

FOR LEASE

±97,750 SF Available

(Divisible to ±57,500 SF & 40,250 SF)

Located in the Harding Business Park

432-434 Harding Industrial Drive, Nashville, TN 37211

HIGHLIGHTS

- ±97,750 SF Available (Divisible)
- Full Building Lease Rate: \$7.95/ SF Net
- Building dimensions: 237' x 175'
- Skylights
- 17'6" – 26'6" Clear Height
- 3,000 Amp, 480-V, 3-Phase Electrical Service
- Located off I-24, minutes from Nashville International Airport

434 Harding Industrial

- ±40,250 SF Available
- ±5,500 SF Office/ Production Area
- Lease Rate: \$8.95/ SF Net
- (1) Drive-in Door
- (4) Dock Doors with Levelers
- Dock door dimensions: 9' x 10'
- (2) Restrooms
- (10) Parking spaces

432 Harding Industrial

- ±57,500 SF Available
- ±1,750 SF Office
- Lease Rate: \$8.95/ SF Net
- (1) 12' x 14' Drive-in Ramp
- (7) 8' x 10' Dock Doors with Levelers
- (60) Parking Spaces

OPERATING EXPENSES

- **CAM:** \$0.28 / sf
- **Insurance:** \$0.35 / sf
- **Taxes:** \$1.06 / sf
- **Management Fee:** \$0.35/ sf



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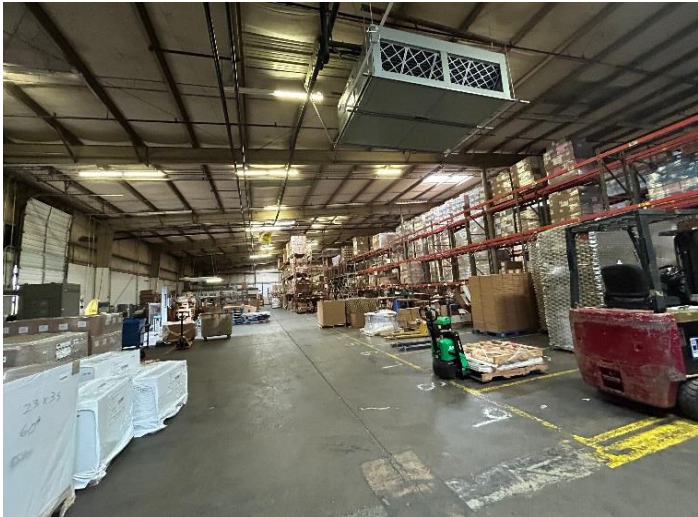
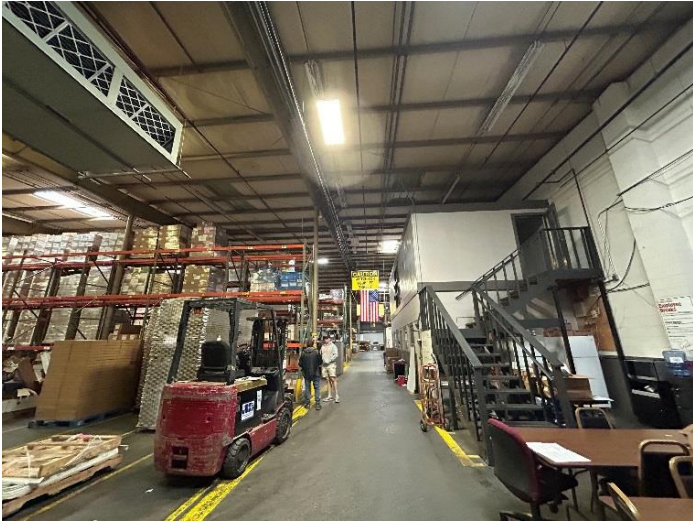
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
±97,750 SF (Divisible)
Industrial Space

432-434 Harding Industrial Drive
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

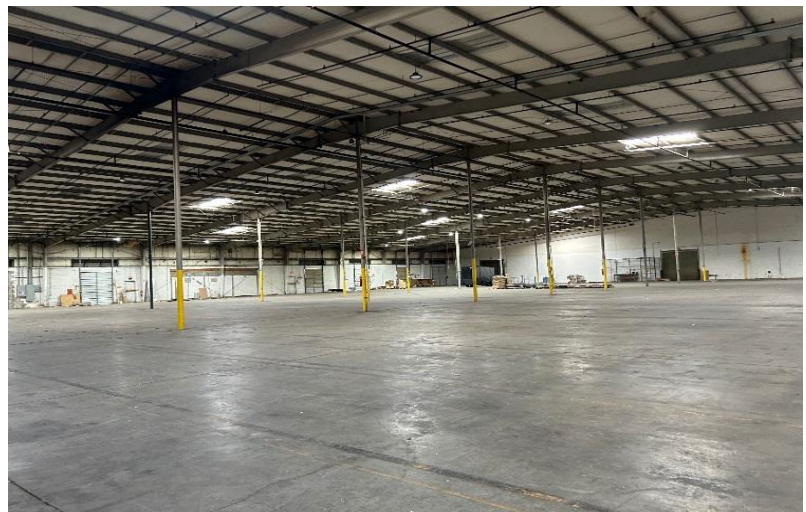
434 Harding Industrial



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432 Harding Industrial



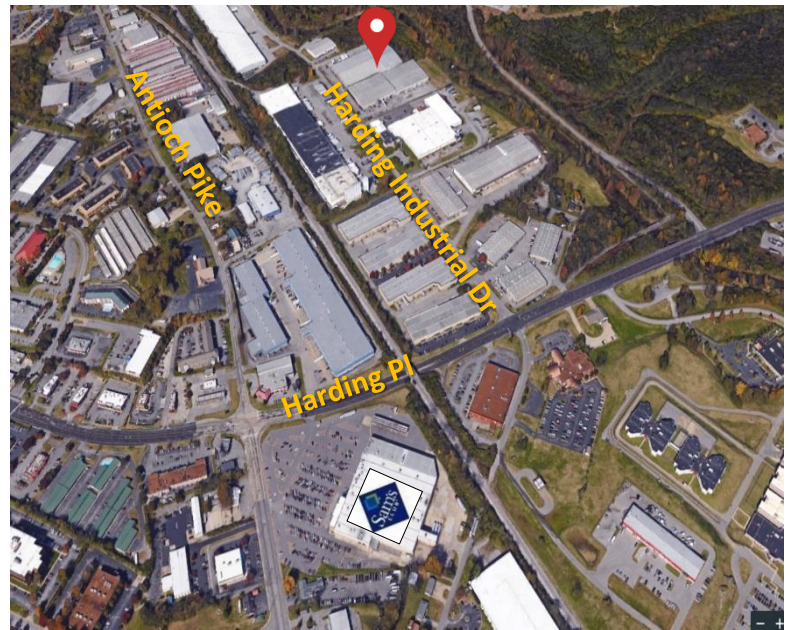
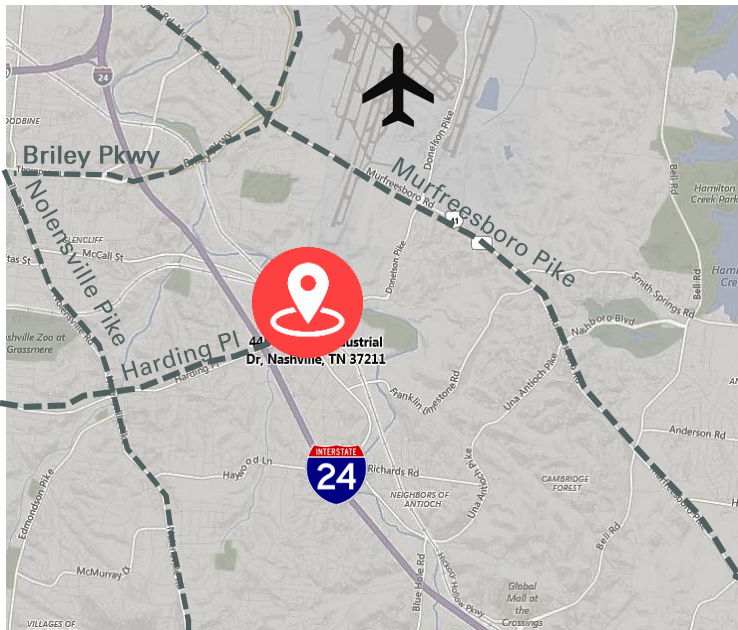
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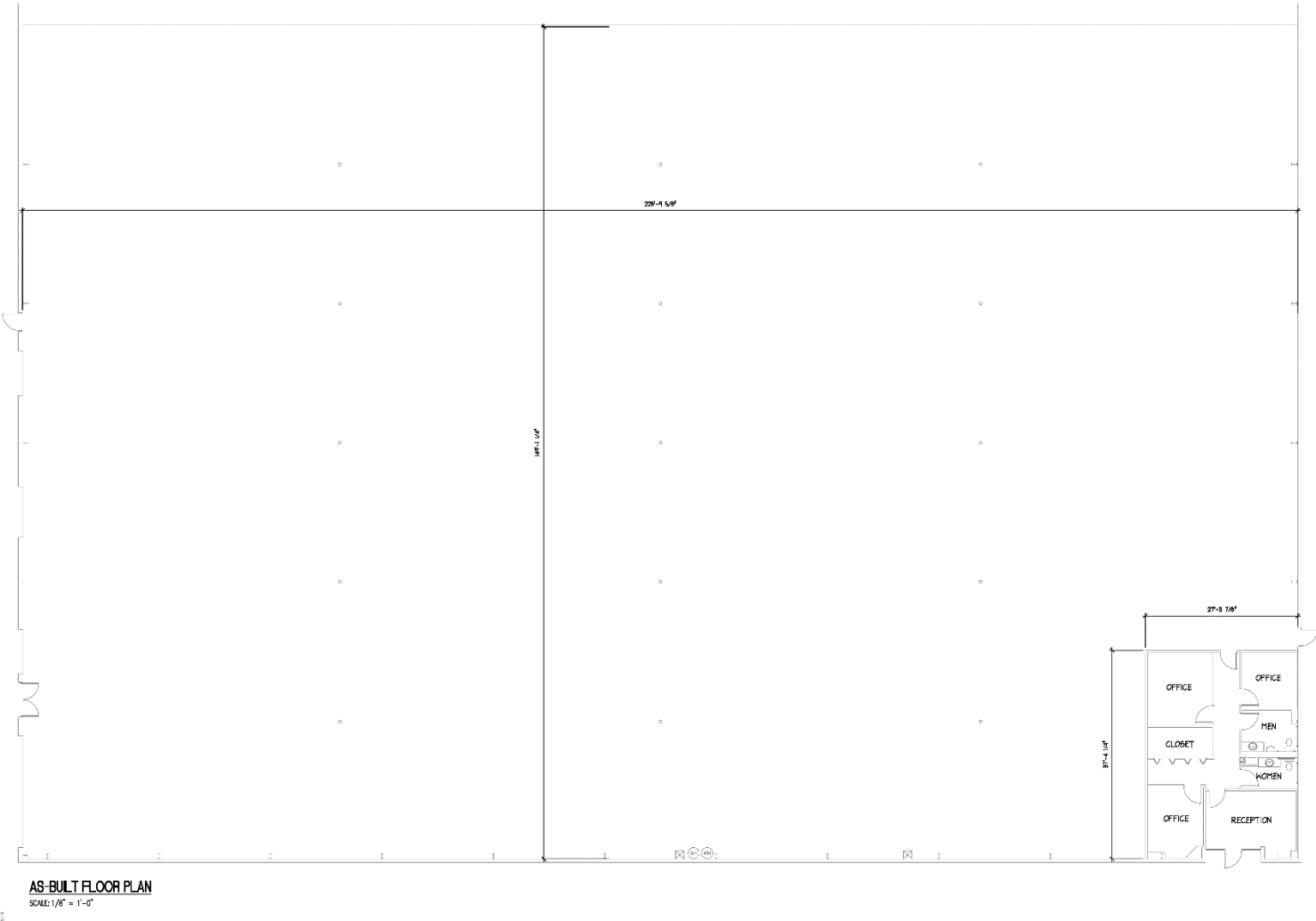
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432 HARDING FLOOR PLAN



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