

FOR LEASE

±57,500 SF Available

Located in the Harding Business Park

432 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- ±57,500 SF Available
- ±1,750 SF Office
- Lease Rate: \$8.95/ SF NNN
- 17'6" – 26'6" Clear Height
- (1) 12' x 14' Drive-in Ramp
- (7) 8' x 10' Dock Doors with Levelers
- (60) Parking Spaces
- 3,000 Amp, 480-V, 3-Phase Electrical Service
- Skylights
- Located off I-24, minutes from Nashville International Airport



Robert Stout, SIOR
Shareholder, First Vice President
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Kevin Irwin, SIOR
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

For Lease
±57,500 SF Available
Industrial Building

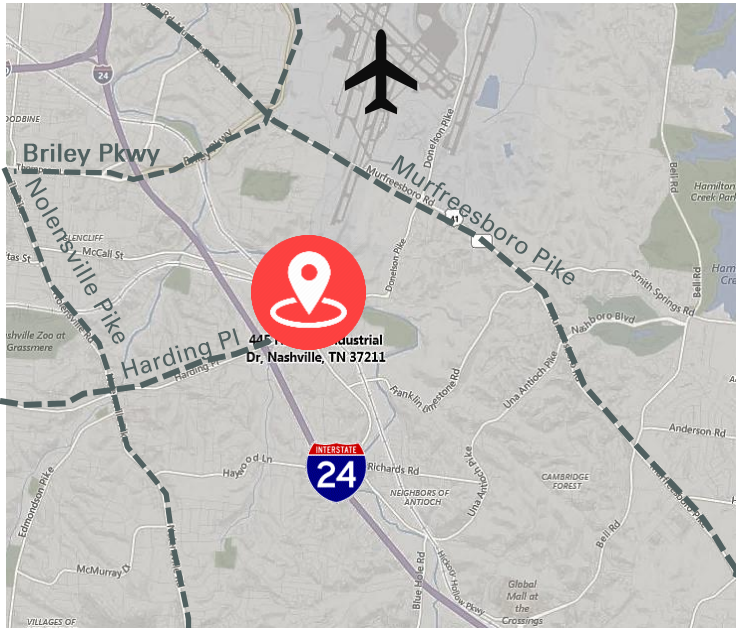
432 Harding Industrial Drive
Nashville, TN 37211
Davidson County

**CHARLES
HAWKINS CO.**



OPERATING EXPENSES

▪ CAM:	\$0.28 / sf
▪ Insurance:	\$0.35 / sf
▪ Taxes:	\$1.06 / sf
▪ Management Fee:	\$0.35 / sf



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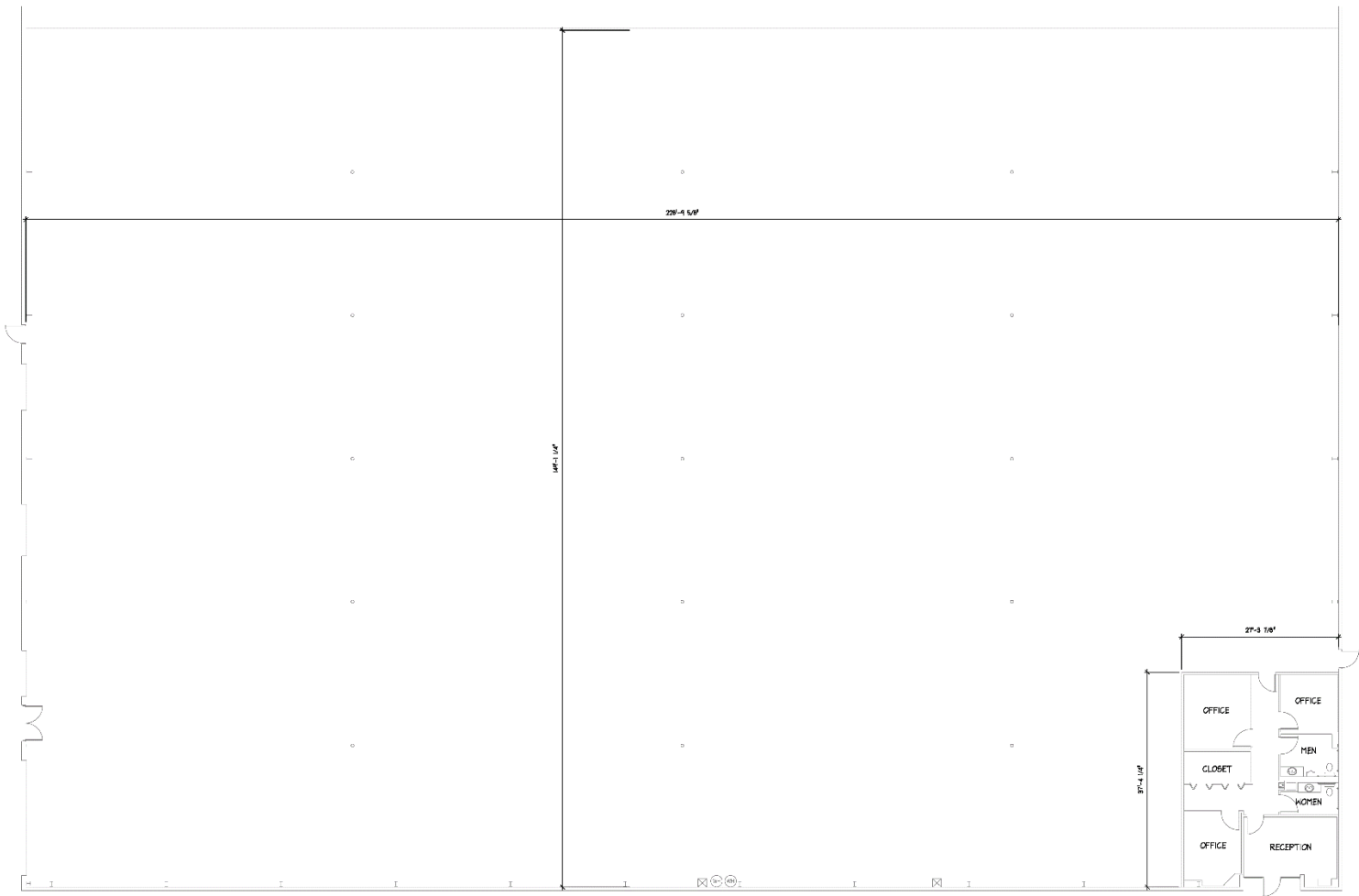
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FLOOR PLAN



AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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