

Established 1962



COMMERCIAL REAL ESTATE



**CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL**

**FOR LEASE**

±25,844 Square Feet



**128 POWELL PLACE**

**POWELL PLACE BUSINESS CENTER**

**NASHVILLE, DAVIDSON COUNTY, TN**

**Exclusively Listed By:**

***Tee Patterson***

*(615)345-7229*

[\*tpatterson@chco.com\*](mailto:tpatterson@chco.com)

***Hi Lewis***

*(615)345-7230*

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



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

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# CHAS. HAWKINS Co., INC./CORFAC INTERNATIONAL

## FOR LEASE

±25,844 Square Feet

### THE PROPERTY



- Total of ±25,844 SF
- Office Area: ±1,800 SF
- Clear Heights: ±22' 10" - ±25' 10"
- ±28' x ±58' Column Spacing
- 6 (8' W x 10' H) Dock Doors
  - 3 with Mechanical Pit Levelers
- 1 (12' W x 14' H) Drive-In Door
- Skylights
- Great Interstate Access
- Suspended Gas Warehouse Heaters
- Metal Halide Lighting
- Wet Sprinkler System
- Wall Mounted Exhaust Fans
- Block and Metal Construction
- 105' Truck Court
  - 60' Concrete Apron
- Zoned IWD
- Map 118-15; Parcel 009
- Lease Rate: \$4.80 / SF NNN

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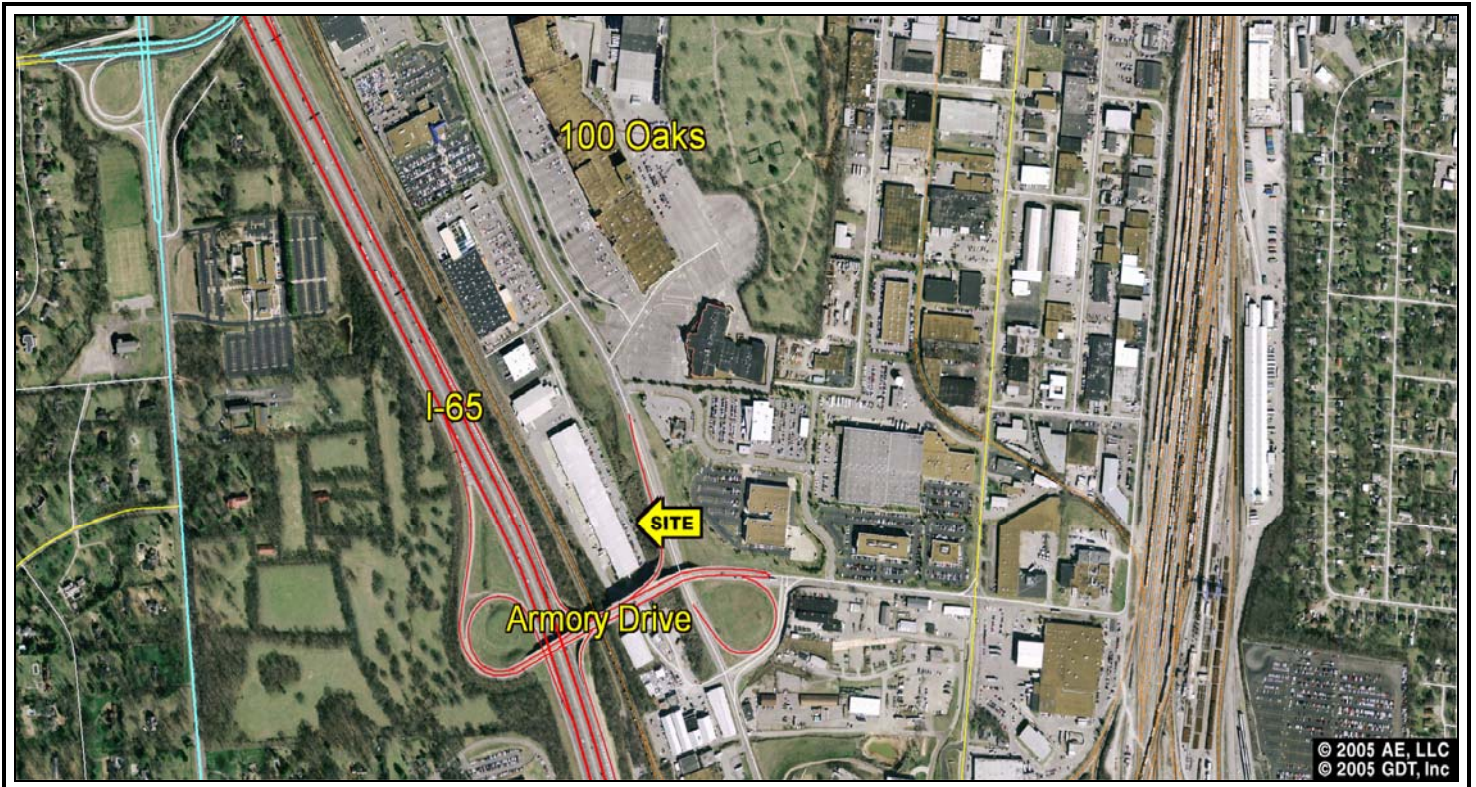
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## ECONOMICS

- Rental Rate: \$4.80 / SF NNN
- 2011 Estimated Operating Expenses: \$1.18 / SF