

# SALE OR LEASE

±18,750 SF Industrial Building on a 2.01-Acre Lot

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

±0.96 Acres Available for Additional  
Parking/Outdoor Storage

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storage

**4233 HURRICANE CREEK**  
ANTIOCH, TN

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2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

# SALE OR LEASE INDUSTRIAL BUILDING

## SPECIFICATIONS

<b>Size</b>	±18,750 SF on a 1.05-Acre Lot
<b>Office</b>	±1,250 SF (50' x 25')
<b>Parking</b>	17 striped spots
<b>Lighting</b>	LED Lighting (Skylights in Warehouse)
<b>Clear Height</b>	13'6" - 17'
<b>Extra Land</b>	<b>±0.96-Acre laydown yard adjacent to building could be used for additional parking/outside storage</b>
<b>Loading</b>	(2) 14' w x 12' t Powered, grade-level, drive-in doors (1) 10'x10' Dock high door with an internal dock leveler
<b>Power</b>	800 Amps of 208-V, 3-phase power

<b>Column Spacing</b>	25' x 50' (column protectors)
<b>Construction</b>	Metal construction with box-on-box office with brick veneer
<b>Security</b>	Security in place with exterior cameras
<b>Restrooms</b>	(1) Warehouse / (2) Office
<b>HVAC</b>	100% Air-conditioned; Ceiling-hung, gas-fired heaters; Wall mounted exhaust fans/louvers; (2) Column-mounted fans

### Building Pricing:

**Sale Price** - \$5,000,000  
**Lease Rate** - \$14.95/SF NNN

### Estimated Operating Expenses

Taxes - \$1.30/SF  
Insurance - \$0.50/SF  
CAM - \$0.33/SF  
Management Fee - 3.5% of Base Rents

### Land Pricing:

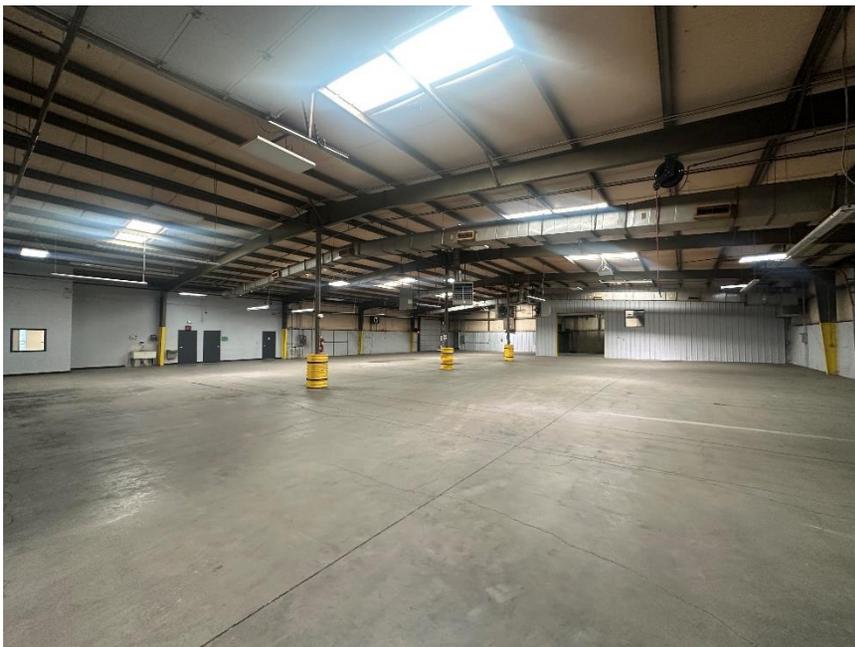
**Sale Price** - \$750,000  
**Lease Rate** - \$6,500/month NNN

### Estimated Operating Expenses

Taxes - \$549.11/month  
Insurance - \$156.25/month  
CAM - \$156.25/Month  
Management Fee - 3.5% of Base Rents

PHOTOS

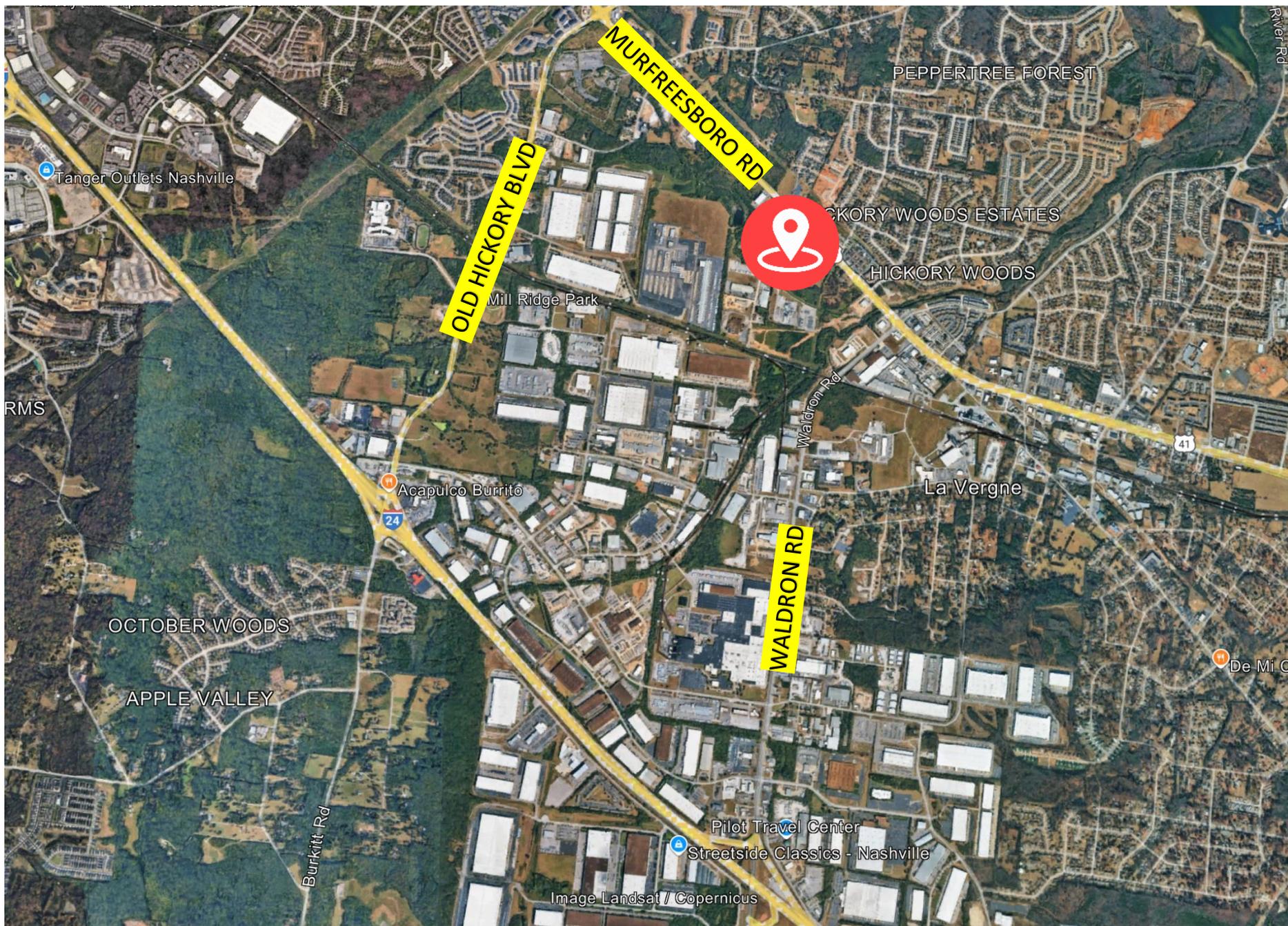
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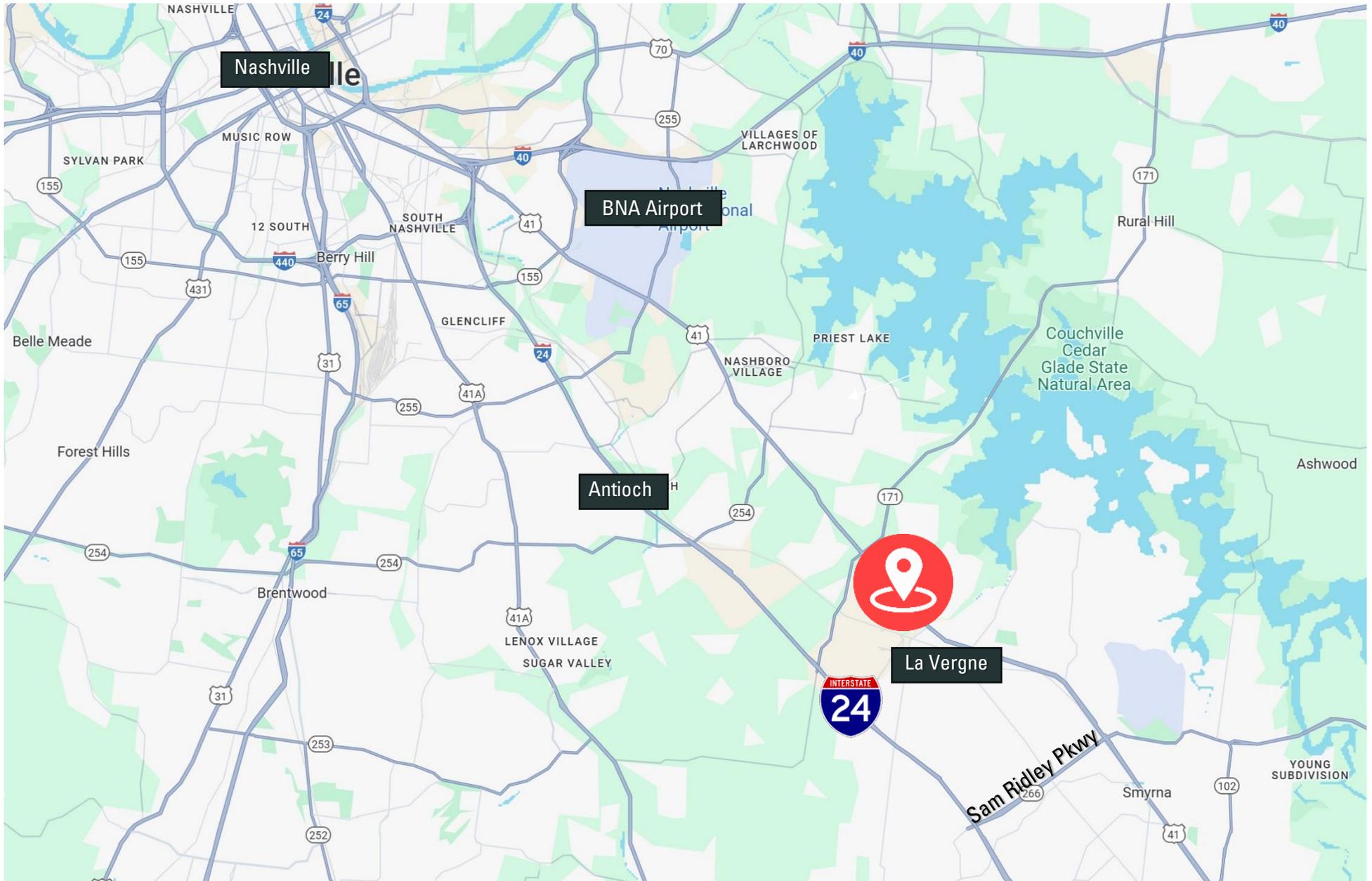


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# LOCATION AERIAL





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