

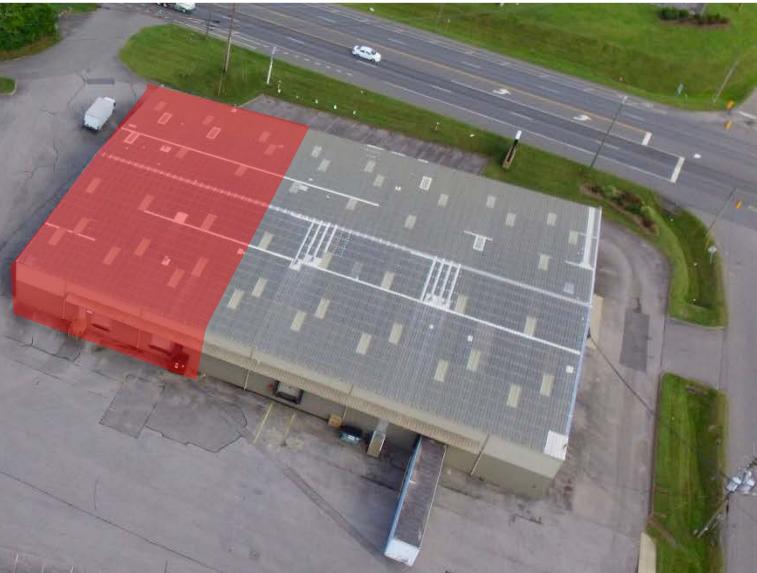
CHARLES HAWKINS CO.

FOR LEASE

±12,000 SF Available

Located in the Harding Business Park

402 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- § ±12,000 SF Available
- § ±2,350 Office area
- § ±9,650 Warehouse area
- § Lease Rate: \$14.50/ SF Net
- § (1) 12' x 12' Drive-in door
- § (2) Dock doors with levelers
- § 400 Amps power
- § (5) Private offices
- § Parts counter
- § 16'- 23' Clear height
- § Warehouse and office restroom
- § Visibility on Harding pike
- § Located off I-24, minutes from Nashville International Airport

OPERATING EXPENSES

§ CAM:	\$0.44 / sf
§ Insurance:	\$0.31 / sf
§ Taxes:	\$1.28 / sf
§ Management Fee:	\$0.06/ sf
Total: \$2.09/ sf	



Robert Stout, SIOR
Shareholder, First Vice President
O: 615.345.7210
rstout@charleshawkinsco.com

Kevin Irwin
Vice President
O: 615.345.7257
kirwin@charleshawkinsco.com

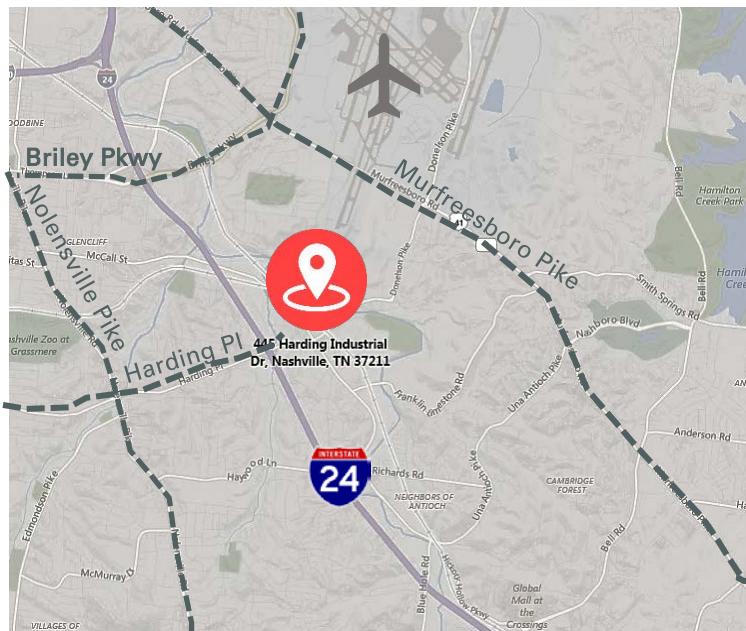
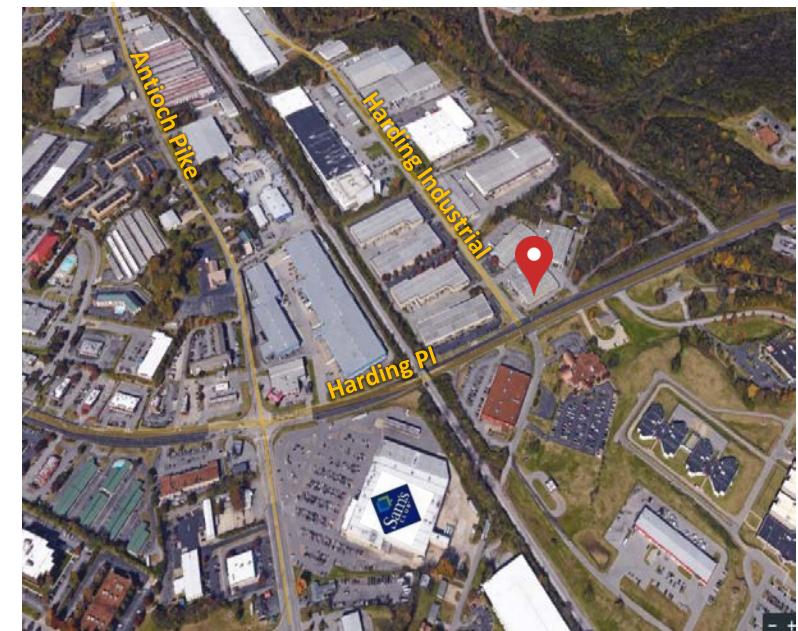
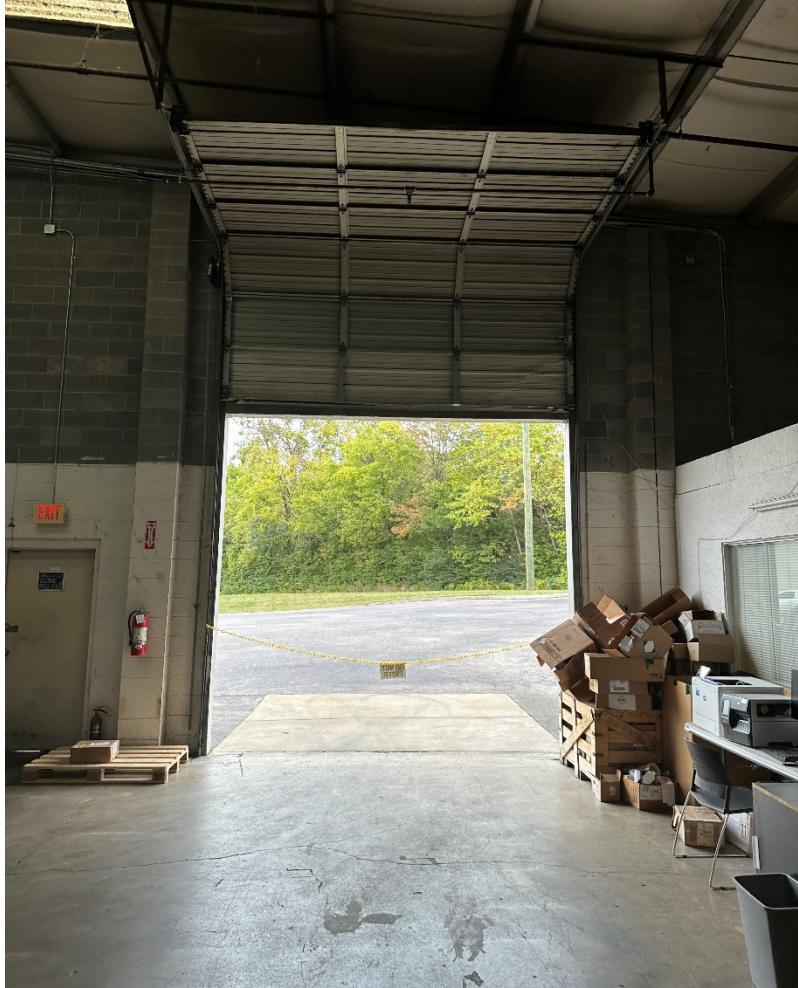
McNeill Stout
Vice President
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Lease
±12,000 SF Available
Industrial Space

402 Harding Industrial Drive
Nashville, TN 37211
Davidson County

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