

# FOR LEASE

±40,000 SF Available

Industrial Leasing Opportunity in Old Hickory, TN

740 Hickory Industrial Drive, Old Hickory, TN 37238

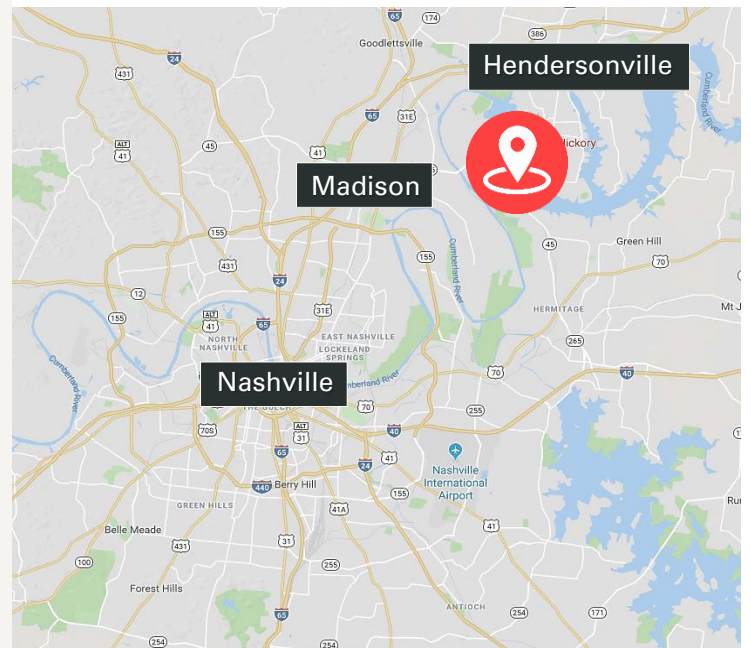


## HIGHLIGHTS

- ±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
- **Insurance:** \$0.31/SF
- **CAM:** \$0.41/SF
- **Management Fee** 3.5% of base rent



**Hi Lewis, SIOR**  
First Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
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T: 615.256.3189 / F: 615.254.4026

**For Lease**  
±40,000 SF Available  
Industrial Space

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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