

# FOR LEASE

±5,000 SF Available

Office/Retail/Showroom Space in the Harding  
Business Park

405 Harding Industrial Drive, Nashville, TN 37211



## 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

## 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  
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**Kevin Irwin**  
Senior Vice President  
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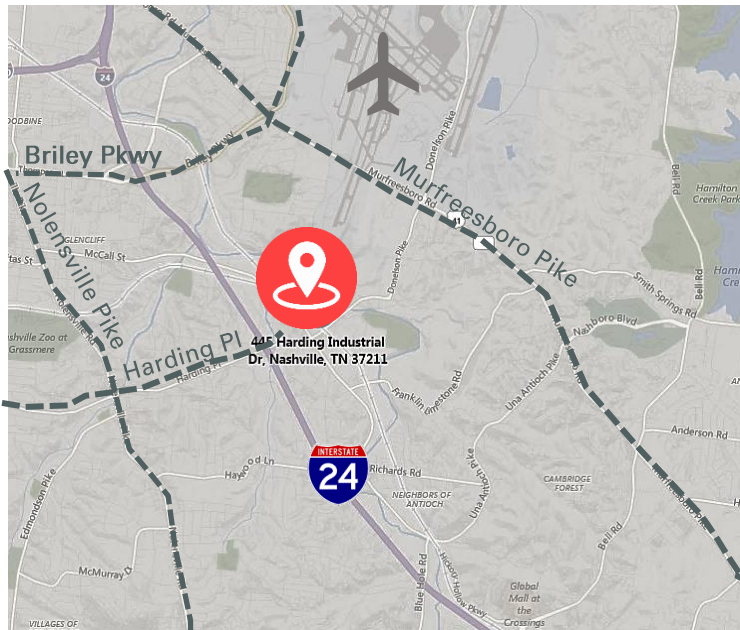
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Exclusively listed by:  
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**For Lease**  
±5,000 SF Available  
Office/Retail/Showroom Space

405 Harding Industrial Drive  
Nashville, TN 37211  
Davidson County

**CHARLES  
HAWKINS CO.**



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