

# CHARLES HAWKINS CO.



## HIGHLIGHTS

- Office/Retail/Showroom Space
- ±5,000 SF Available
- Lease Rate: \$18.50/ SF Net
- (2) Dock Doors
- Fully Air-Conditioned
- Ample Parking
- Building Depth: 120'
- 3 Phase, 400 Amp, 240 Volt Electrical
- Visibility from Harding Pl
- Located off I-24, minutes from Nashville International Airport

# FOR LEASE

±5,000 SF Available

Office/Retail>Showroom Space in the Harding Business Park

405 Harding Industrial Drive, Nashville, TN 37211

## OPERATING EXPENSES

▪ CAM:	\$0.50 / SF
▪ Insurance:	\$0.27 / SF
▪ Taxes:	\$0.78 / SF
<b>Total: \$1.55/ SF</b>	



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

**Kevin Irwin**  
Senior Vice President  
C: 407.408.5676  
kirwin@charleshawkinsco.com

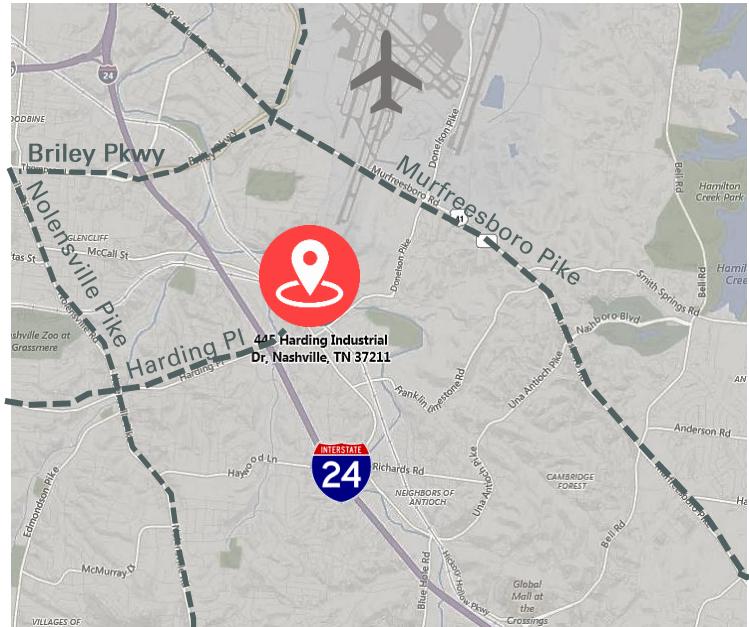
**McNeill Stout**  
Vice President  
C: 615.403.8034  
mstout@charleshawkinsco.com

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

**For Lease**  
±5,000 SF Available  
Office/Retail>Showroom Space

405 Harding Industrial Drive  
Nashville, TN 37211  
Davidson County

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