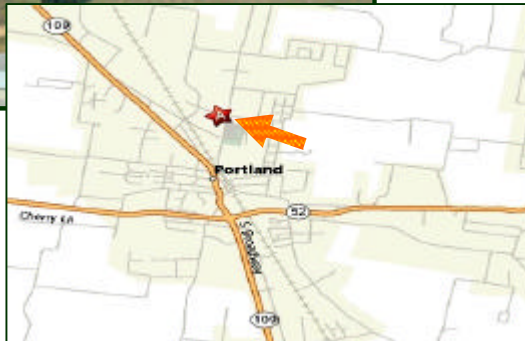




# FOR SALE OR LEASE

126 DAVIS STREET  
PORTLAND, SUMNER COUNTY, TN

**±54,000  
Square Feet**



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

Offered By  
**Chas. Hawkins Co., Inc./CORFAC International**

**J. P. Lowe, CCIM    Hi Lewis    Michael Augustine**

615.345.7212

[jplowe@chco.com](mailto:jplowe@chco.com)

615.345.7230

[hilewis@chco.com](mailto:hilewis@chco.com)

615.345.7251

[maugustine@chco.com](mailto:maugustine@chco.com)

776 Melrose Avenue Nashville, Tennessee

615.256.3189 phone / 615.254.4026 facsimile

[www.chashawkins.com](http://www.chashawkins.com)

## BUILDING FEATURES

- ±54,000 SF, Including ±1,500 SF Office
- USA Building, Beam & Column 2 Row Interior Columns
- Built in 2000
- 180' x 300' Building Dimensions, 60' x 30' Bays, 30' Eave Height
- Galvalume Roof, 20 Year Warranty
- 6 – 3070 Steel Personnel Doors
- 19 – 8' x 10' Dock Doors
- 2 – 12' x 14' Ground Level Doors
- Gutters & 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 Sewerage
- 4 – 48" Ventilation Fans

## 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

