

FOR LEASE

±77,194 SF INFILL MANUFACTURING & DISTRIBUTION
SPACE MINUTES FROM BNA

CHARLES
HAWKINS CO.

Commercial Real Estate Services



1530 Antioch Pike
NASHVILLE, TN

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Shareholder, First Vice President
C: (615) 397 - 3138
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Charles Hawkins Co.
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PROPERTY SPECIFICATIONS

BUILDING SIZE	±77,194 SF
PARKING	266 Spots
DOCK DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	17' – 19'
BUILDING POWER / ELECTRIC	Up to 6,000 Amps, 480V, 3-Phase
BUILDING HVAC	±487.50 Tons
SPRINKLER	Wet Sprinkler System
ZONING	IWD
FIBER PROVIDER:	Comcast, Clearlink, & AT&T
ROOF	TPO roof with R-19 Insulation & a 20-Year Warranty

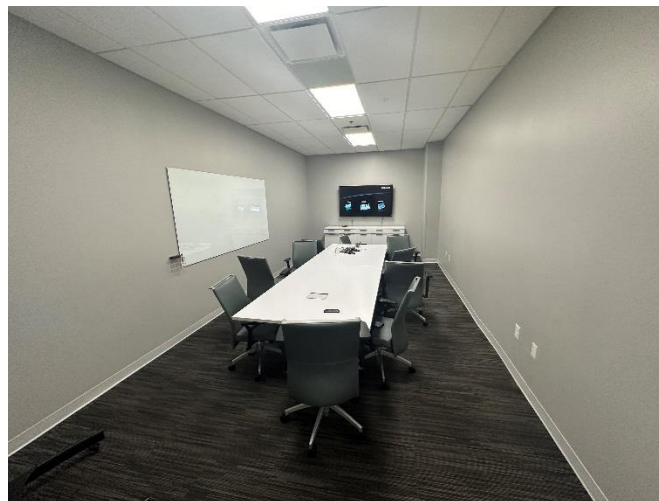
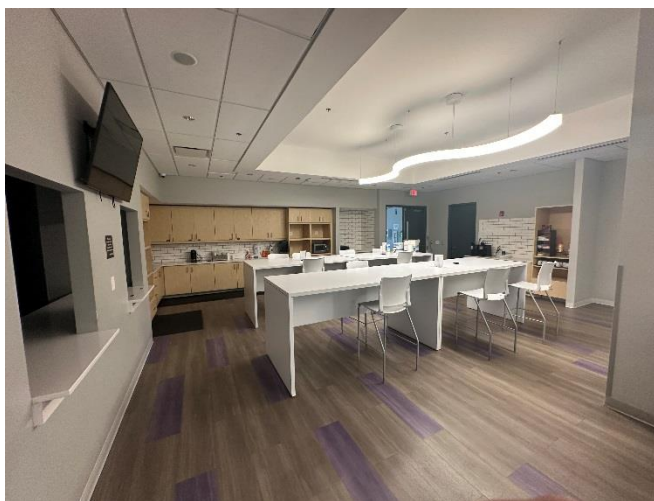


LEASE RATE: CONTACT BROKERS

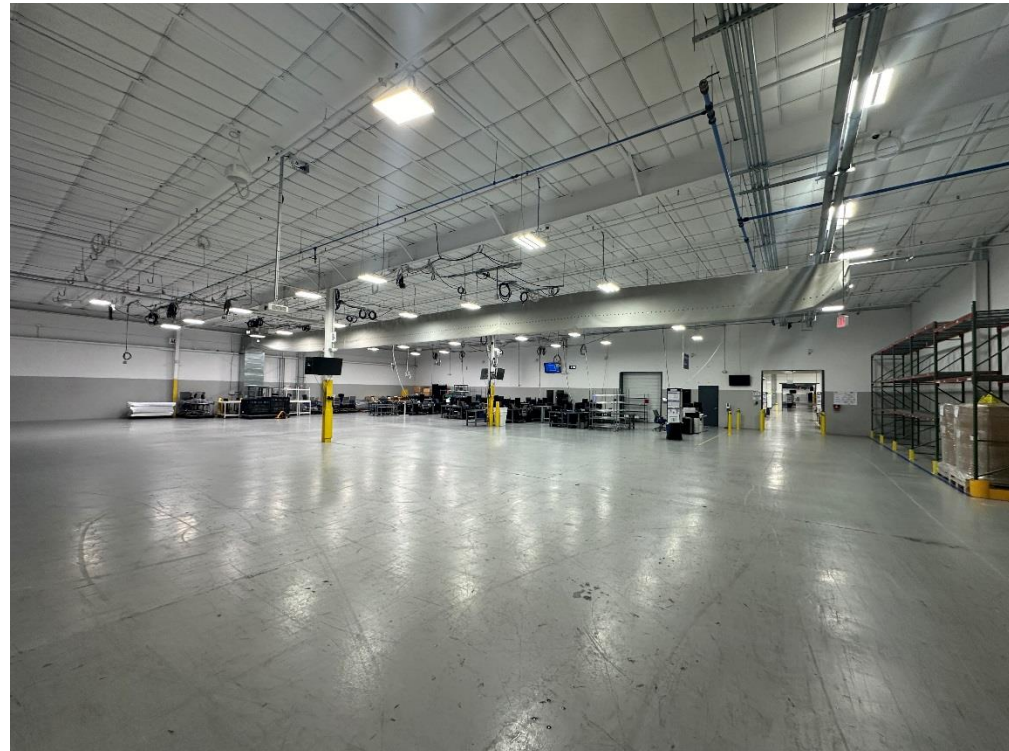
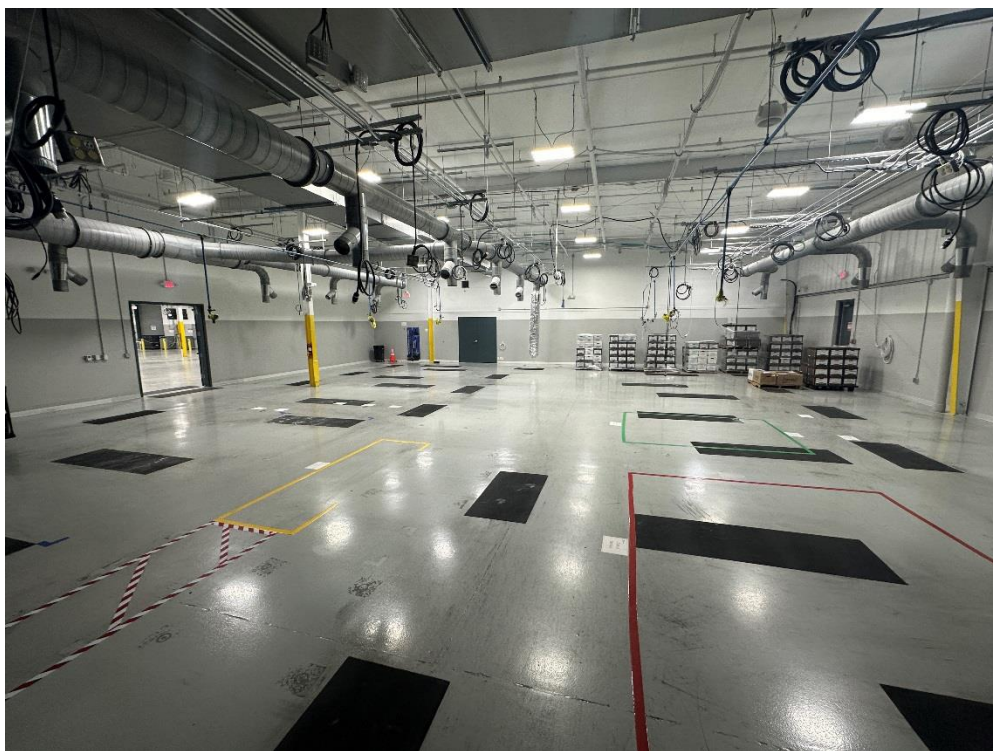
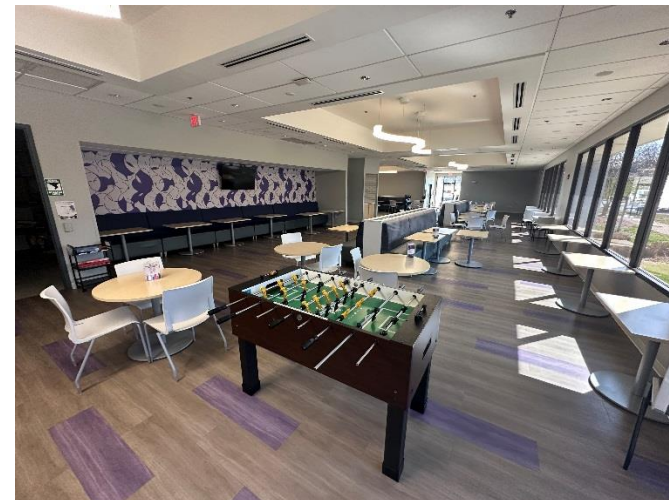
OPERATING EXPENSES

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

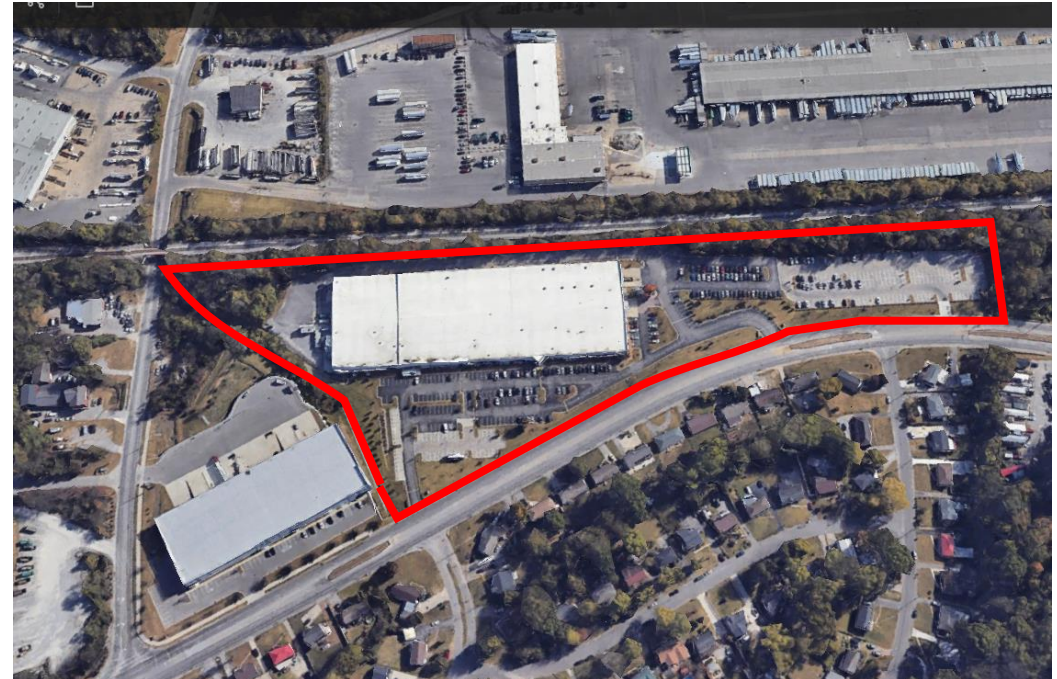
PROPERTY INFORMATION



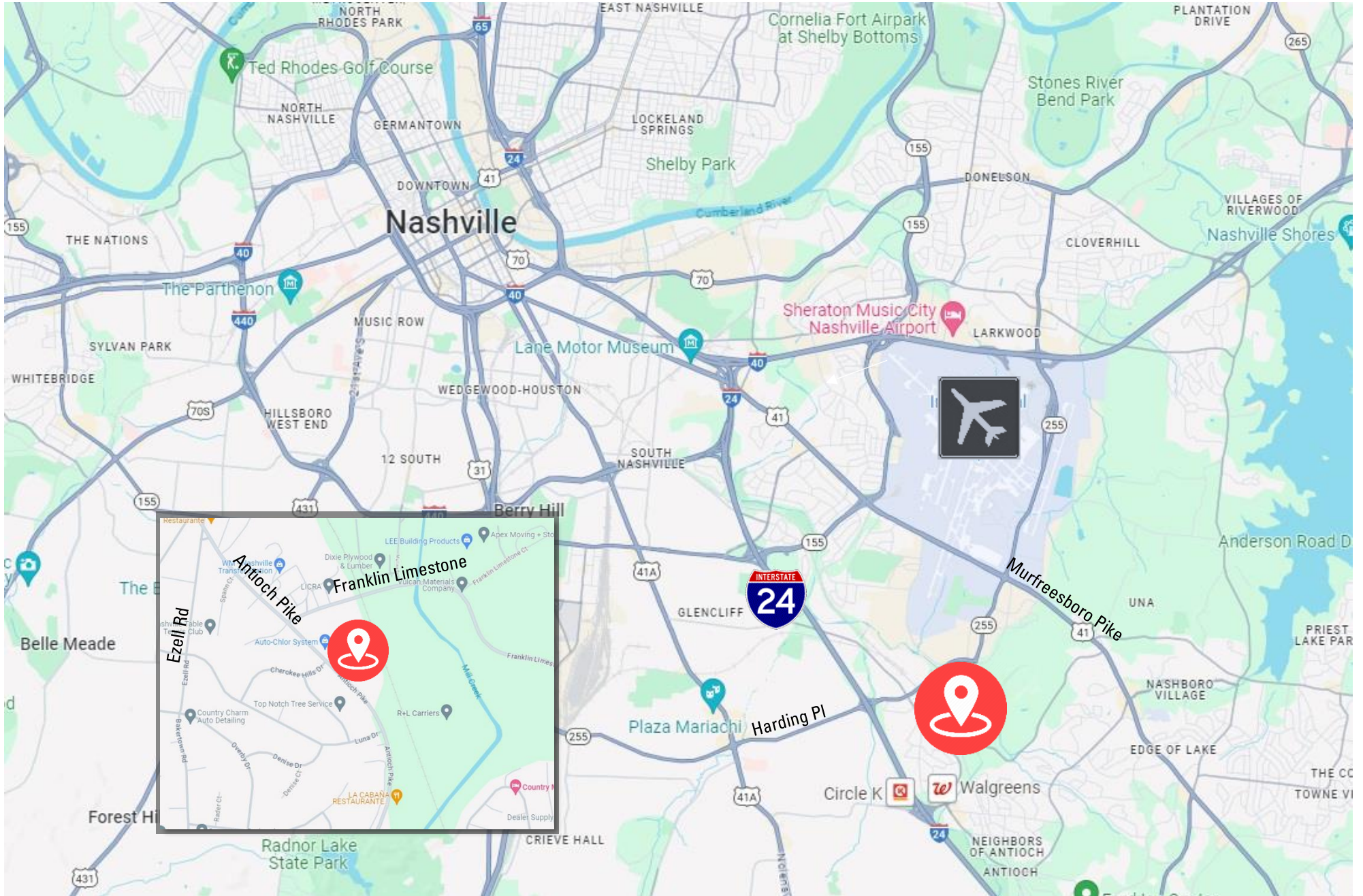
PHOTOS



SITE PLAN



LOCATION AERIAL



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