

FOR LEASE

±18,750 Industrial Building on a 2.01-Acre Lot

CHARLES
HAWKINS CO.
Commercial Real Estate Services

±0.96 Acres available for additional parking/outdoor storage

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additional parking/outdoor
storage

4233 HURRICANE CREEK
ANTIOCH, TN

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Charles Hawkins Co.
O: (615) 256 - 3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

FOR LEASE

INDUSTRIAL BUILDING

SPECIFICATIONS

Size	±18,750 SF on 2.01-Acre Lot	Power	800 Amps of 208-V, 3-phase power
Office	±1,250 SF (50' x 25')	Column Spacing	25' x 50' (column protectors)
Parking	17 striped spots	Construction	Metal construction with box-on-box office with brick veneer
Lighting	LED Lighting (Skylights in Warehouse)	Security	Security in place with exterior cameras
Clear Height	13'6" - 17'	Restrooms	(1) Warehouse / (2) Office
Extra Land	0.96-Acre laydown yard adjacent to building could be used for additional parking/outside storage	HVAC	Ceiling-hung, gas-fired heaters; Wall mounted exhaust fans/louvers; (2) Column-mounted fans
Loading	(2) 14' w x 12' t Powered, grade-level, drive-in doors (1) 10'x10' Dock high door with an internal dock leveler		

BUILDING RATE: \$14.95/SF NNN

LAND RATE: \$6,500/month NNN

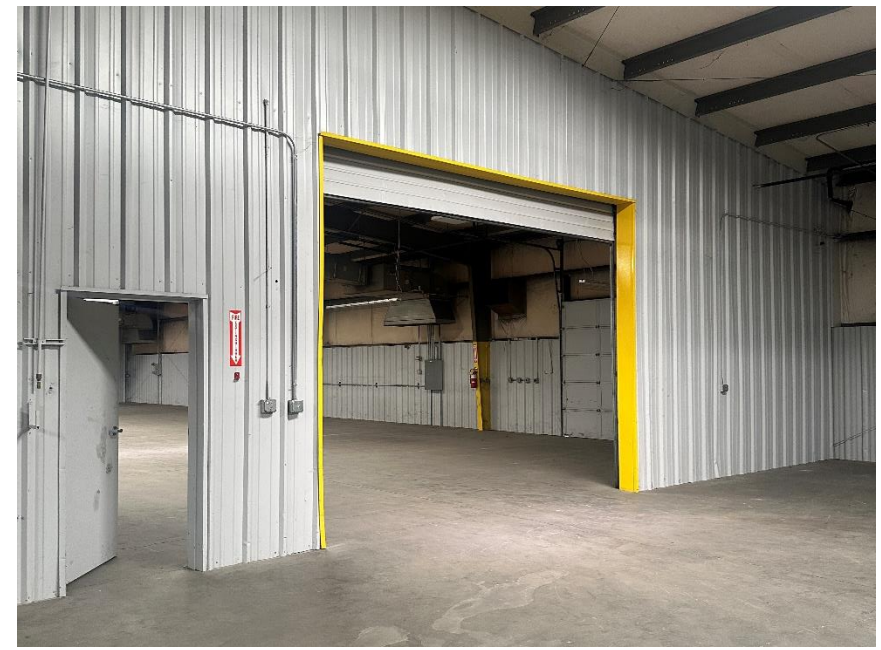
LAND + BUILDING RATE: \$18.95/SF NNN

Estimated Operating Expenses:

Taxes: \$1.16/SF (2024)

Insurance: \$0.45/SF

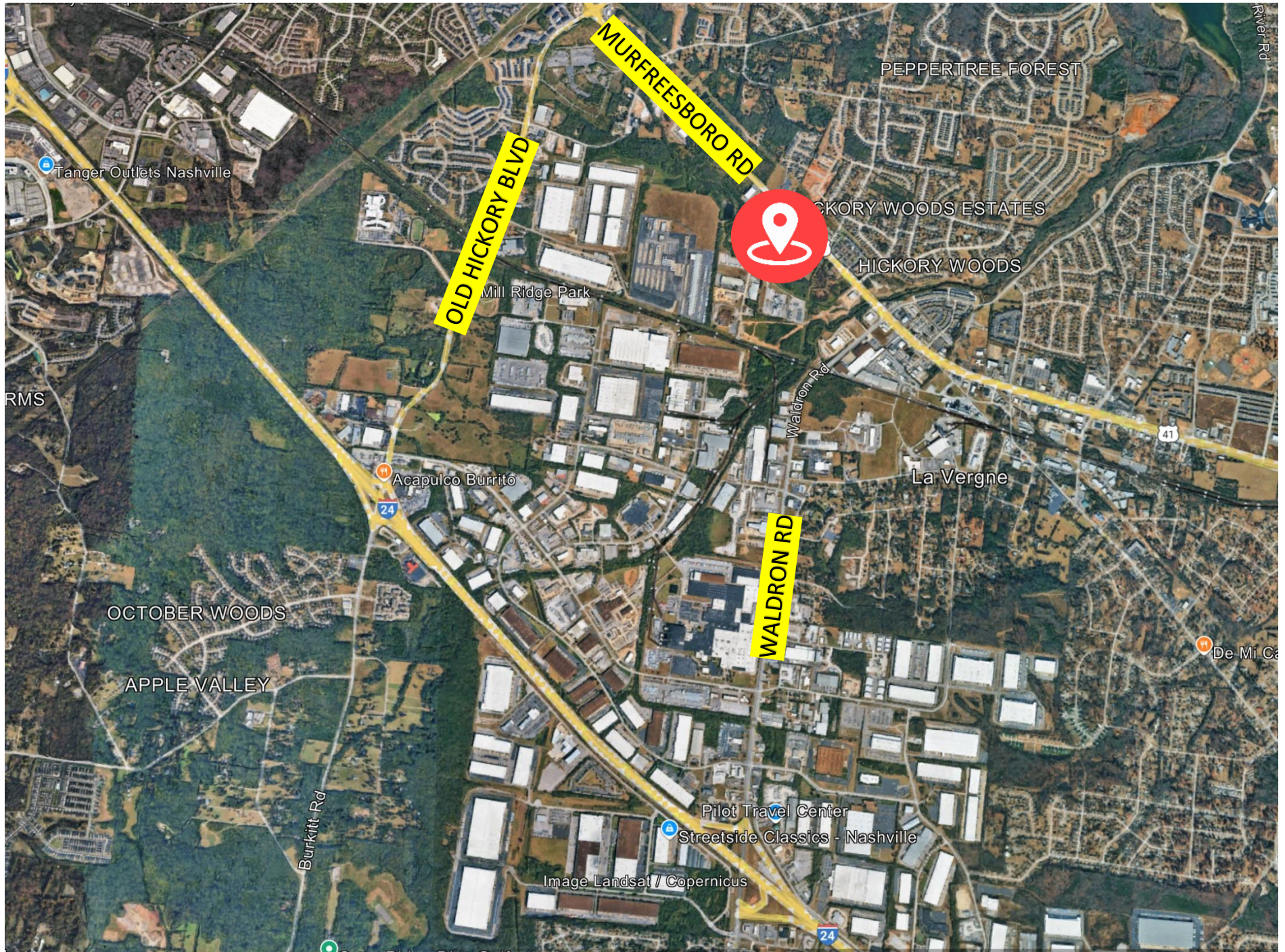
Management Fee: 3.5% of base rent





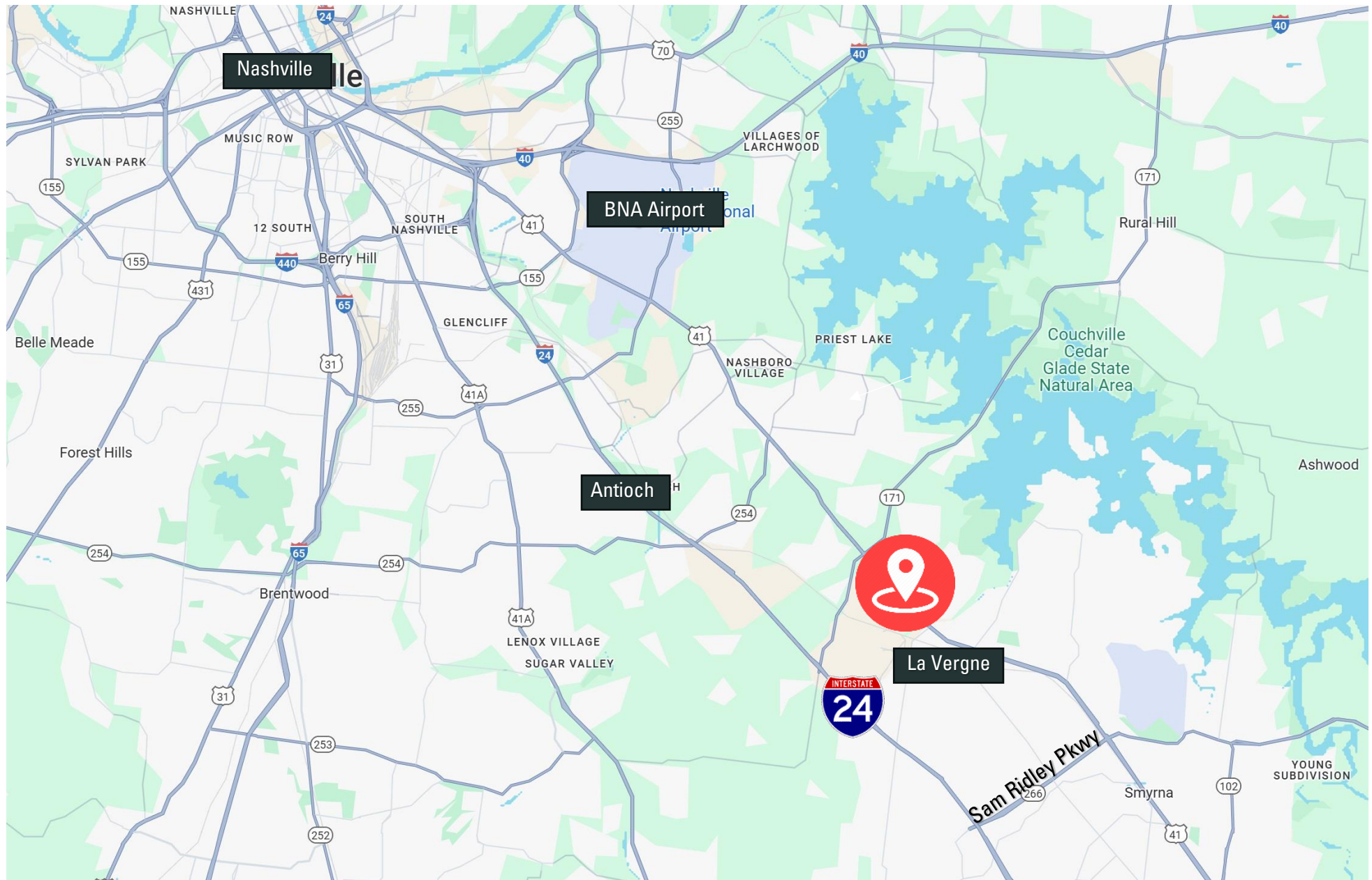






LOCATION AERIAL

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