

Established 1962

**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

CORFAC
International

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY



114 PINNACLE DRIVE, SPRINGFIELD, ROBERTSON COUNTY, TN



±25,830 SF on ±5.21 acres

±1,200 SF Office • Expandable to ±50,000 SF • Built in 1999

24' – 27' Clear Height • 1 Drive-in Door • 4 Dock Doors • Zoned Industrial

Block & Metal Construction • 2010 Taxes: \$6,782.31 • Map 69, Parcel 23

- Leased to Pinnacle Logistics in a sale/leaseback transaction
- Lease Commencement: July 1, 2009
- Lease Expiration: June 30, 2014
- Rent: \$7,426.13 per month; \$89,113.50 per year
- Taxes and Insurance: By Tenant
- Structural repairs to roof, exterior walls, and foundation of the docks attached to the building: By Landlord
- Electrical, plumbing and HVAC repairs and maintenance: By Tenant

Price: \$990,150.00 Approx. NOI: \$89,113.50 Indicated Cap Rate: 9%

Exclusively Listed By:

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