

# FOR SALE OR LEASE

## 200 RIVER HILLS DRIVE, NASHVILLE

### DAVIDSON COUNTY

**±16,495**  
**Square Feet**



- 70% Office
- 11' – 12' Clear Height
- 2 Dock Doors (Platform w/Canopy)
- 1 Dock Door
- Zoned IWD
- 53 Parking Spaces
- Built 1980
- Air-Conditioned Warehouse
- 5,000 Square Feet May be Leased Separately  
(1,500 SF of Office, 3,500 SF of Warehouse, 1 Dock, Separately Metered)
- ±1.57 Acres
- 1,000 Amps, 240 Volts Electrical
- Suspended Gas Heaters
- Fluorescent Lighting / Metal Halide
- Masonry Construction
- Map 94; Parcel 153
- 2010 Taxes: \$13,571.18

**Sale Price: \$1,095,000.00**  
**Lease Rate: \$6.50 n /SF**

Exclusively Listed By:

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

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