

# FOR LEASE

±5,000 SF Available

Office/Retail/Showroom Space in the Harding  
Business Park

405 Harding Industrial Drive, Nashville, TN 37211

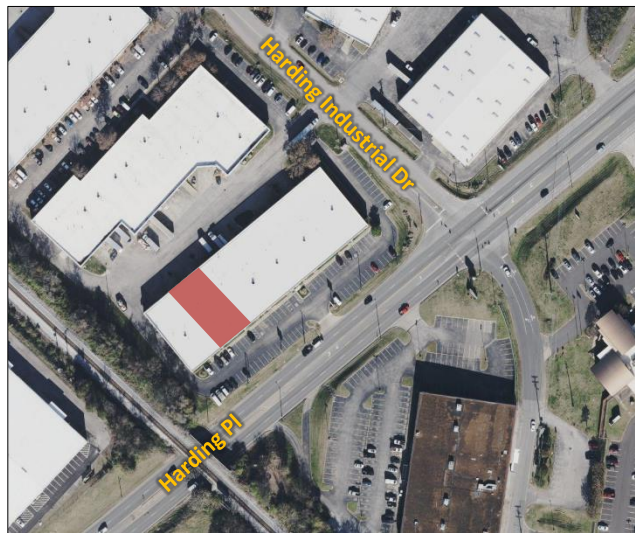


## HIGHLIGHTS

- 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 Pl (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**  
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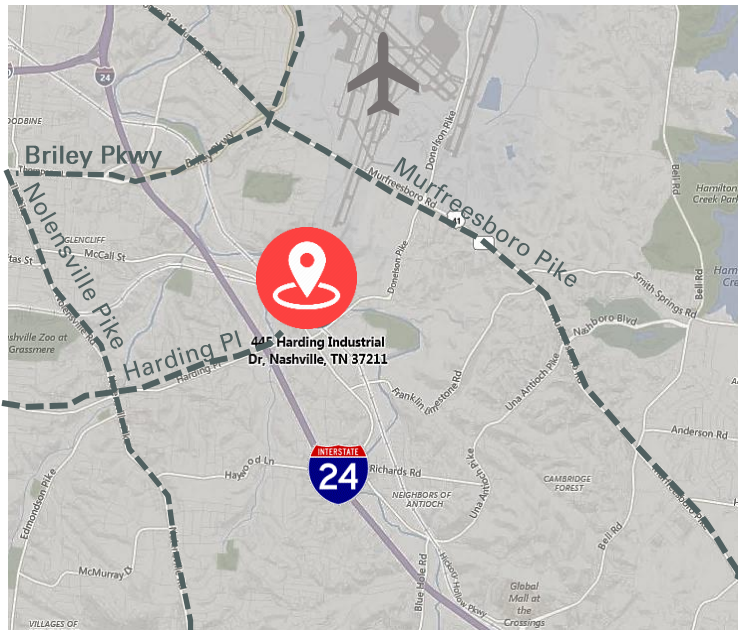
Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189



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

405 Harding Industrial Drive  
Nashville, TN 37211  
Davidson County

**CHARLES  
HAWKINS CO.**



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