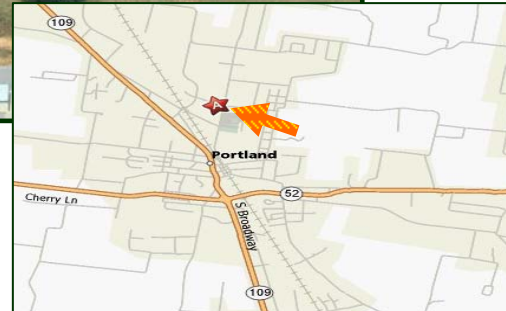




FOR SALE OR LEASE

**120 DAVIS STREET
PORTLAND, SUMNER COUNTY, TN**

**±54,000
Square Feet**



**Sale Price: \$1,890,000
Lease Rate: \$3.00 NNN / SF**

BUILDING FEATURES

- ±54,000 SF, Including ±1,500 SF Office
- USA Building, Beam and Column 2 Row Interior Columns
- Built in 1999
- 180' x 300' Building Dimensions, 60' x 30' Bays, 30' Eave Height
- Galvalume Roof, 20-Year Warranty
- 6 – 3070 Steel Personnel Doors
- 6 – 8' x 10' Dock Doors
- 2 – 12' x 14' Ground Level Doors
- Gutters and Downspouts with Splash Blocks
- 3" Fiberglass Insulation with White Vinyl Reinforced Polyester
- 6" Concrete Floors
- Metal Halide Lighting, 20 FT Candles
- 600 AMP, 480 – 277 Volts, 3 Phase Electrical
- Gas Heat
- Restrooms Sufficient for 100 People, Built to OSHA Regulations
- Ordinary Hazard Sprinkler System
- Parking for 25 Cars
- City Water and Sewer
- 4 – 48" Ventilation Fans

Offered By

Chas. Hawkins Co., Inc./CORFAC International

J. P. Lowe, CCIM

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Michael Augustine

615.345.7251

maugustine@chco.com

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OFFICE SPACE

- ±1,500 SF
- Central Heat and Air
- Carpet and Vinyl
- Suspended Ceilings, 2' x 4' Grid
- Walls are Dry Wall with 2 Coats Paint