

FOR LEASE

±54,000 SF Available

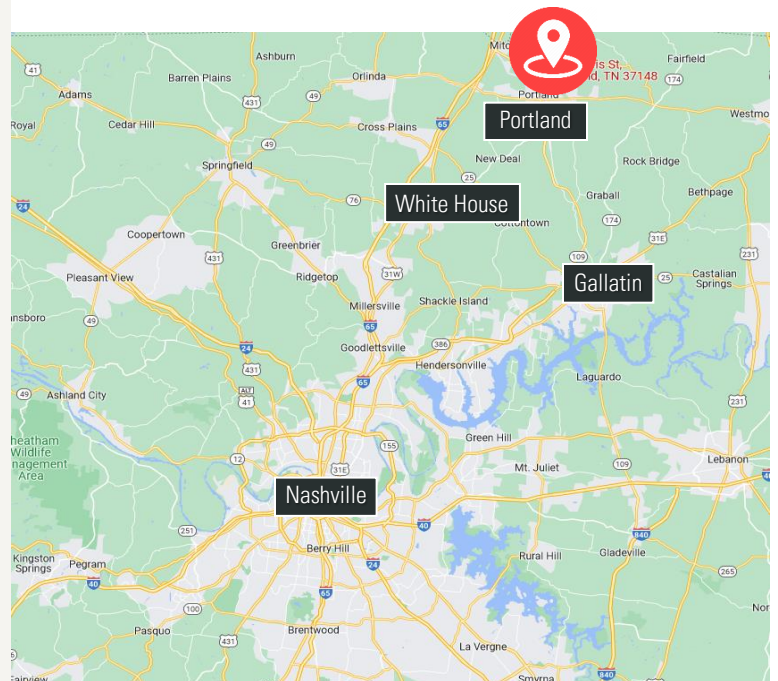
Industrial Buildings Located in Portland, TN

120 Davis Street, Portland TN 37148



HIGHLIGHTS

- ±54,000 SF Total
- ±1,500 SF Office
- Lease Rate: \$6.35 / SF NNN
- Operating Expenses: \$1.17/ SF
- City water and Sewer
- Located in an active industrial corridor in Portland, TN



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189

For Lease
±54,000 SF
Industrial Building

120 Davis Street
Portland, TN 37148
Sumner County

CHARLES
HAWKINS CO.



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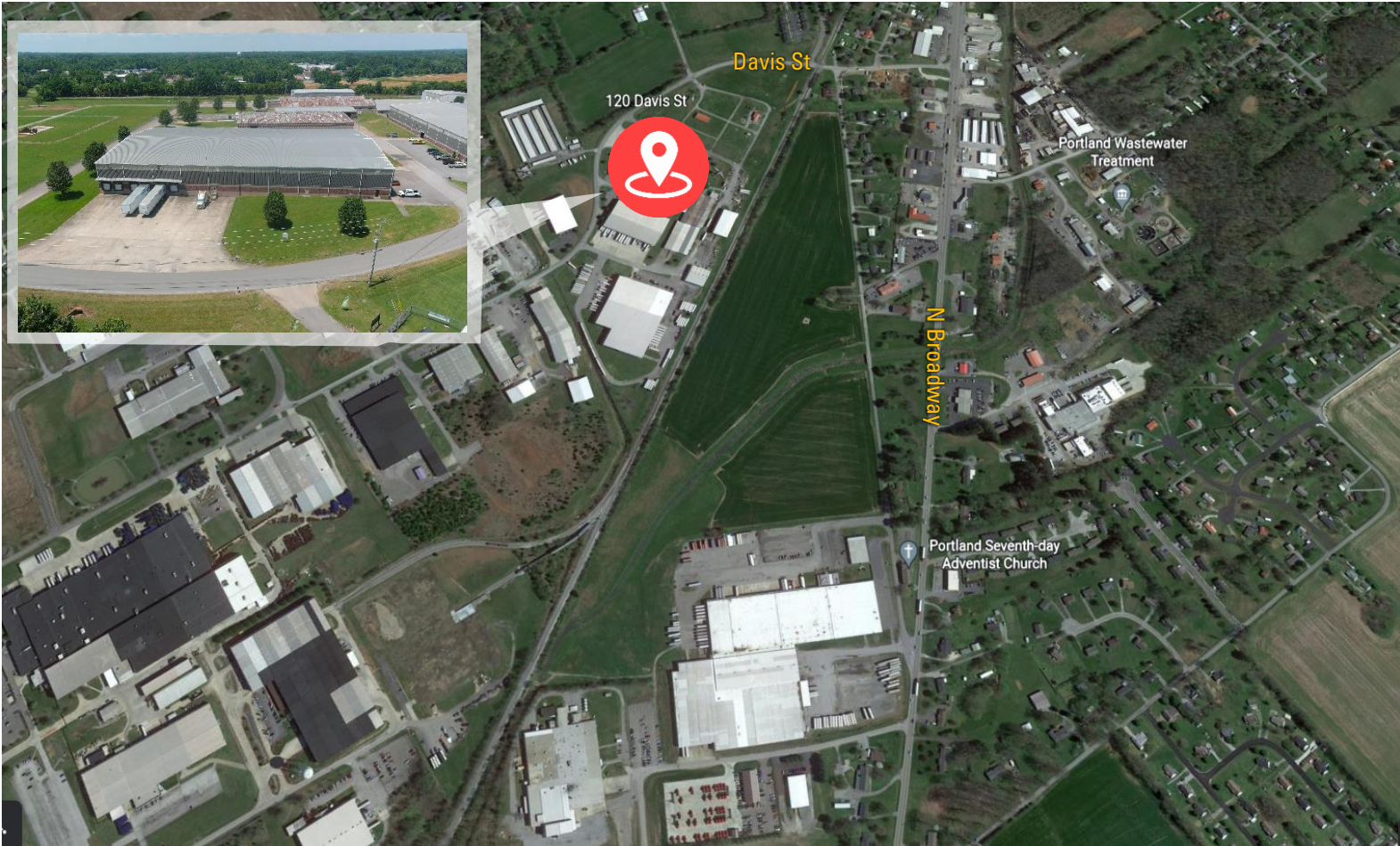
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**CHARLES
HAWKINS CO.**

SPECIFICATIONS

- USA Building, Beam and Column 2 Row Interior Columns
- Built in 1999
- 180' x 300' Building Dimensions, 60' x 30' Bays, 30' Eave Height
- Galvalume Roof, 20-Year Warranty
- (6) 3070 Steel Personnel Doors
- (6) 8' x 10' Dock Doors with (6) Mechanical Pit Levelers
- (2) 12' x 14' Ground Level Doors
- (6) 48" Ventilation Fans
- Gutters and Downspouts with Splash Blocks
- 3" Fiberglass Insulation with White Vinyl Reinforced Polyester
- 6" Concrete Floors
- Metal Halide Lighting, 20 FT Candles
- 600 AMP, 480 – 277 Volts, 3 Phase Electrical
- Gas Heat
- Restrooms Sufficient for 100 People, Built to OSHA Regulations
- Ordinary Hazard Sprinkler System
- Parking for 25 Cars



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