CHARLES HAWKINS CO.

FOR LEASE

±40,000 SF Available Industrial Leasing Opportunity in Old Hickory, TN

740 Hickory Industrial Drive, Old Hickory, TN 37238



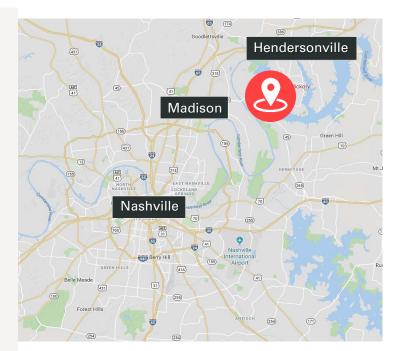
HIGHLIGHTS

- ±40,000 SF (Building C)
- ±3,000 SF of Office
- Zoned IWD
- Lease Rate: \$9.50/ SF NNN
- Located off Old Hickory Blvd in Old Hickory, TN

ESTIMATED 2024 OPERATING EXPENSES

- Taxes:
- \$0.96/ SF ce: \$0.31/SF
- Insurance:
 \$0.31/SF

 CAM:
 \$0.41/SF
- Management Fee 3.5% of base rent



Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37211 T:615.256.3189 / F: 615.254.4026

Hi Lewis, SIOR First Vice President O: 615.345.7230 hilewis@charleshawkinsco.com

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.

740 Old Hickory Blvd Old Hickory, TN 37238 Davidson County

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BUILDING SPECIFICATIONS

- 23' 27' Clear Height
- 30' x 60' Column Spacing
- 10 (9' x 10') Dock Doors
- (5) Edge-Of-Dock Levelers
- (5) Mechanical Pit Levelers
- 1 (12' x 14') Drive-In Door
- Ample Parking
- Heating / Suspended Gas Heaters
- ESFR Sprinklers
- LED Lighting
- Built in 2001
- Block & Steel Construction
- 350 Amps, 480v Electrical Service







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