

ESTABLISHED 1904

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 • 2009 Taxes: \$4,521.53 • 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

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

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### Exclusively Listed By:

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