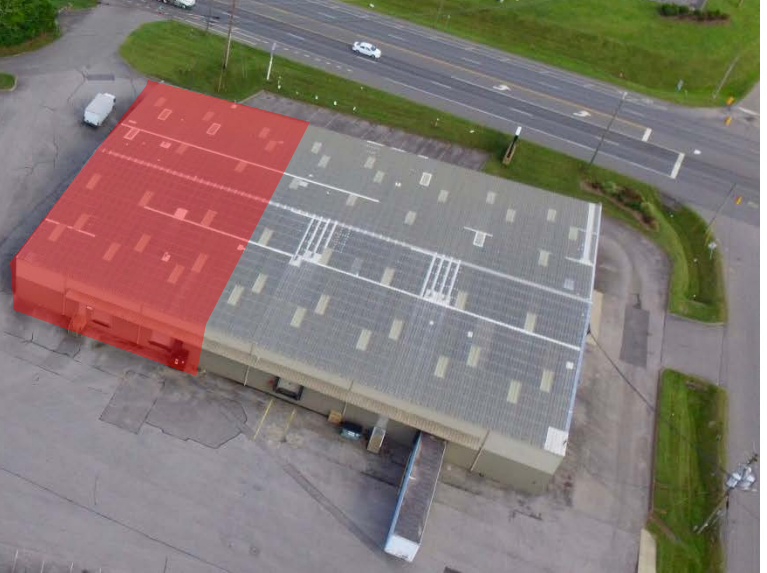


## FOR LEASE

±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  
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Kevin Irwin  
Vice President  
O: 615.345.7257  
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mstout@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221

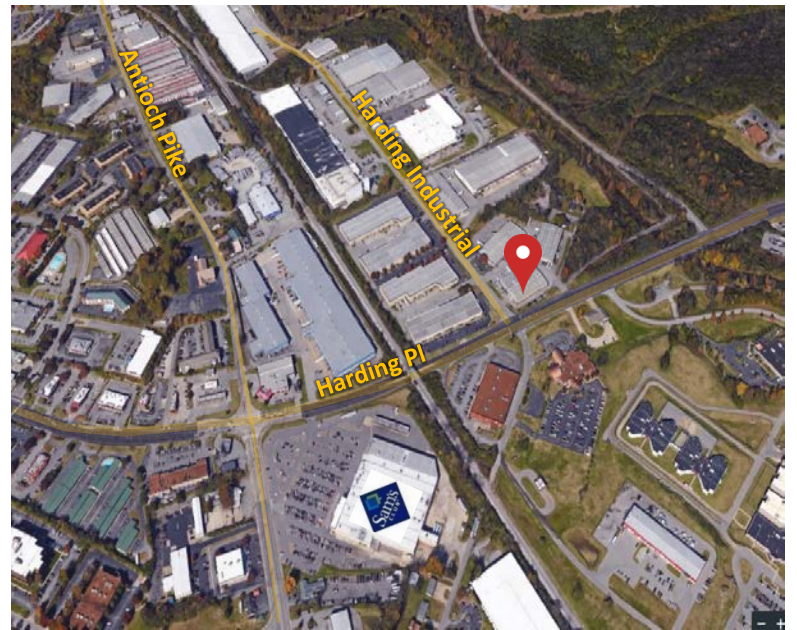
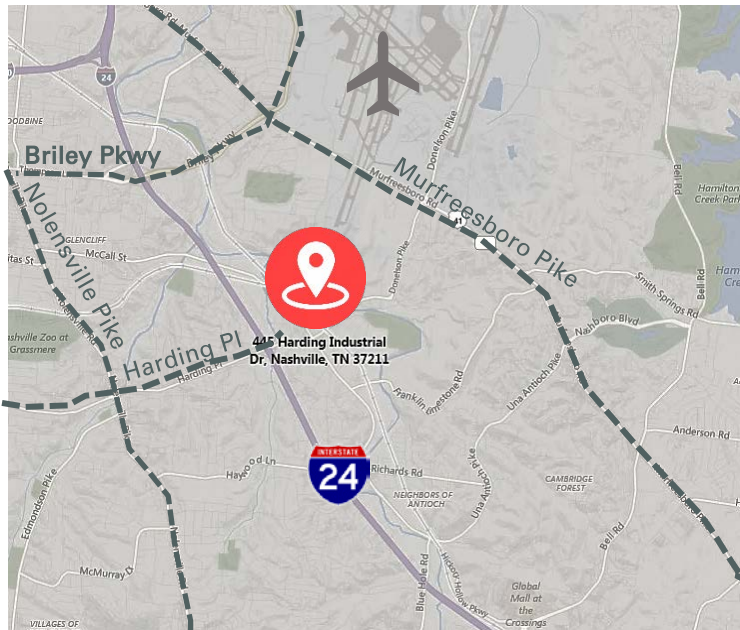
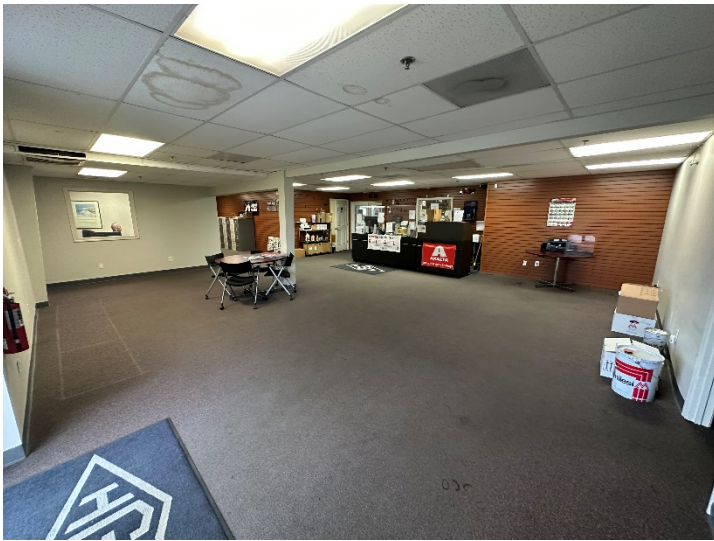
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed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

For Lease  
±12,000 SF Available  
Industrial Space

402 Harding Industrial Drive  
Nashville, TN 37211  
Davidson County

CHARLES  
HAWKINS CO.



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