

# CHARLES HAWKINS CO.



# FOR LEASE

±5,000 SF Available

Office/Retail>Showroom Space in the Harding Business Park

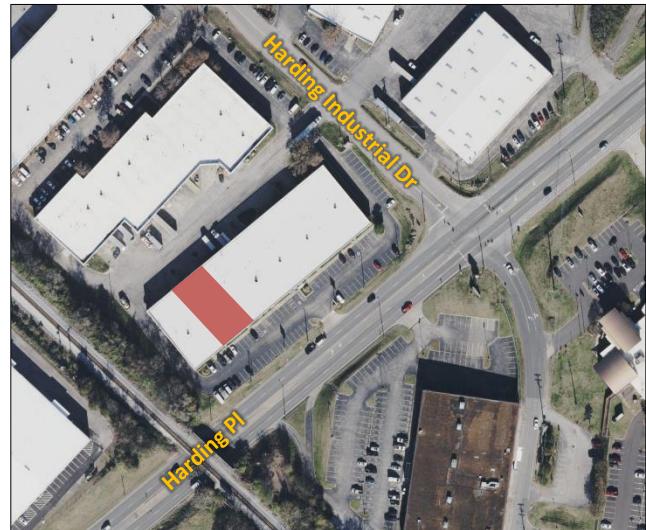
405 Harding Industrial Drive, Nashville, TN 37211

## HIGHLIGHTS

- Office/Retail>Showroom Space
- ±5,000 SF Available
- Lease Rate: \$17.60/ SF NNN
- (2) Dock Doors
- Fully Air-Conditioned
- Ample Parking
- Building Depth: 120'
- 3 Phase, 400 Amp, 240 Volt Electrical
- Visibility from Harding PI (36,053 Average Daily Traffic)
- Located off I-24, minutes from Nashville International Airport

## OPERATING EXPENSES

▪ CAM:	\$0.68 / SF
▪ Insurance:	\$0.49 / SF
▪ Taxes:	\$1.03 / SF
▪ Management Fee	3.5% of base rent



**Robert Stout, SIOR**  
Shareholder, First Vice President  
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**Kevin Irwin, SIOR**  
Senior Vice President  
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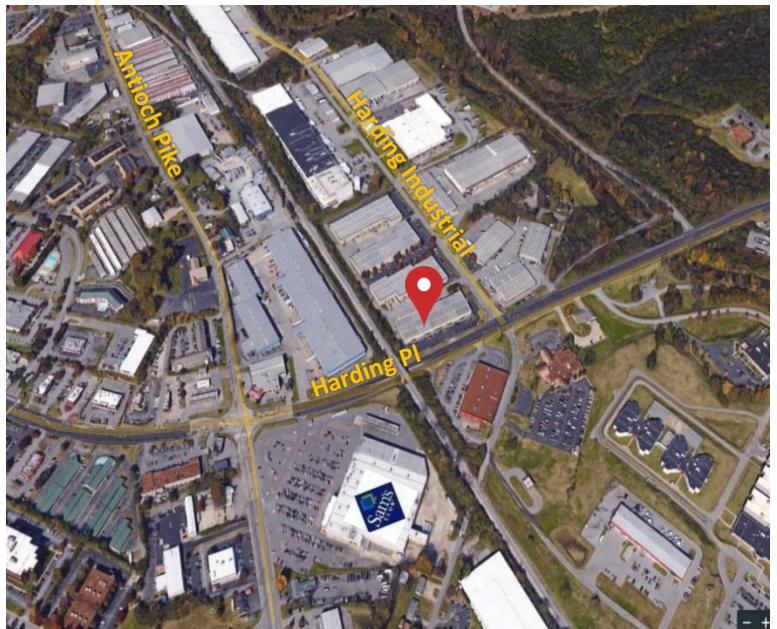
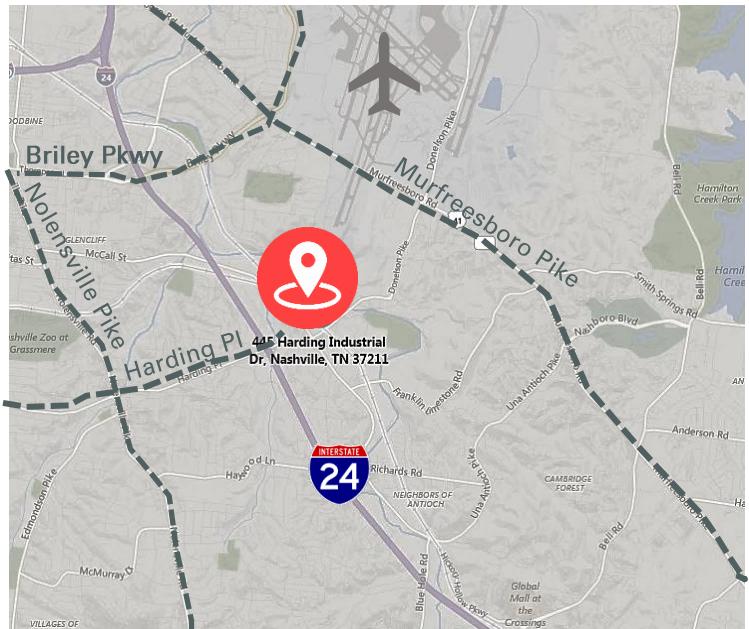
**McNeill Stout**  
Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

For Lease  
±5,000 SF Available  
Office/Retail>Showroom Space

405 Harding Industrial Drive  
Nashville, TN 37211  
Davidson County

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