

# FOR SALE/LEASE

## 12966 Old Hickory Boulevard La Vergne, TN

**10,000 SF, 15,000 SF,  
20,000 SF or Entire Bldg.  
of ±31,875 SF**



- DIVISIBLE
- ±30,000 SF Warehouse / Showroom
- 100% Air Conditioned
- ±1,875 SF Office
- ±3.76 Acres
- 14' – 18.5' Clear Height
- 25' x 50' Column Spacing
- Zoned Ar2A in a Commercial PUD
- 195 Parking Spaces
- Corner Location with High Visibility
- Former Watsons Pool & Spa
- 3 Dock Doors
- 3 Drive-in Doors
- Outside Storage
- Fluorescent Lighting
- Built in 1993
- Brick and Block Construction
- Map 175, Parcel 146
- 2009 Taxes - \$23,663.25

**Sale Price: \$1,950,000.00**

**Lease Rate: \$4.95 Net/SF**

**Divisible from: 20,000, 15,000 & 10,000 SF**

Exclusively Listed By

Chas. Hawkins Co., Inc./CORFAC International

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