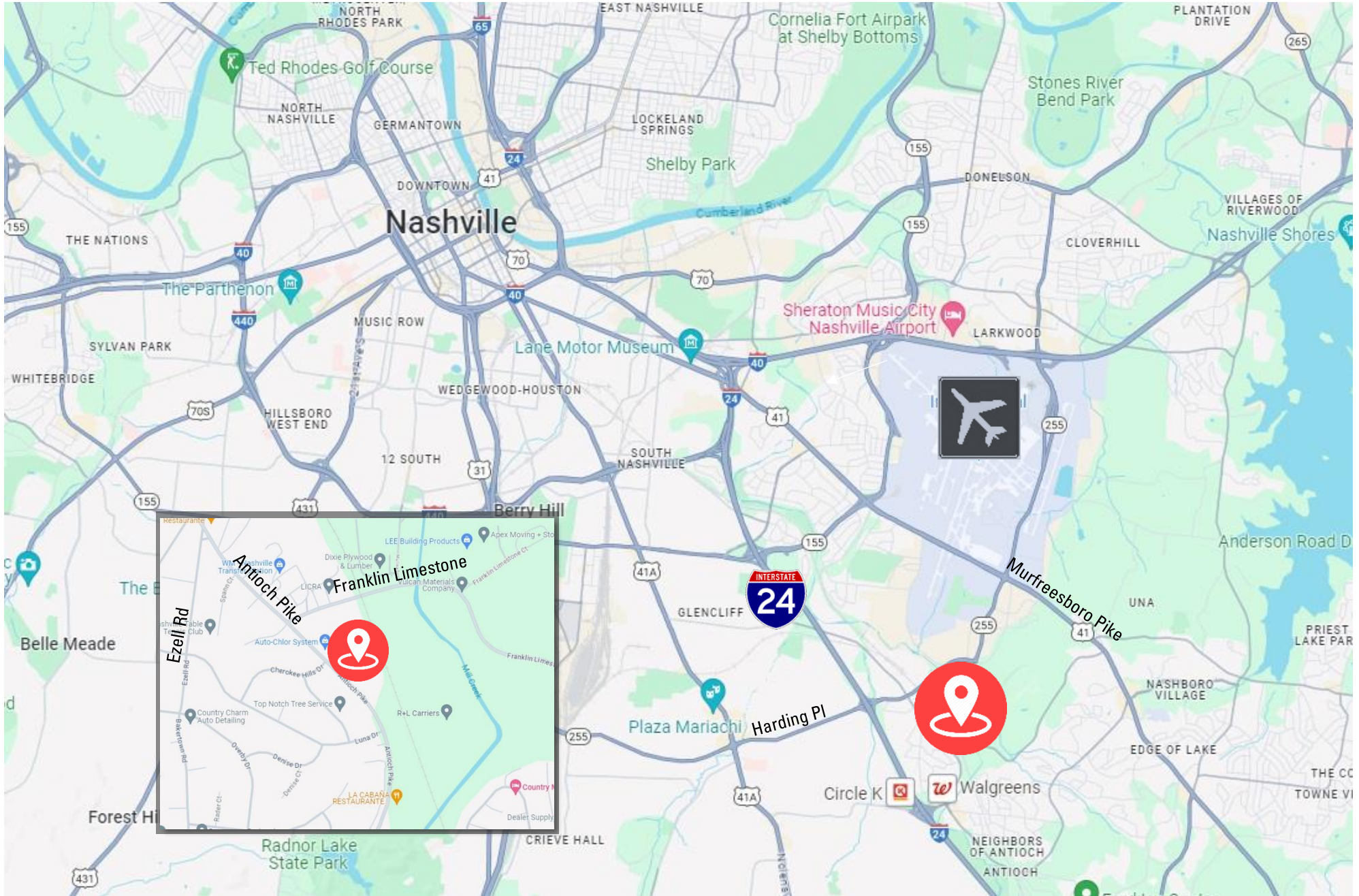
PHOTOS



SITE PLAN



LOCATION AERIAL



1530 Antioch Pike

NASHVILLE, TN



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Charles Hawkins Co. and it should not be made available to any other person or entity without the written consent of Charles Hawkins Co. or CP Investors. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Charles Hawkins Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Charles Hawkins Co. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Charles Hawkins Co. and CP Investors has not verified, and will not verify, any of the information contained herein, nor has Charles Hawkins Co. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FLOOD ZONE DISCLAIMER

A portion of this property lies in the 100 year flood zone, as shown on the 2015 survey that will be shared upon request.

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