

CHARLES HAWKINS CO.



FOR LEASE

±75,360 SF Available

Industrial Facility with Immediate Access to I-65 in Portland, TN

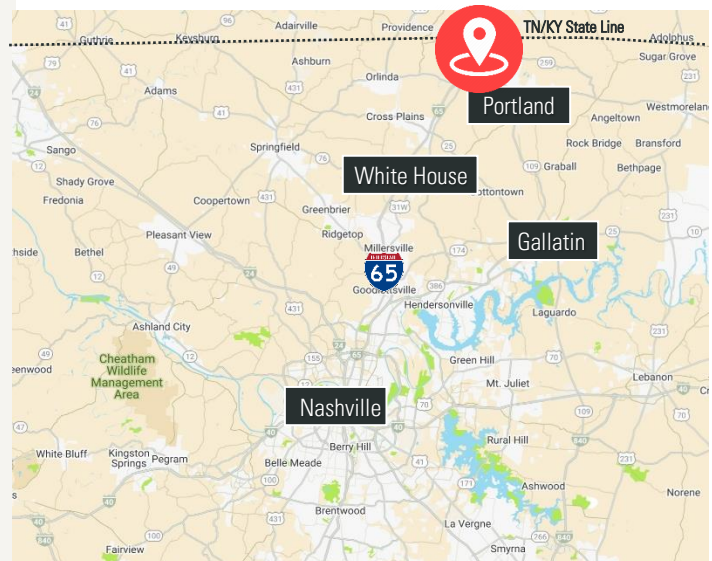
1035 Fred White Blvd, Portland, TN 37148

HIGHLIGHTS

- ±75,360 SF Total
- ±5,500 SF Office
- ±7.11 Acres
- **Building is Fully Climate Controlled**
- Lease Rate: \$7.50/ SF NNN
- Zoned IG - Industrial General
- Building is expandable by 50,000 SF
- Located in an active industrial corridor in Portland, TN
- Immediate access to I-65

OPERATING EXPENSES

CAM	\$0.37/SF
Taxes	\$0.24/SF
Insurance	\$0.50/SF
Property Management Fee	3.5% of Base Rent



Hi Lewis, SIOR

First Vice President

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Senior Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

T: 615.256.3189

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
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Industrial Building

1035 Fred White Blvd
Portland, TN 37148
Sumner County

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BUILDING SPECIFICATIONS

- (12) Dock Doors with Mechanical Pit Levelers, Dock Seals, Dock Bumpers
- (1) 12' x 16' Drive-in Door
- 26' - 30' Clear Height
- ±64 Parking Spaces
- 60' x 30' Column Spacing
- Built in 2006
- Block and Metal Construction
- Wet Sprinkler
- Wall-Mounted Exhaust Fans
- Sidelights
- 115' Truck Court with 50' Concrete Apron
- LED Lighting
- Two Services of 3-Phase Power:
600 Amps of 480-V and 1200 Amps of 480- V



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