

FOR LEASE

±6,500 SF Available

Industrial/Showroom Space in the Harding
Business Park

407 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- **Great exposure/frontage on Harding Place**
- ±6,500 SF
- ±3,320 SF Office
- Lease Rate: \$15/ SF NNN
- (2) 8' x 10' Dock Doors
- Located off I-24 at the corner of Harding Place and Harding Industrial



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

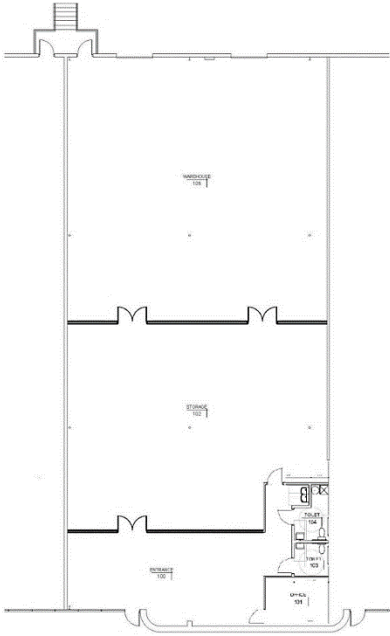
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 Industrial / Showroom Space

407 Harding Industrial Drive
 Nashville, TN 37211
 Davidson County

**CHARLES
 HAWKINS CO.**

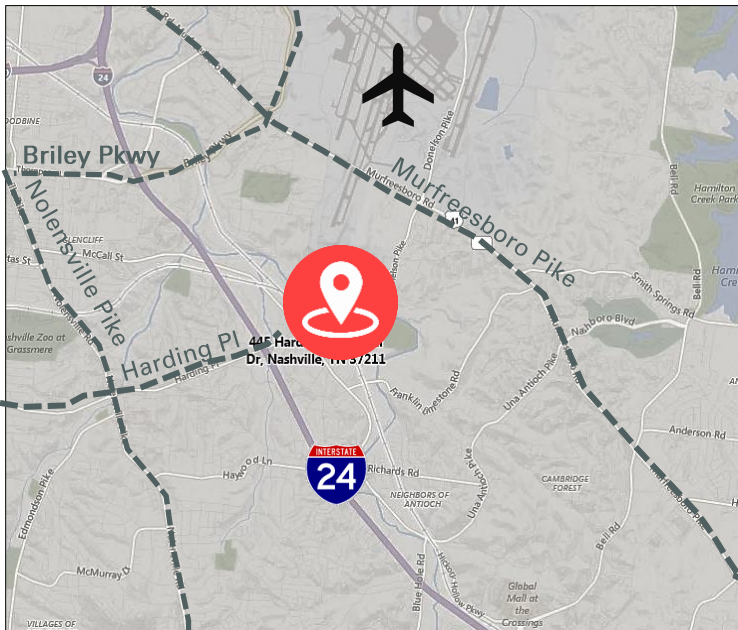
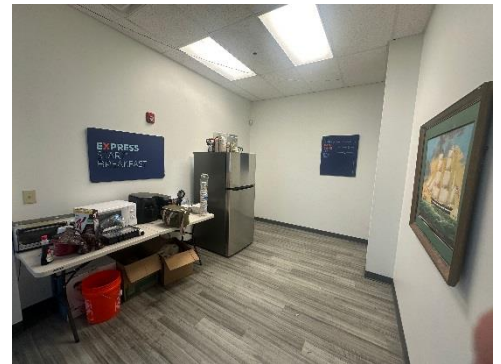
SPECIFICATIONS

- Break room
- Conference room
- Showroom
- (2) bathrooms
- Reception area
- Open office
- (1) private office



OPERATING EXPENSES

▪ CAM:	\$0.69 / SF
▪ Insurance:	\$0.49 / SF
▪ Taxes:	\$1.03 / SF
▪ Management Fee	3.5% of Base Rent



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