

FOR LEASE

±80,640 SF | *Divisible to 40,320 SF*
Industrial Leasing Opportunity near BNA Airport

3189 Franklin Limestone Rd, Antioch, TN 37013



HIGHLIGHTS

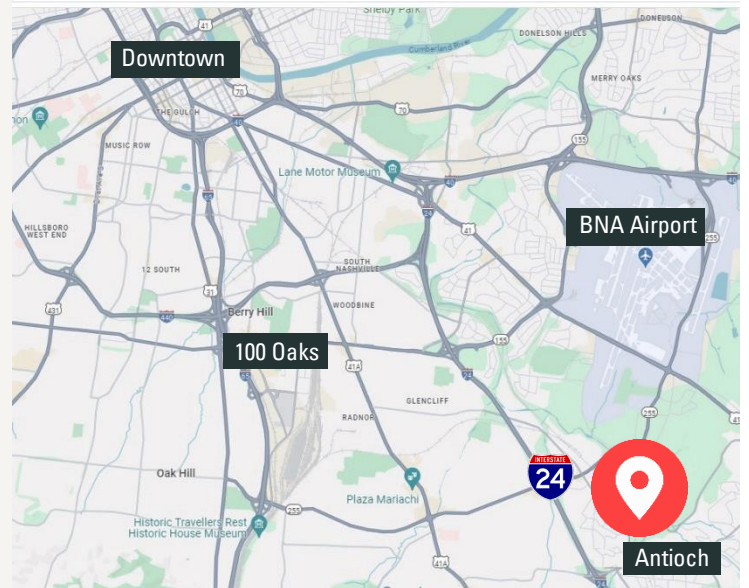
- ±80,640 SF Total (*Divisible to 40,320 SF*)
- **Outdoor Storage, Extra Trailer Parking**
- Zoned IR
- Lease Rate: Contact Brokers
- Close access to I-24 and the Nashville International Airport

- ±40,320 SF (Side 1)
 - ±4,000 SF of Office
 - ±4,000 SF Load bearing mezzanine
 - 23'-27' Clear height
 - Exhaust fans
 - LED lights
 - (10) Dock doors
 - (1) Drive-in door

- ±40,320 SF (Side 2)
 - ±1,650 SF Main office
 - Conference room
 - Warehouse and office restrooms
 - ±182 SF Shipping office
 - LED lights
 - (6) Dock doors
 - (1) Drive-in door

OPERATING EXPENSES

▪ CAM:	\$0.26/SF
▪ Insurance:	\$0.35/SF
▪ Taxes:	\$1.07/SF
▪ Management Fee	3.5% of Base Rents



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
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For Lease
±40,320 - 80,640 SF
Industrial Space

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Antioch, TN 37013
Davidson County

**CHARLES
HAWKINS CO.**



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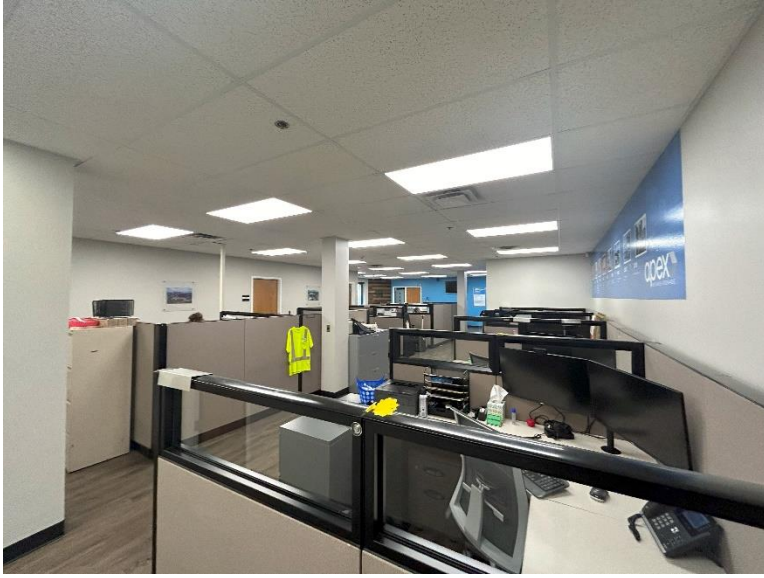
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