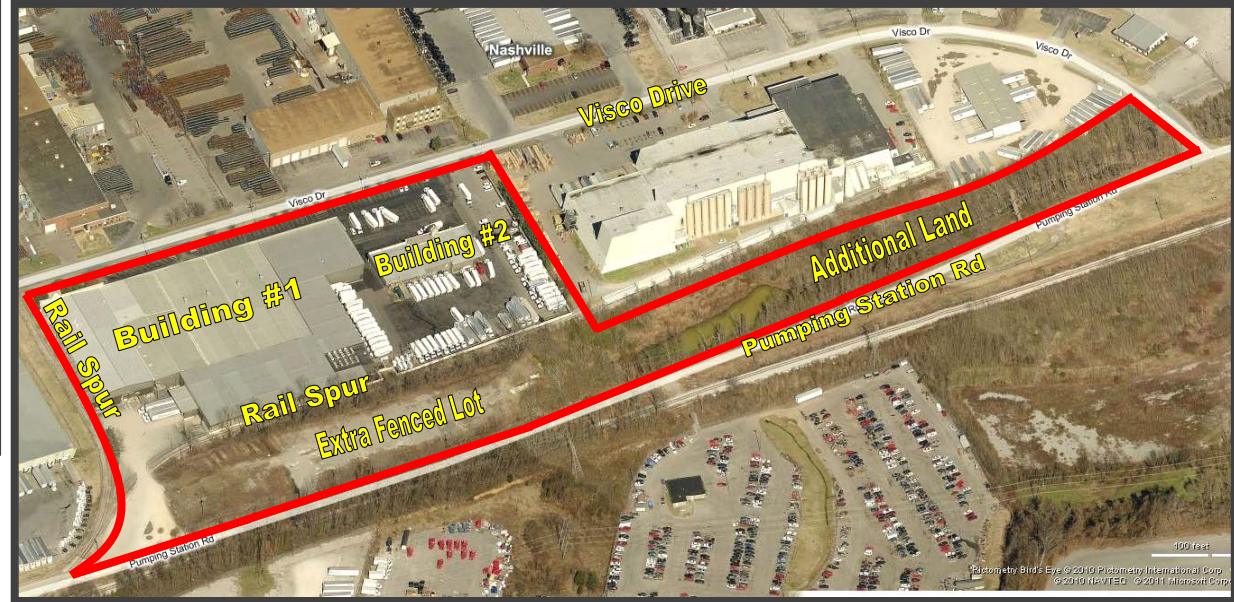


FOR SALE OR LEASE - WILL DIVIDE

1045 VISCO DRIVE

NASHVILLE, DAVIDSON COUNTY, TN



PROPERTY SPECIFICATIONS

±193,299 Total Square Feet
 on 17.86 Total Acres

Building # 1
 ±182,675 SF

Building #2
 ±10,624 SF

- Very Clean and Bright
 - 18' - 20' Clear Height, with Clear Span Warehouse Compartments
 - 5 (18'w x 14'h) Drive-in Doors
 - 1 (10'w x 12' h) Drive-in Door
 - 2 Dock Doors, 1 Ramped Door and a Five Position Covered Dock Platform
 - Upblast Fan Ventilation
 - Sprinklered and Gas Heat
 - Metal Halide and T-5 Lighting
 - Refrigeration Equipment is in Place and is Available to Be Reconnected
 - Dates of Construction: 1970, 1980, 1987, 1997
 - Shown on Map 94-06, Parcel 10
- Most Recently Used as a Conference Center and Storage Space
 - The Building was Originally Built as a Freight Terminal & Could Be Used for the Same Again
 - 1 Drive-Thru Service Bay, 1 Ramped Door
 - Built in 1973

SITE SPECIFICATIONS

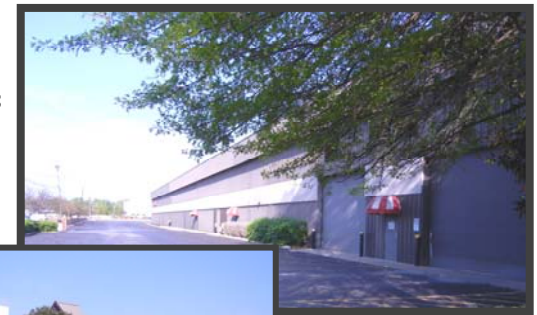
- Industrial Restrictive (IR) Zoning
- Rail Service by Nashville and Eastern with Two Spurs to the Building
- Fenced Parking and Storage Lot - ±3.69 Acres is shown on Map 94-0, Parcel 164
- The Additional Land Contains About 4.87 Acres and is Shown on Map 94-0, Parcel 105

UTILITIES

- Water & Sewer: Metro Water Services
- Gas: Piedmont Natural Gas Co.
- Electric: Nashville Electric Service

ECONOMIC INFORMATION

- 2010 Taxes: \$78,134.64
- Rental Rate: Negotiable
- Sale Price: \$6,300,000



Established 1962

**Chas.
Hawkins
Company
Inc.**

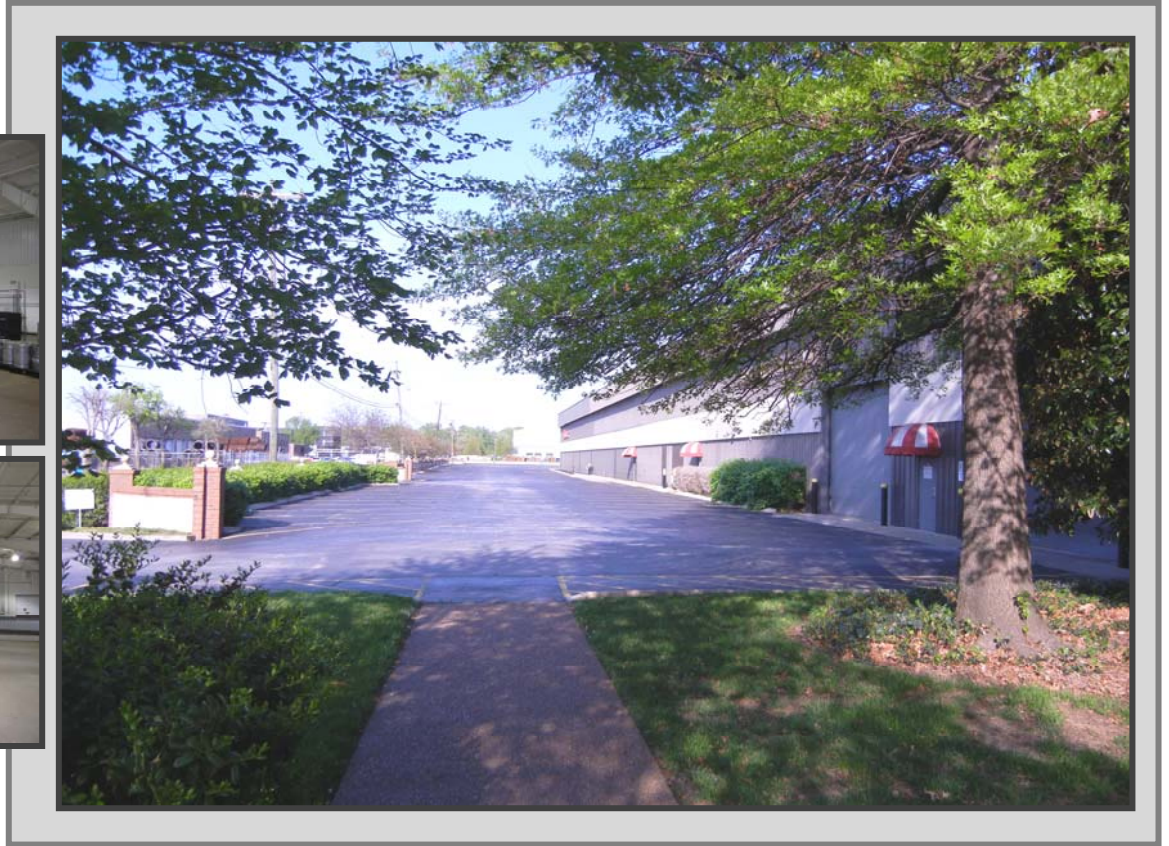
COMMERCIAL REAL ESTATE

CORFAC
International

FOR SALE OR LEASE - WILL DIVIDE

1045 VISCO DRIVE

NASHVILLE, DAVIDSON COUNTY, TN



Established 1962

**Chas.
Hawkins
Company
Inc.**

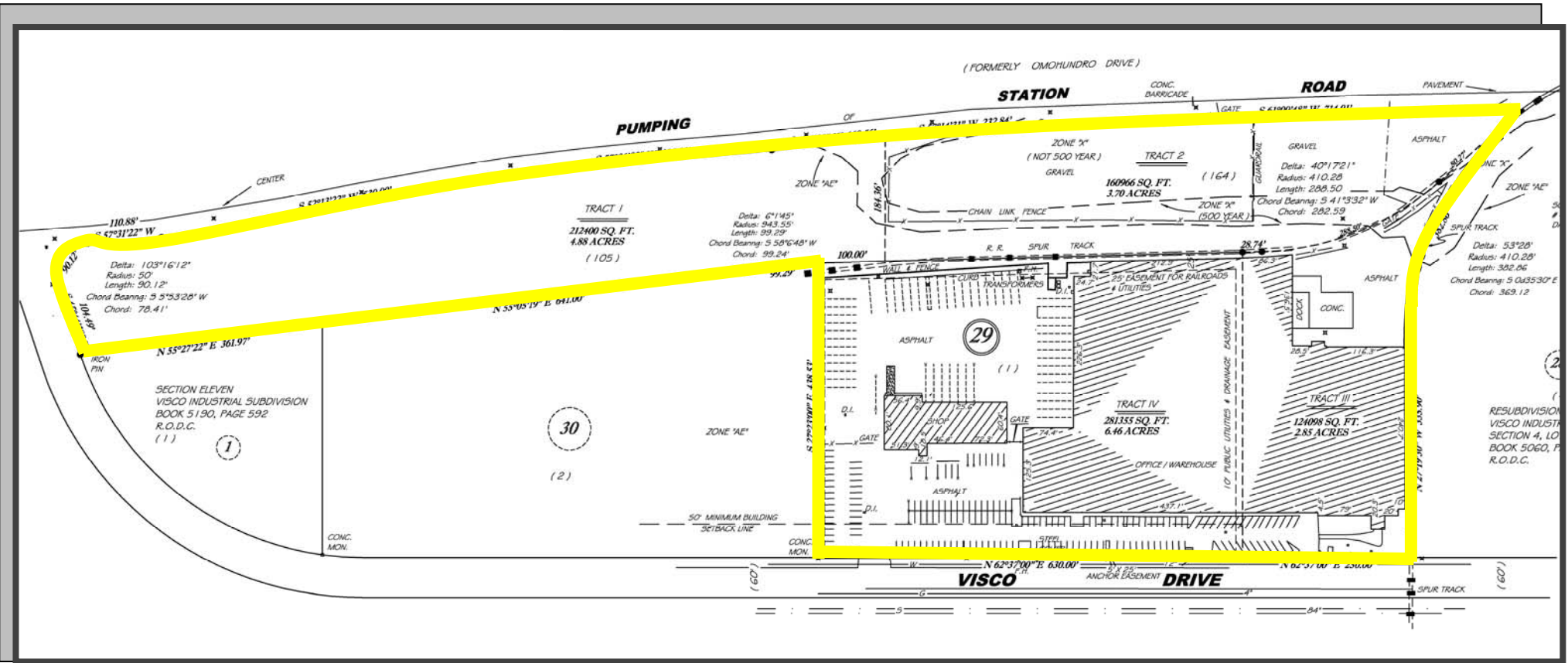
COMMERCIAL REAL ESTATE

CORFAC
International

FOR SALE OR LEASE - WILL DIVIDE

1045 VISCO DRIVE

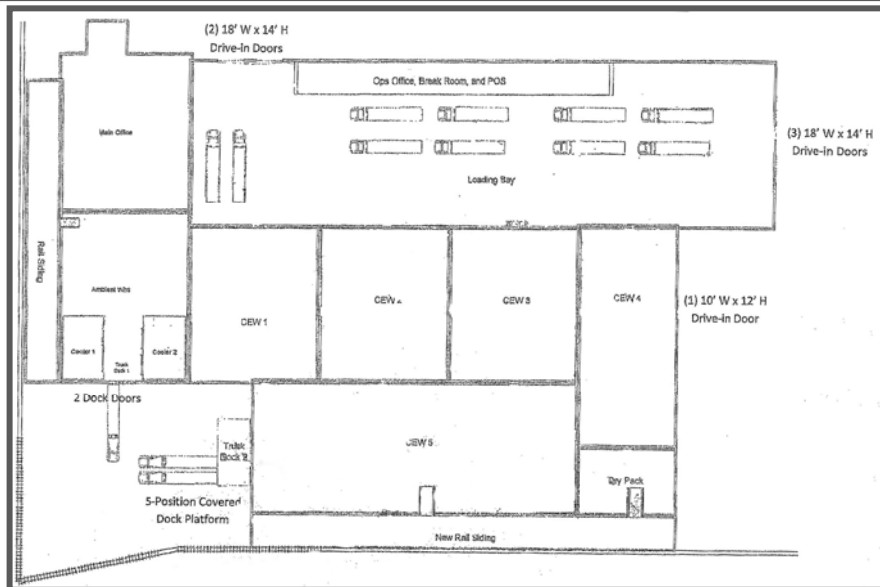
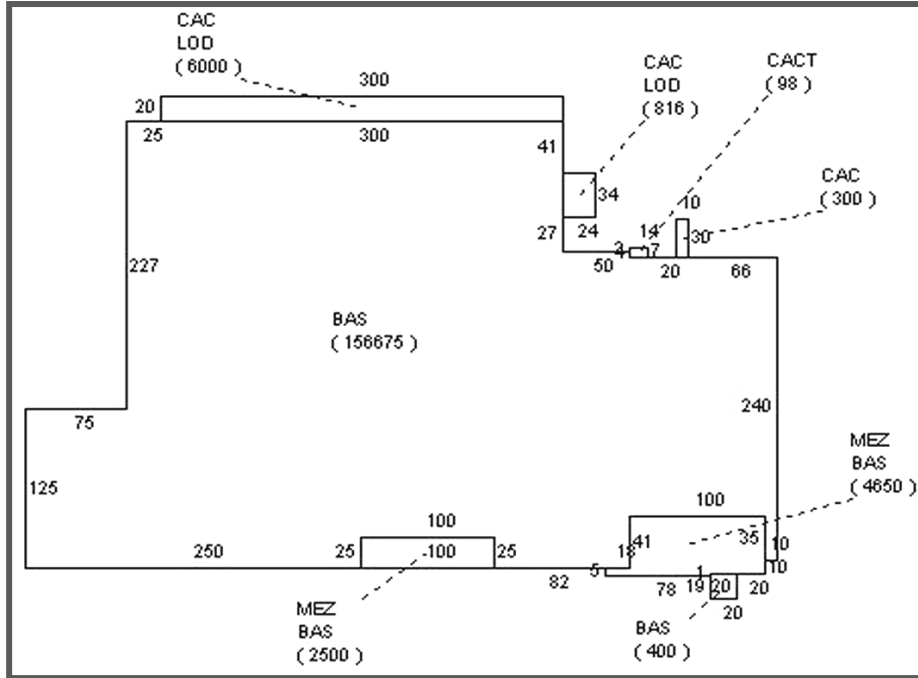
NASHVILLE, DAVIDSON COUNTY, TN



FOR SALE OR LEASE - WILL DIVIDE

1045 VISCO DRIVE

NASHVILLE, DAVIDSON COUNTY, TN



Robert Stout, SIOR
 615.345.7210 / rstout@chco.com

Chas. Hawkins Co., Inc./CORFAC International
 776 Melrose Avenue, Nashville, TN 37211
 Phone: 615.256.3189 / Fax: 615.254.4026
www.chashawkins.com

