

Established 1962

**Chas.  
Hawkins  
Company  
Inc.**

COMMERCIAL REAL ESTATE

**CORFAC**  
International

# SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY



**203 CHARLES RALPH DRIVE,  
SPRINGFIELD, ROBERTSON COUNTY, TN**

±124,300 SF on ±7.94 acres

±8,000 SF Office • 60' x 25' Column Spacing • Built in 2003

±21' – ±27' Clear Height • 2 Drive-in Doors • 14 Dock Doors

Block & Metal Construction • Zoned RI – Restrictive Industrial

Map 69, Parcel 19 • 2008 Taxes: \$35,229.73

- Leased to Soltech, LLC, a subsidiary of Owens Corning
- Lease Commencement: June 1, 2009
- Lease Expiration: September 30, 2012
- Year 1 NOI: \$310,750.00
- Taxes and Insurance: By Tenant
- Structural repairs to roof, exterior walls, and foundation: By Landlord
- Electrical, plumbing and HVAC repairs and maintenance: By Tenant

**PLEASE CALL OR EMAIL FOR AN OFFERING MEMORANDUM**

**Price: \$3,360,000.00    Approx. NOI: \$310,750.00    Indicated Cap Rate: 9.25%**

**Exclusively Listed By:**

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Individual  
Members

