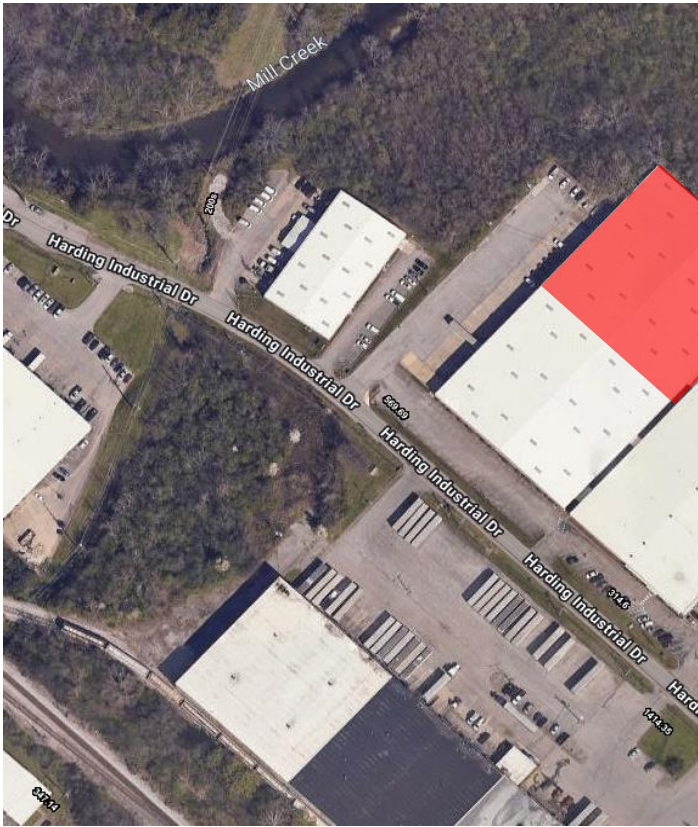


FOR LEASE

±40,250 SF Available

Located in the Harding Business Park

434 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- ±40,250 SF Available
- ±5,500 SF Office/ Production Area
- Lease Rate: \$8.95 / SF Net
- 17'6" – 26'6" Clear Height
- (1) Drive-in Door
- (4) Dock Doors with Levelers
- Building dimensions: 237' x 175'
- Dock door dimensions: 9' x 10'
- (2) Restrooms
- (10) Parking spaces
- Skylights
- Located off I-24, minutes from Nashville International Airport



Robert Stout, SIOR
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Kevin Irwin, SIOR
Senior Vice President
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McNeill Stout
Vice President
C: 615.403.8034
mstout@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

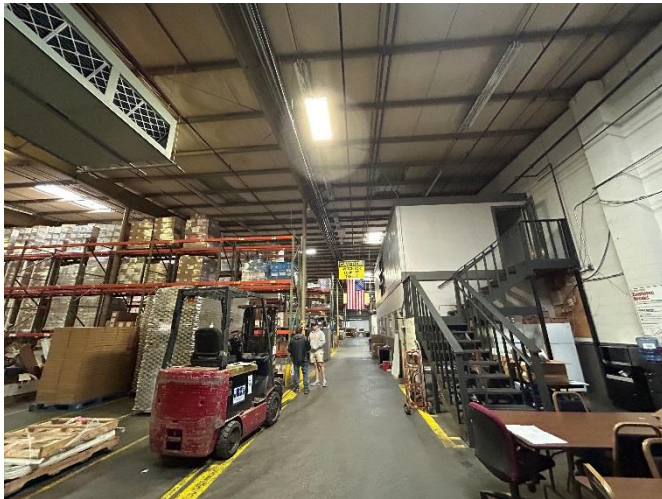
T: 615.256.3189 / F: 615.254.4026

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
±40,250 SF Available
Industrial Space

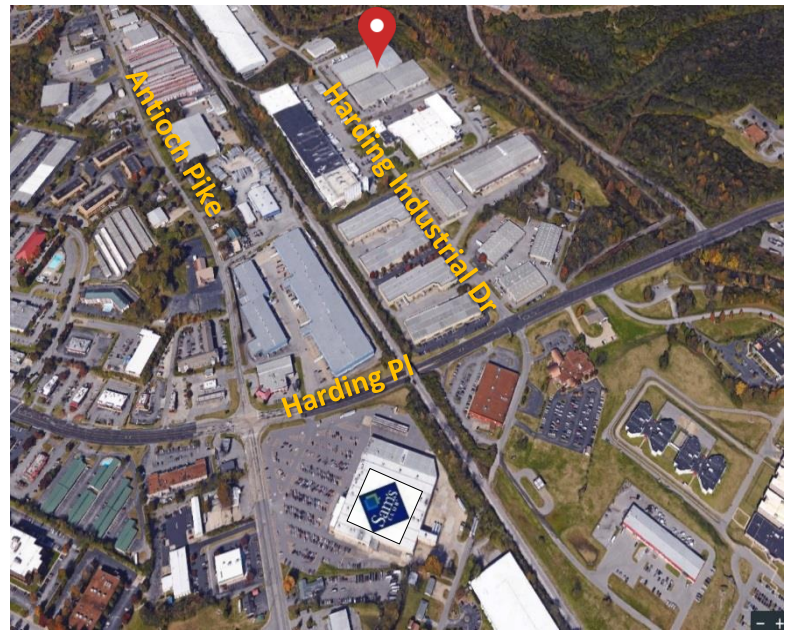
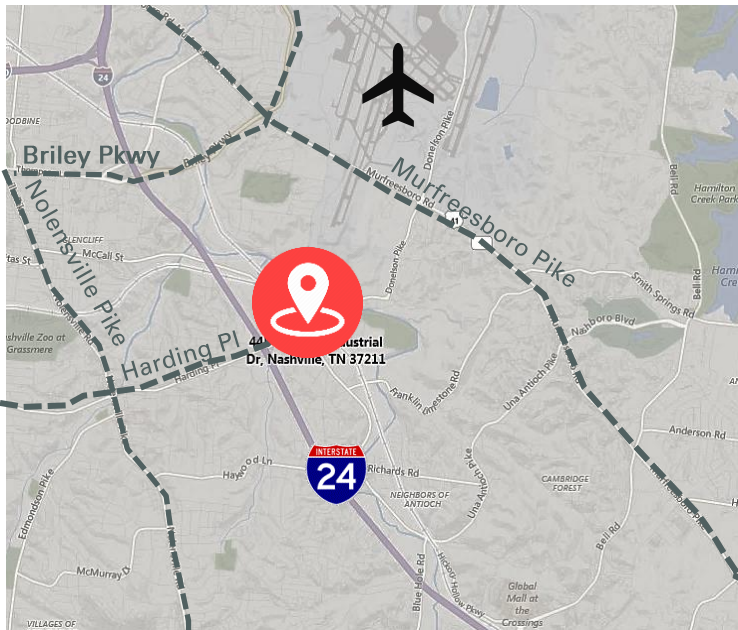
434 Harding Industrial Drive
Nashville, TN 37211
Davidson County

**CHARLES
HAWKINS CO.**



OPERATING EXPENSES

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



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