

FOR LEASE

±54,000 SF Available

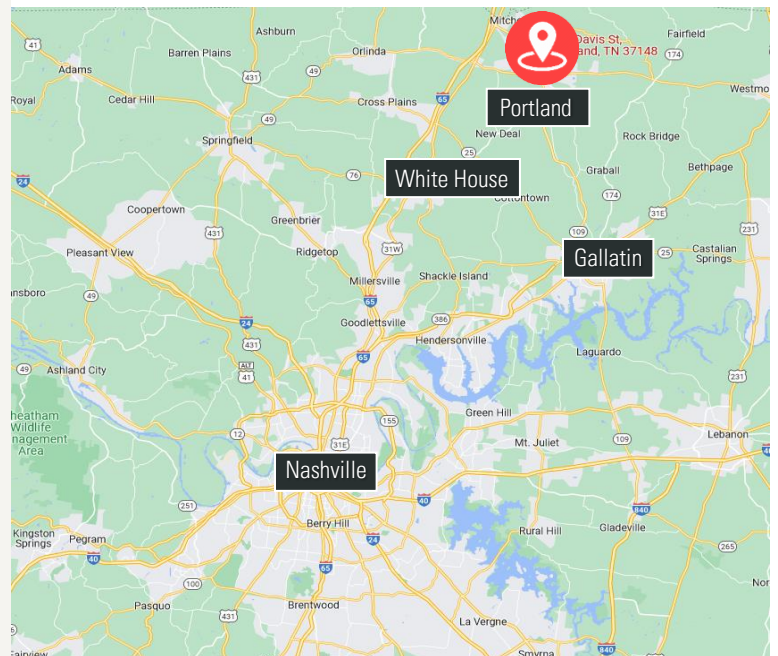
Industrial Building in Portland, TN

126 Davis Street, Portland TN 37148



HIGHLIGHTS

- ±54,000 SF Total
- ±1,500 SF Office
- Lease Rate: \$6.35/ SF NNN
- Operating Expenses: \$1.31/ SF
- City Water and Sewer
- Located in an active industrial corridor in Portland, TN



Hi Lewis, SIOR
First Vice President
O: 615.345.7230
hilewis@charleshawkinsco.com

J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

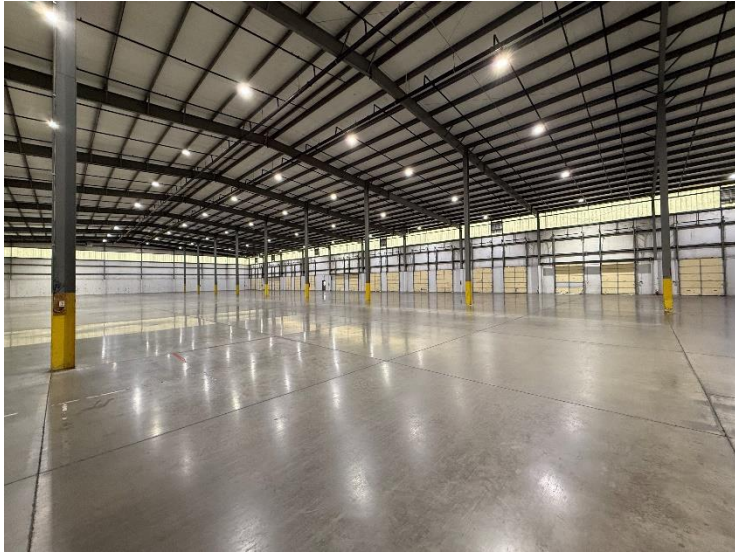
Bridger Smith
Vice President
O: 615.345.7241
bsmith@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
±54,000 SF
Industrial Building

126 Davis Street
Portland, TN 37148
Sumner County

**CHARLES
HAWKINS CO.**



Hi Lewis, SIOR
First Vice President
O: 615.345.7230
hilewis@charleshawkinsco.com

J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Bridger Smith
Vice President
O: 615.345.7241
bsmith@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
±54,000 SF
Industrial Building

126 Davis Street
Portland, TN 37148
Sumner County

**CHARLES
HAWKINS CO.**



Hi Lewis, SIOR
First Vice President
O: 615.345.7230
hilewis@charleshawkinsco.com

J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Bridger Smith
Vice President
O: 615.345.7241
bsmith@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
±54,000 SF
Industrial Building

126 Davis Street
Portland, TN 37148
Sumner County

**CHARLES
HAWKINS CO.**

SPECIFICATIONS

- USA Building, 2 Rows Interior Columns
- Built in 2000
- 180' x 300' Building Dimensions, 60' x 30' Bays, 30' Eave Height
- Galvalume Roof
- (6) 3070 Steel Personnel Doors
- (19) 8' x 10' Dock Doors with (9) Mechanical Pit Levelers - (6) Hydraulic & (3) Edge-of-Dock
- (2) 12' x 14' Ground Level Doors
- 6" Concrete Floors
- Parking for 25 cars
- 3" Fiberglass Insulation with White Vinyl Reinforced Polyester
- LED lighting in the warehouse
- 600 AMP, 480 – 277 Volts, 3 Phase Electrical
- Gas Heat
- Restrooms Sufficient for 100 People, Built to OSHA Regulations
- Ordinary Hazard Sprinkler System
- Ability to add additional parking
- City Water and Sewerage
- (4) 48" Ventilation Fans



Hi Lewis, SIOR
First Vice President
O: 615.345.7230
hilewis@charleshawkinsco.com

J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Bridger Smith
Vice President
O: 615.345.7241
bsmith@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189