

Established 1962

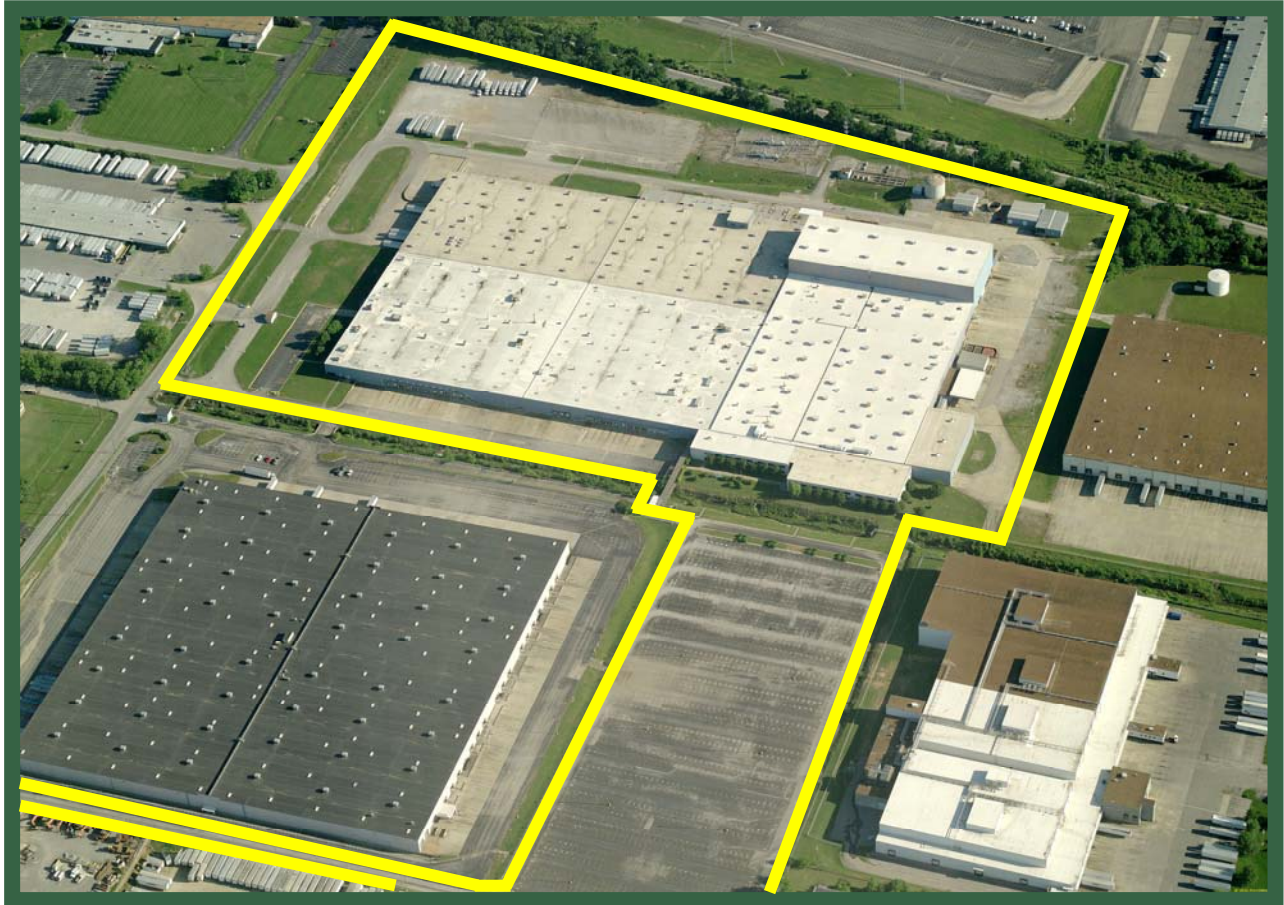


CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

FOR SALE OR LEASE • ALL OR PART
SHORT-TERM OR LONG-TERM

±866,062 Square Feet

COMMERCIAL REAL ESTATE



1714 HEIL QUAKER BOULEVARD

NASHVILLE, DAVIDSON COUNTY, TENNESSEE



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PROPERTY SPECIFICATIONS

THE BUILDING SPECIFICATIONS

- Total of ±866,062 sf, including 66,000 sf of mezzanine spaces. The general dimensions of the building are 640' x 1,120'
- Main Office Area: ±56,000 sf, 2-story office. There is also plant and warehouse office space in Warehouse A of approximately 6,800 sf and other smaller office areas in the building
- Predominate Clear Heights: ±24' 4" in the majority of the building and ±63' in the 55,200 square foot, high-clear warehouse area
- 40' x 40' Column Spacing
- 65 (8' w x 10' h) Dock Doors. Most have:
 - Kelly 45,000 lb capacity hydraulic pit levelers
 - Locks, lights, seals and shelters
- 2 Interior docks with pit levelers under 15-ton crane
- 1 Drive-in door and 5 ramped doors
- Wet Sprinkler System with 300,000 gallon backup booster tank with fire pump
- Combination of metal halide and high pressure sodium lighting
- Suspended gas space heaters and radiant heaters

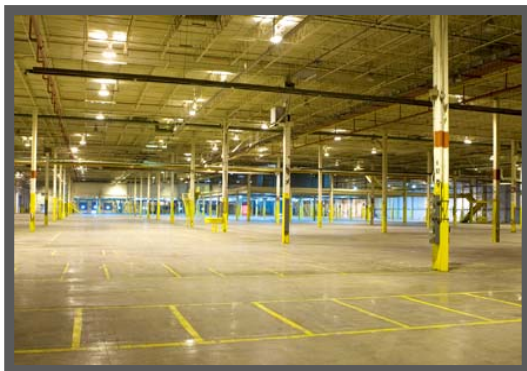
- Roof mounted upblast exhaust fans
- Built in phases in 1973, 1978 & 1990
- Block and metal construction
- Estimated minimum 6" reinforced concrete floors
- Electrical service: 69 KV primarily distributed to 13.8 KV transformers, distributed at 277/480 volt, 3 phase, 4 wire. Existing bus duct distributing 400-800 amps in portions of warehouse

THE SITE SPECIFICATIONS

- ±52.89 acre site, zoned IR
- Illuminated parking lot striped for approximately 1,000 cars and other parking around the building as well
- Approximately 3.75 acre trailer parking area
- Concrete Truck Aprons
- The site is fully fenced and gated with keypad controls and a guard shack
- Piedmont Natural Gas Co. provides natural gas
- Metro Nashville – Davidson County provides water and sewer services
- Map 175; Parcel 110 – 2010 Taxes: \$146,532.40

Sales Price: \$7,400,000

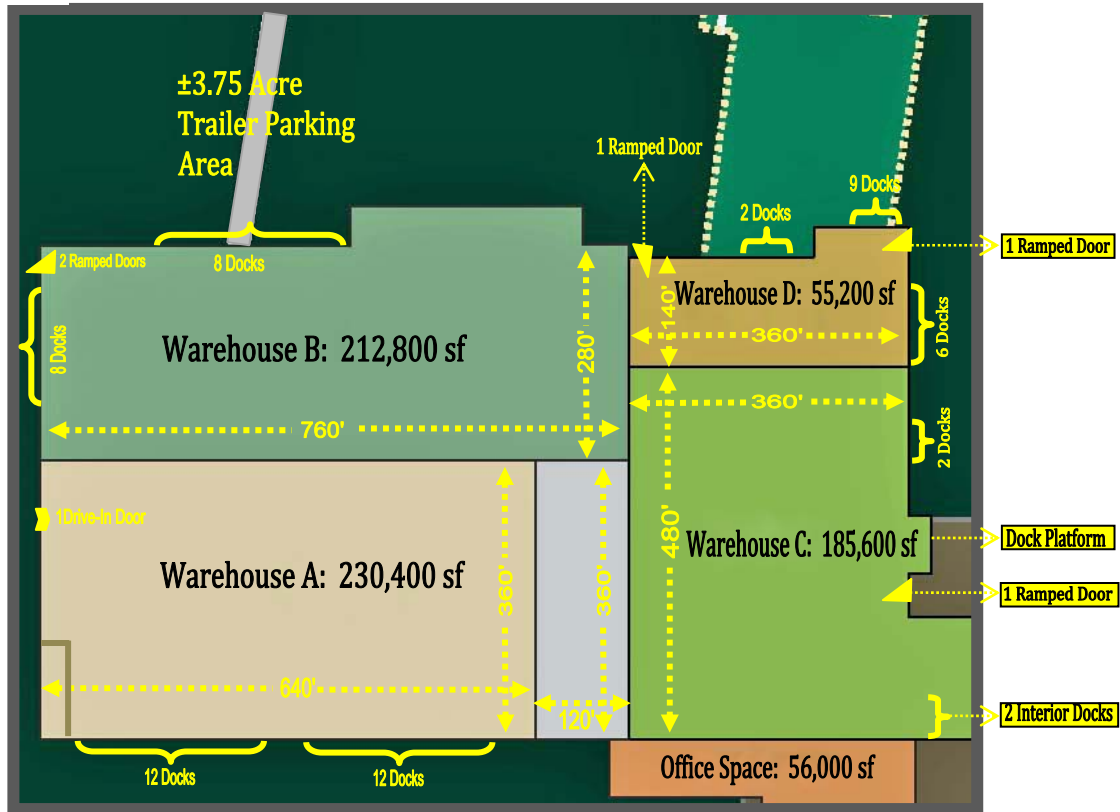
Lease Rates: \$1.75 - \$2.75 per square foot
depending on which building section



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WAREHOUSE B: \$2.25 net

- 212,800 sf
- 40' x 40' column spacing
- 24' 4" clear height under joist
- Metal halide & sodium vapor lighting
- 16 (8'w x 10' h) dock doors with:
 - Kelly 45,000 lb hydraulic pit levelers
 - Lights, locks, seals & shelters
- 2 ramped doors
- In addition to the 212,800 sf of warehouse space, there is 32,000 sf of mezzanine space

WAREHOUSE A: \$2.50 net

- 230,400 sf, including ±6,800 sf of office space
- 40' X 40' column spacing
- 24' 4" clear height under joist
- Metal halide & sodium vapor lighting
- 24 (8'w x 10'h) dock doors with:
 - Kelly 45,000 lb hydraulic pit levelers
 - Lights, locks, seals & shelters
- 1 (16'w x 12'h) grade level drive-in door

WAREHOUSE D: \$2.75 net

- 55,200 sf with a modular office area
- 360' x 140' dimension with single column line; 4,800 SF staging area
- 63' clear height
- Metal halide lighting
- 17 (8'w x 10'h) dock doors with:
 - Kelly 45,000 lb hydraulic pit levelers
 - Lights, seals, locks
- 2 (11'w x 14'h) ramped drive-in doors

WAREHOUSE C: \$1.75 net

- 185,600 sf with ±1,600 sf office area
- 40' X 40' column spacing
- 24' 4" clear height under joist
- Metal halide & sodium vapor lighting
- 2 (8'w x 10'h) dock doors with:
 - Kelly 45,000 lb hydraulic pit levelers
 - Lights, seals, locks
- 6 position dock platform with edge-o-dock levelers
- 2 interior docks with levelers
- 1 (14'w x 12' h) ramped door
- 2 - 15 ton & 2 - 10 ton cranes
- In addition to the 185,600 sf of warehouse space, there is 34,000 sf mezzanine storage area

±3.75 Acres of Trailer Parking is also available for \$1,400.00 per acre per month

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±3.75 Acre Asphalt
& Gravel Parking Lot



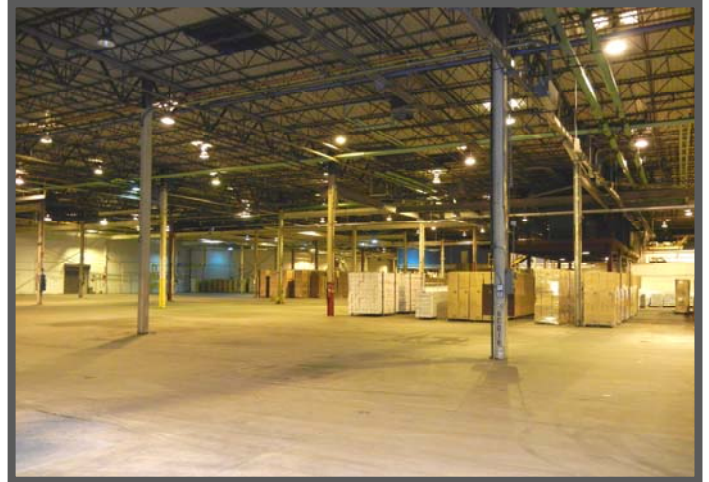
24 Doors on Warehouse A



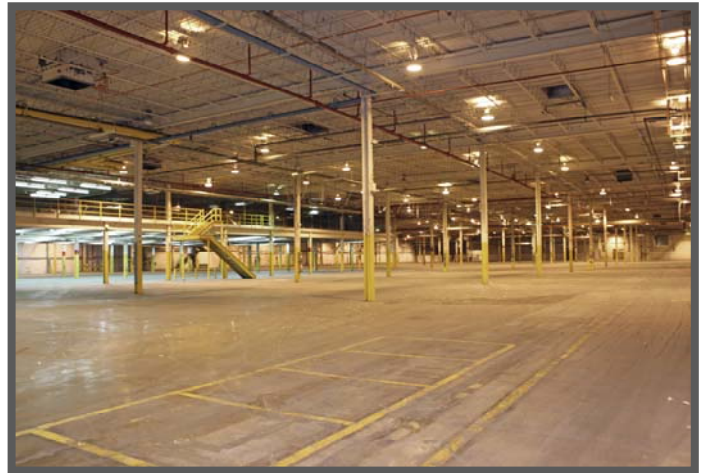
Warehouse Office



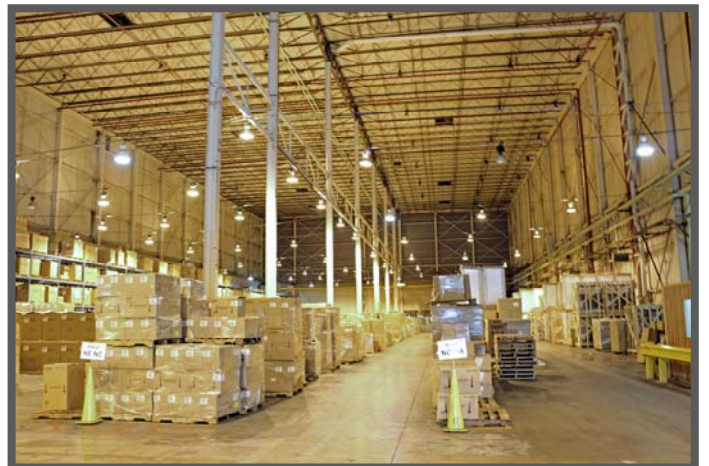
Warehouse B
East Dock Doors



Warehouse C



Warehouse A



High Clear Warehouse
Warehouse D

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MAIN OFFICE

- Total of approximately 56,000 sf on 2 floors
- Large cube areas and private offices
- 8.7 acre parking area, fenced and lighted with approximately 1,000 striped parking spaces
- Executive suite with administrative assistant's office and private restroom
- Numerous conference rooms of varying sizes
- 1 (2,000 lb capacity) elevator
- Aluminum sash, thermal pane fixed windows
- Recessed fluorescent lighting and acoustical ceilings



All square footages and dimensions are estimated and approximated. Please verify the information for yourself.

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