

Established 1962

CHAS. HAWKINS Co., INC. / CORFAC INTERNATIONAL



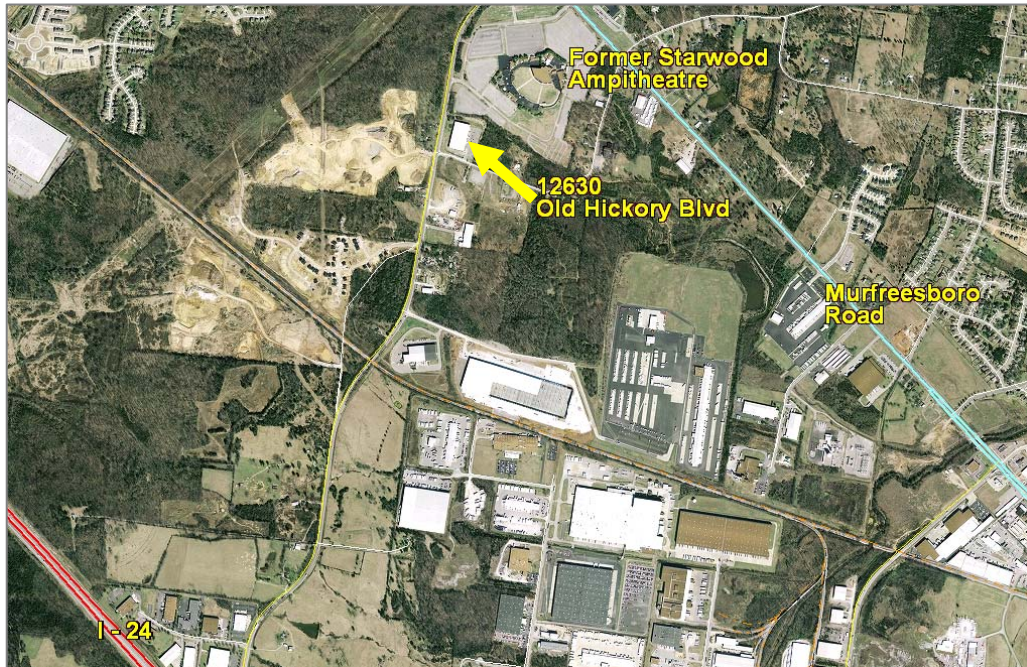
COMMERCIAL REAL ESTATE



AVAILABLE

12630 OLD HICKORY BOULEVARD ±70,000 SQUARE FEET

DIVISIBLE TO:
±49,282 SF, ±17,193 SF OR ±3,525 SF



Exclusively Listed By:

Robert Stout

615.345.7210

rstout@chco.com

Patrick Brakefield, SIOR

615.345.7206

pbrakefield@chco.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

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www.chashawkins.com

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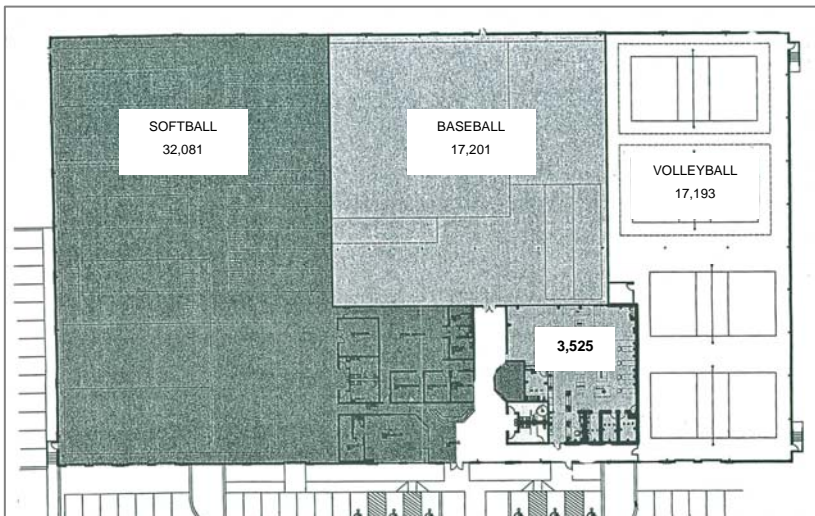
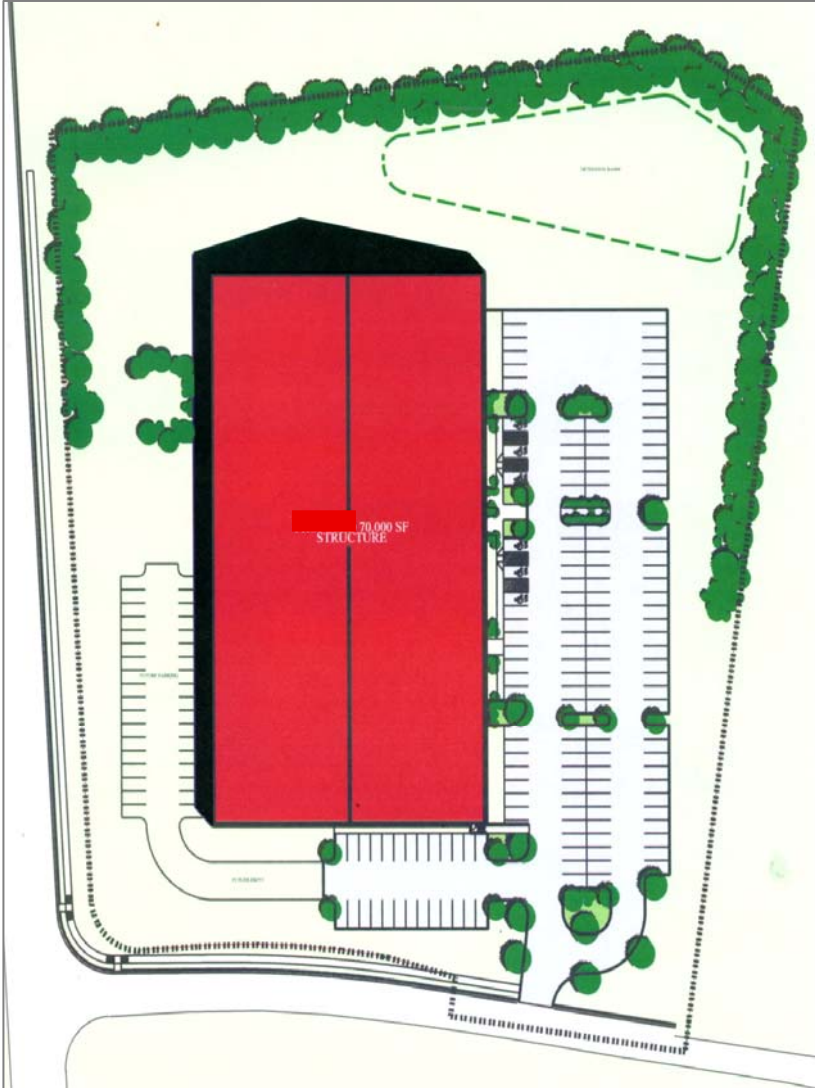
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AVAILABLE

12630 OLD HICKORY BOULEVARD
±70,000 SQUARE FEET



- Divisible to:
49,282 SF, 17,193 SF, 3,525 SF
- ±6.24 Acres
- 4,571 SF Office
- 28' – 30' Clear Height
- 7 (9' x 10') Dock Doors
- 1 (10' x 12') Drive-in Door
- 30' Centerline Column Spacing
- Zoned CS
- 93 Lined Parking Spaces
(Extra Parking Available)
- Sprinklered
- Metal Halide Lighting:
- Electric - 3 Phase, 120/208v, 400 Amp
- Built in 2003
- Map 175, Parcel 13
- 2008 Taxes: \$43,400.00
- Lease Rate: \$4.35 - \$4.75 / SF Net
- Sale Price: \$4,200,000