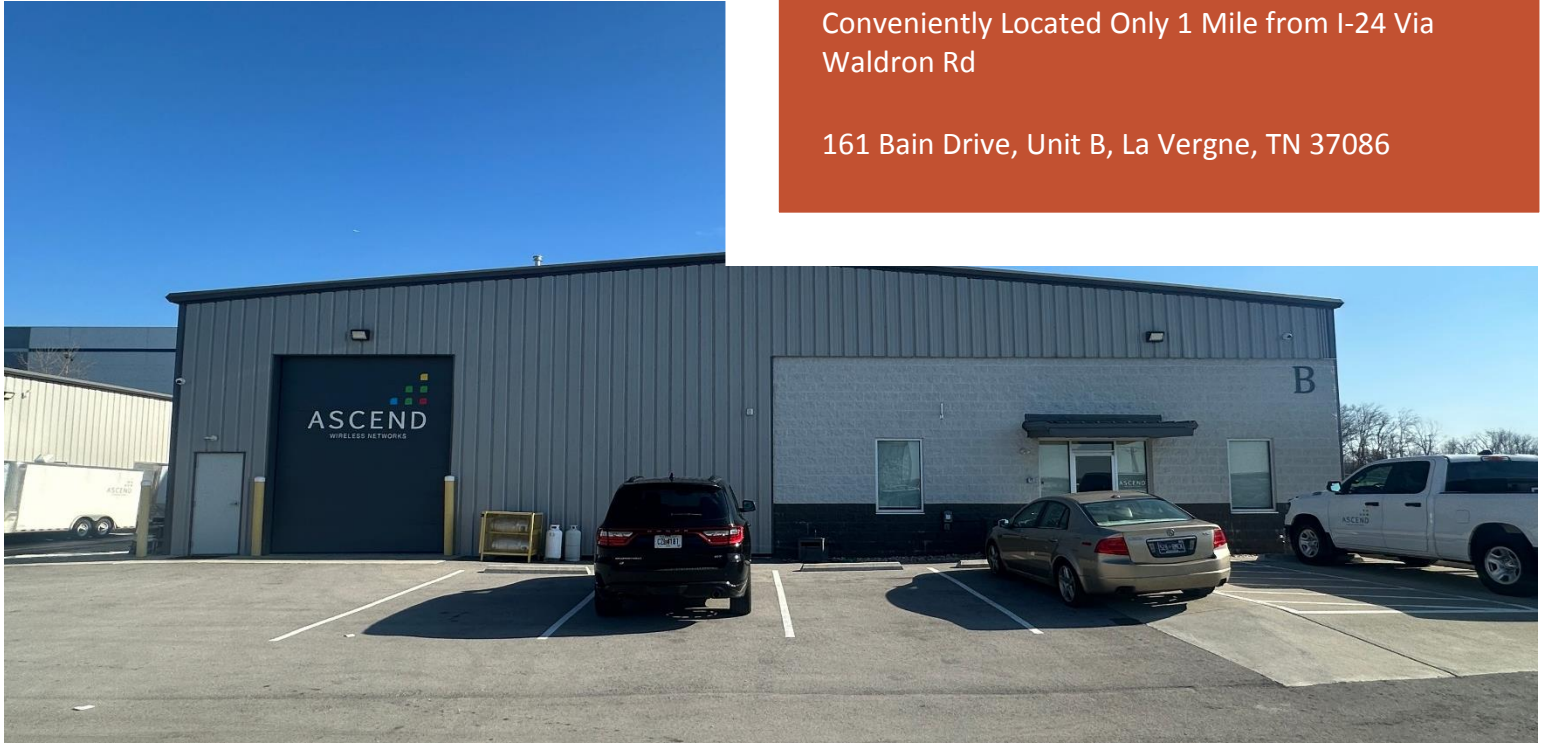


FOR LEASE

±10,300 SF Available

Conveniently Located Only 1 Mile from I-24 Via
Waldron Rd

161 Bain Drive, Unit B, La Vergne, TN 37086



HIGHLIGHTS

- ±10,300 SF Available
- ±1,175 SF Office
- Lease Rate: \$15.50 / SF NNN
- (1) Dock Door
- (2) 12' x 14' Drive-in Doors
- 18' Eave Height
- Fully Sprinklered
- Outside Storage
- Conveniently located only one mile from I-24 (off Waldron Road)
- Positioned next to Panattoni's new Park 24 development



ESTIMATED OPERATING EXPENSES

Operating Expenses: \$2.63/ SF

Robert Stout, SIOR
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O: 615.345.7210
rstout@charleshawkinsco.com

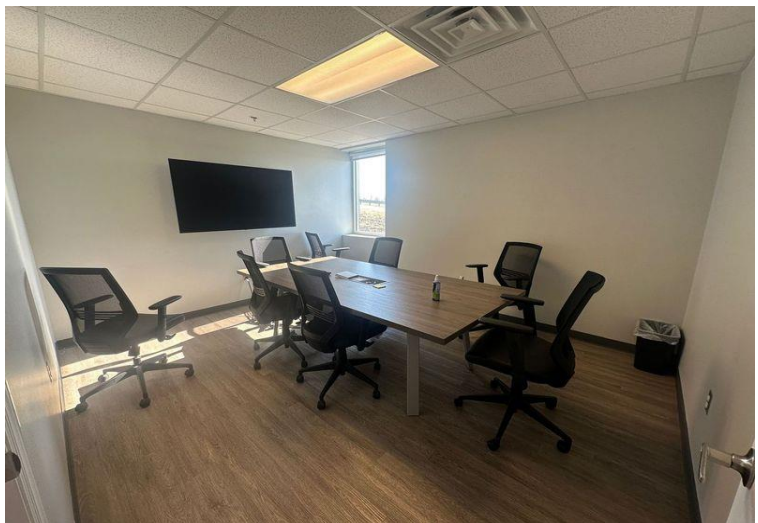
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Nashville, TN 37211
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161 Bain Drive
La Vergne, TN 37086
Rutherford County

CHARLES
HAWKINS CO.



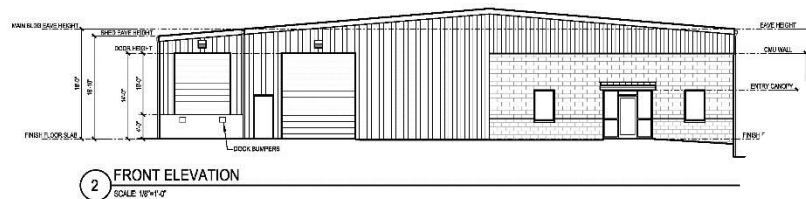
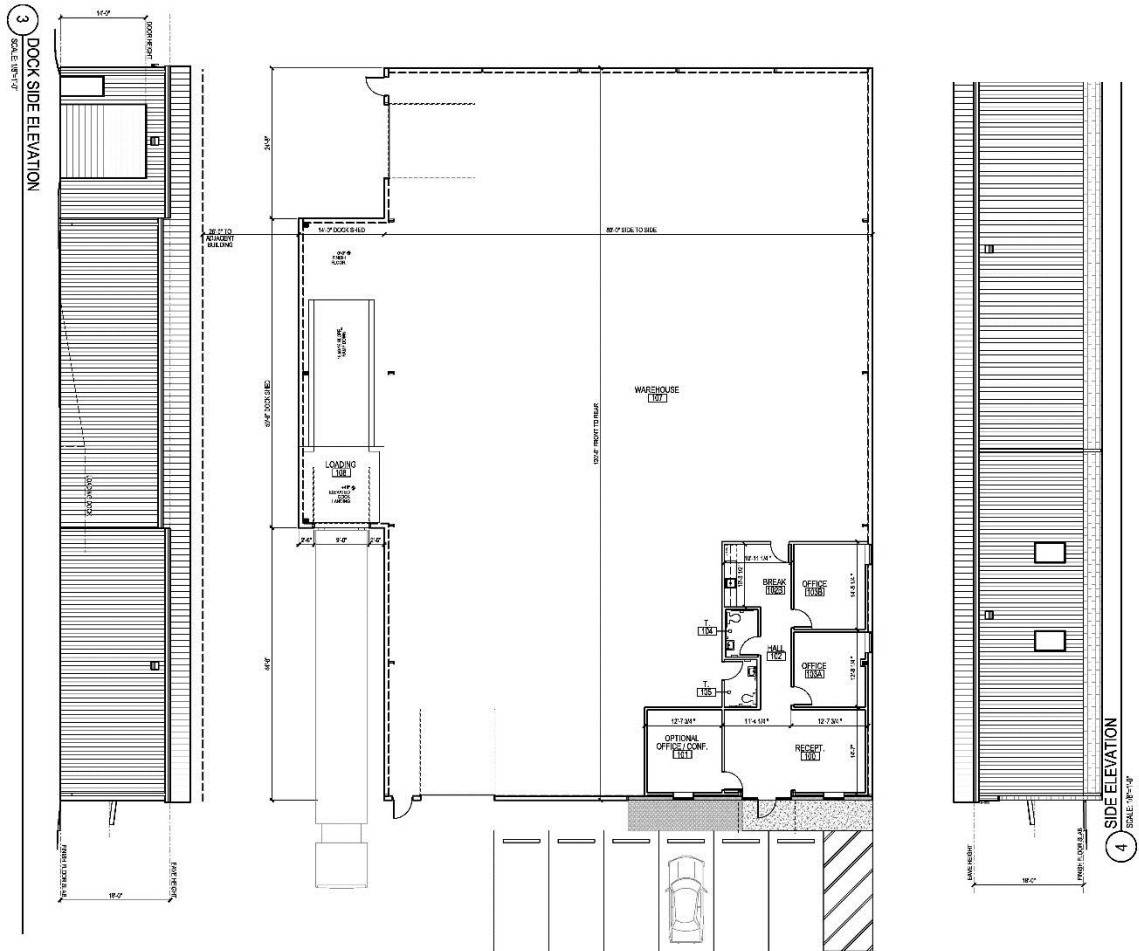
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FLOOR PLAN –
 10,300 SF



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