

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR LEASE

±27,000 Square Feet



1410 FORT NEGLEY BLVD

NASHVILLE, DAVIDSON COUNTY, TN

Exclusively Listed By:

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THE PROPERTY



- Middle Portion of a ±96,888 SF Building
- ±2,170 Square Feet of Office
- ±4,600 Square Feet of Air-Conditioned Production Space
- ±20,230 Square Feet of Warehouse
 - Clear Height: ±21' - ±25'
 - 5 (9'x10') Dock Doors
 - 3 With Edge-Of-Dock Levelers
 - 1 (10'x12') Drive-In Door
- Fenced Area for Parking
- Suspended Gas Warehouse Heat
- Sprinkled
- Skylights
- Metal Halide Lighting
- Built in 2000 (Block and Metal Construction)
- Located near I-65 & Wedgewood / Fairgrounds
- Zoned IR
- Map 105-06; Parcel 348
- Lease Rate: \$4.70 nnn / SF

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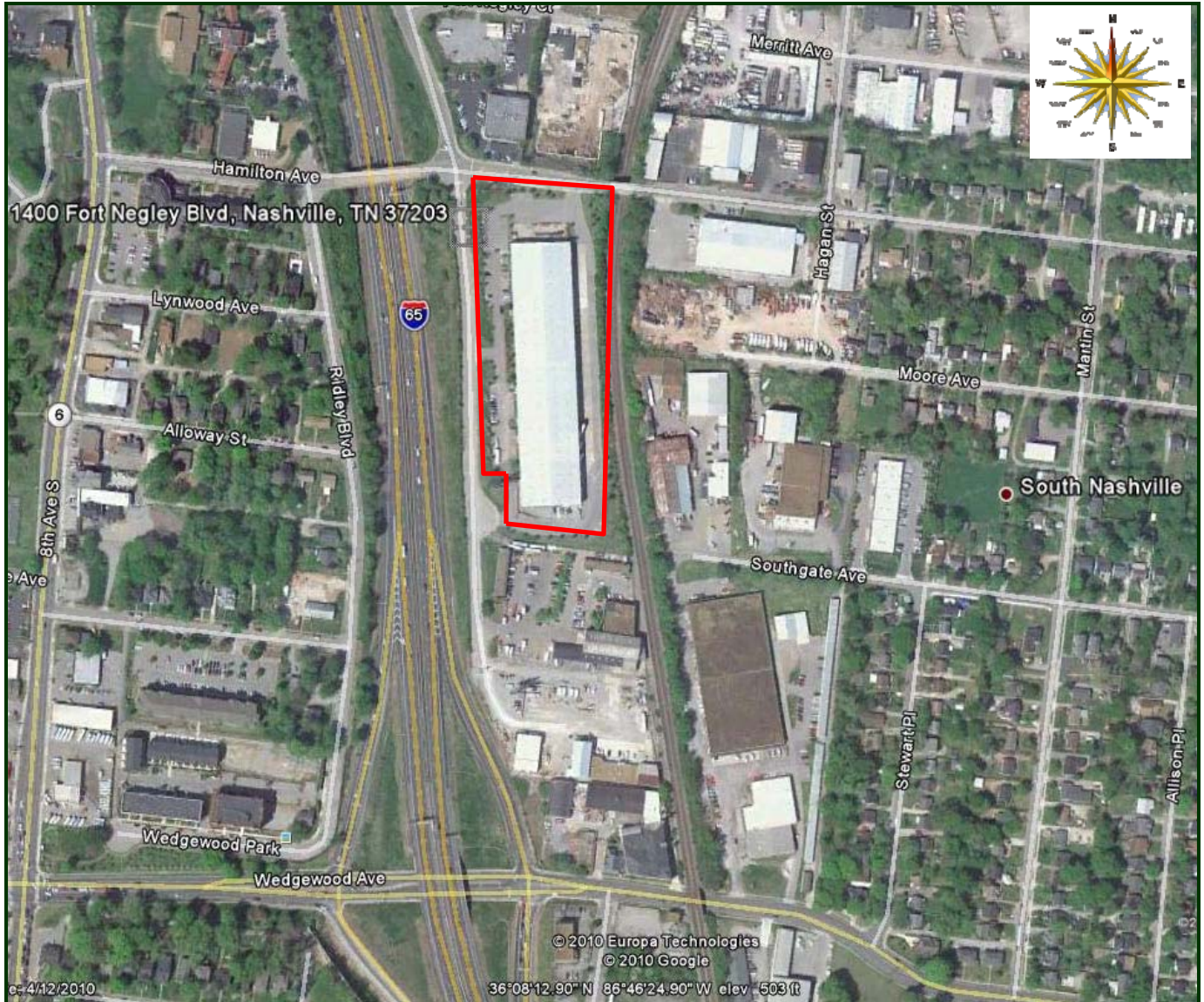
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ECONOMICS

- Rental Rate: \$4.70 nnn / SF
- 2010 Estimates:
 - Taxes: \$0.61 PSF
 - Insurance: \$0.10 PSF
 - CAM: \$0.10 PSF