

CHARLES
HAWKINS CO.

Reduced Rate

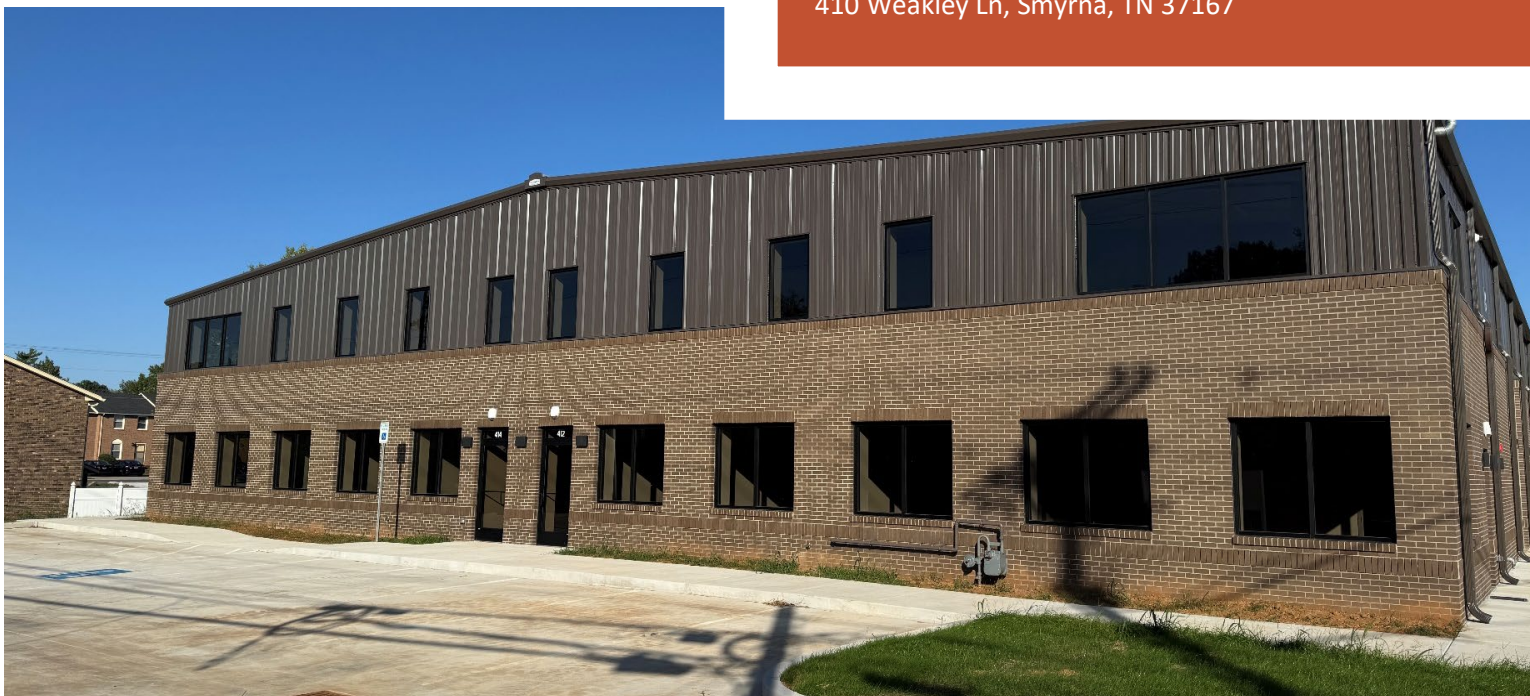
FOR LEASE

New Construction (Ready)

±12,782 SF Stand-Alone Industrial Building

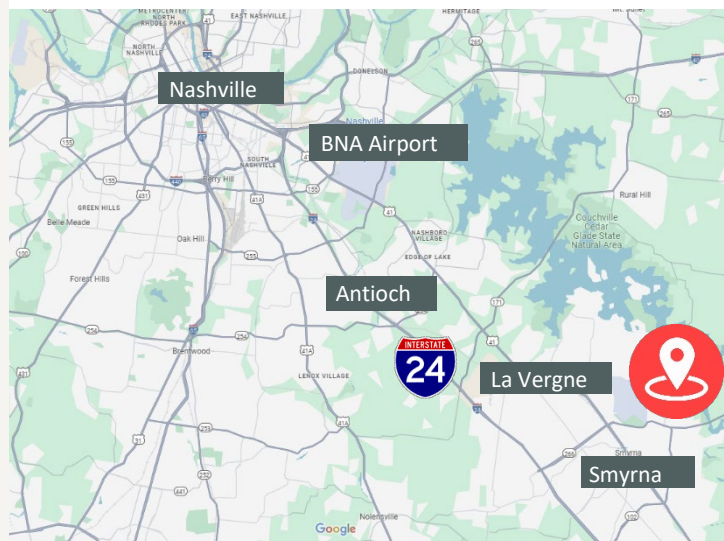
Located Adjacent to the Smyrna Airport

410 Weakley Ln, Smyrna, TN 37167



HIGHLIGHTS

- New Construction | Stand-Alone Industrial Building
- Lease Rate: \$15.20 /SF NNN
 - Estimated Operating Expenses: \$3.25 /SF
- **Lessor to pay 1/2 of OPEX fees for the 1st Year!**
- ±12,782 SF Available
- ±9,805 SF Warehouse Space
- ±2,977 SF Office Space
- Mezzanine Space: ±2,023 SF with 2 Offices & Restroom
(Open Mezzanine space not counted in total SF)
- ±0.9-Acre site
- (3) 12' x 14' Drive-in Doors
- Clear Height Minimum: 21' - 25.5'
- Power: 800 Amps
- Located adjacent to the Smyrna/Rutherford County Airport
- ±2.8 Miles to I-24 and ±4.8 miles to I-840



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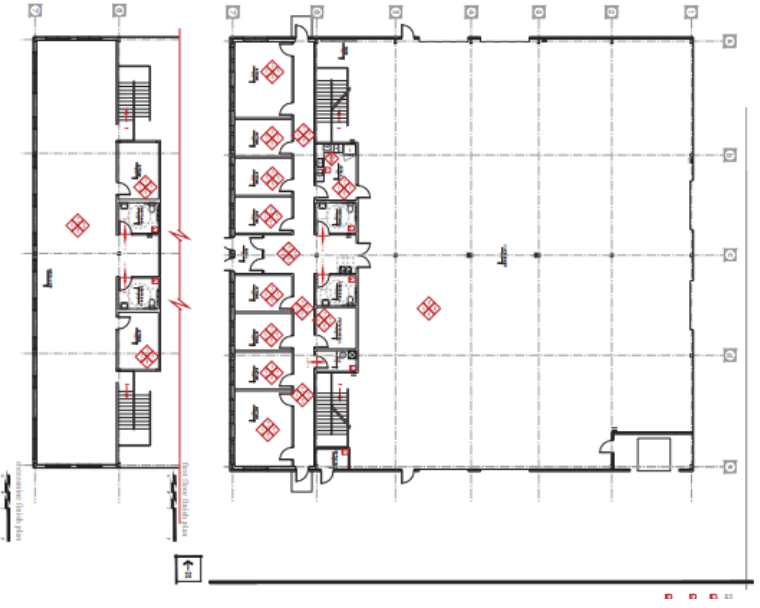
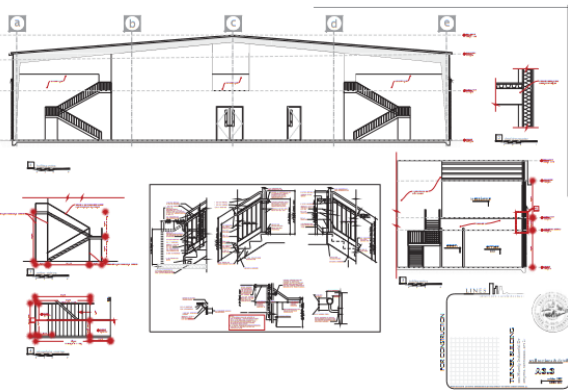
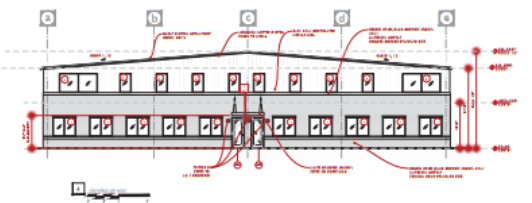
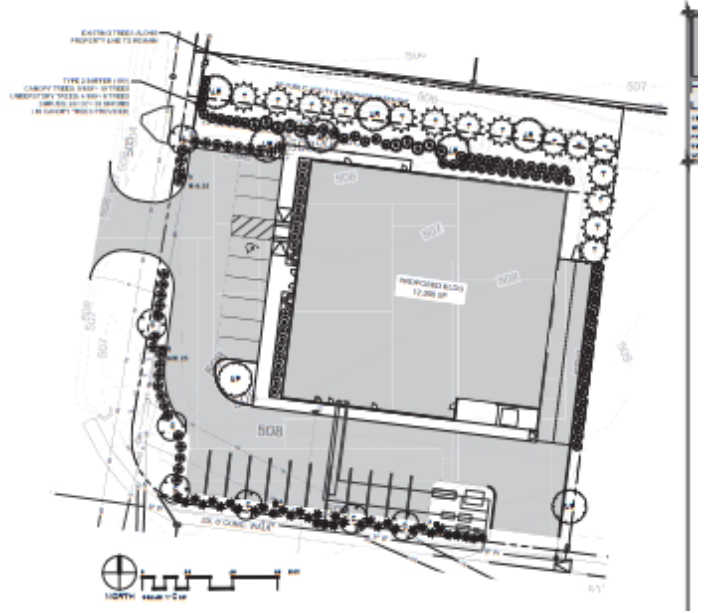
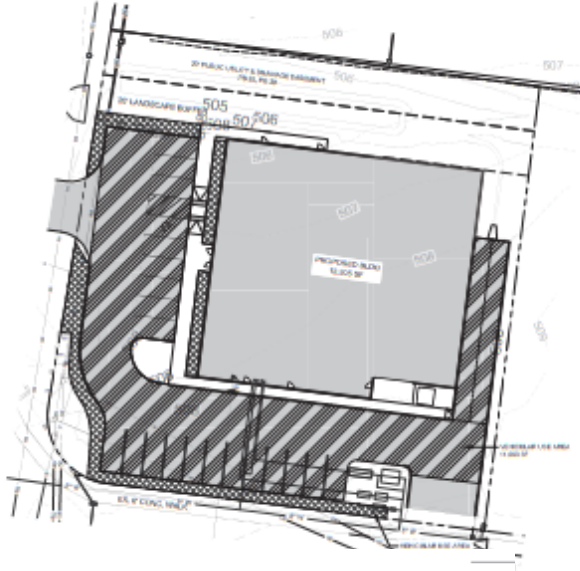
Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

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FLOOR PLAN & RENDERINGS



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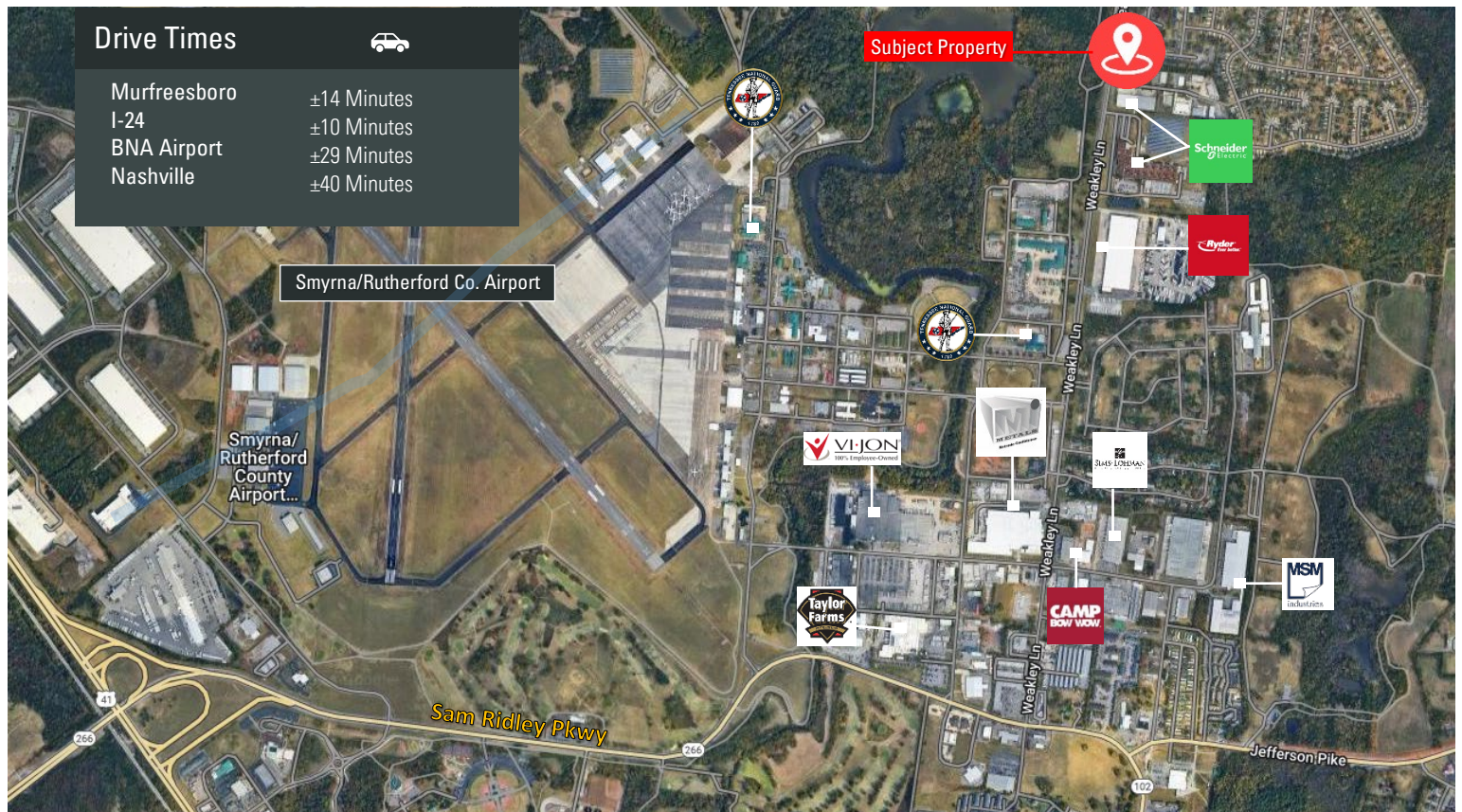
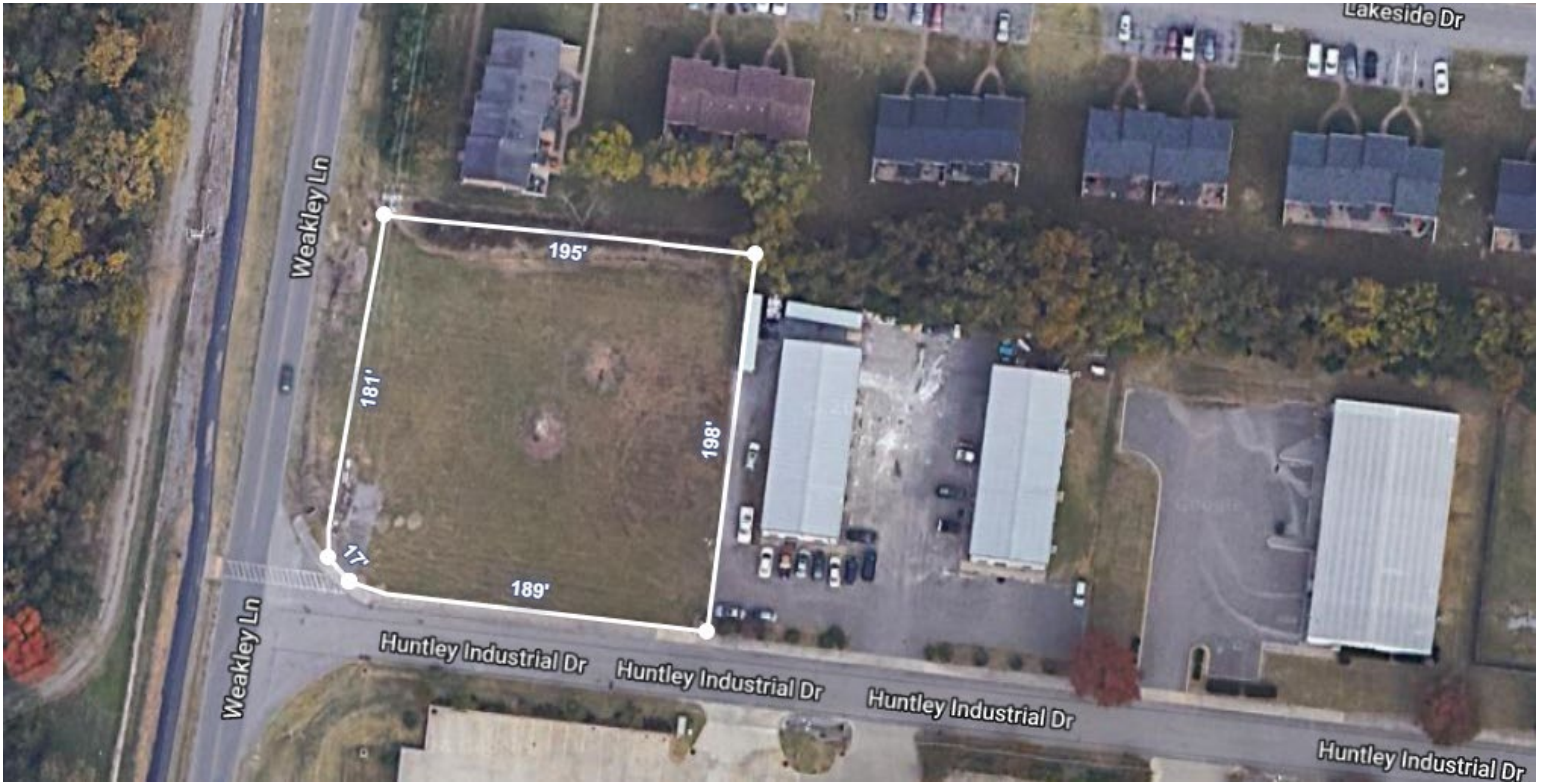
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