

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

FOR SALE OR LEASE

±117,500 Square Feet
±16.61 Acres



214 KIRBY DRIVE

PORTLAND. SUMNER COUNTY. TENNESSEE 37148

Exclusively Listed By

J.P. Lowe, CCIM
(615) 345-7212
jplowe@chco.com

Hi Lewis
(615) 345-7230
hilewis@chco.com

Michael Augustine, CCIM
(615) 345-7251
maugustine@chco.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Chas. Hawkins Co., Inc./CORFAC International

776 Melrose Avenue Nashville, Tennessee
615.256.3189 phone / 615.254.4026 facsimile
www.chashawkins.com

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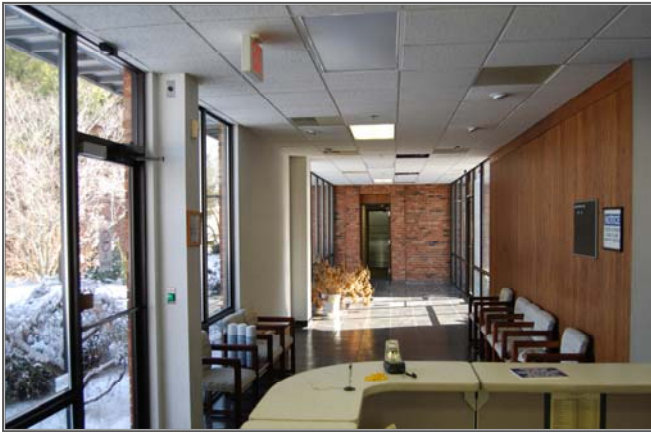
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THE PROPERTY

- A ± 117,500 SF Building
 - Office Area ± 7,961 SF
 - Warehouse ± 109,539 SF
- ±16.61 Acre Site
- Zoned IG
- Fully Climate Controlled Warehouse
- Wet Sprinkler System
- Metal Halide Lighting
- Epoxy Coated Warehouse Floors
- White Interior Roof and Warehouse Walls
- Suspended Gas Warehouse Heaters
- 3,000 Amp, 480 Volt, 3 Phase Electrical Service
- Built in 1981, Expanded in 1996
- 100 Car Parking Spaces
- Cafeteria Room



THE OFFICE

- 8 Private Offices
- 2 Conference Rooms
- 1 Kitchenette
- Men's and Women's Restrooms
- Open Cubicle Office Area

Offered Lease Rate: \$2.75 / SF NNN

Offered Sale Price: \$2,250,000

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WAREHOUSE SECTION A

- Dock Platform with Mechanical Pit Leveler and 1 (12' x 12') Dock Door
- (2) 4-Ton Overhead Cranes
- Column Spacing: ±25' x ±50'
- Section Dimensions: ±300' x ±100'
- Clear Height: ±17'7" – ±21'
- ±2,849 SF Warehouse Office with Restrooms



WAREHOUSE SECTION B

- 2 (8' x 10') Dock Doors with Mechanical Pit Levelers
- 1 (20' x 12') Drive-In Door
- (3) 4-Ton Overhead Cranes, (2) 6-Ton Overhead Cranes, (1) 10-Ton Overhead Crane, (1) 12-Ton Overhead Crane
- Column Spacing: ±30' x ±64'
- Section Dimensions: ±390' x ±192'
- Clear Height: ±21'5" – ±24'
- ±880 SF Warehouse Office with Restrooms



Offered Lease Rate: \$2.75 / SF NNN

Offered Sale Price: \$2,250,000

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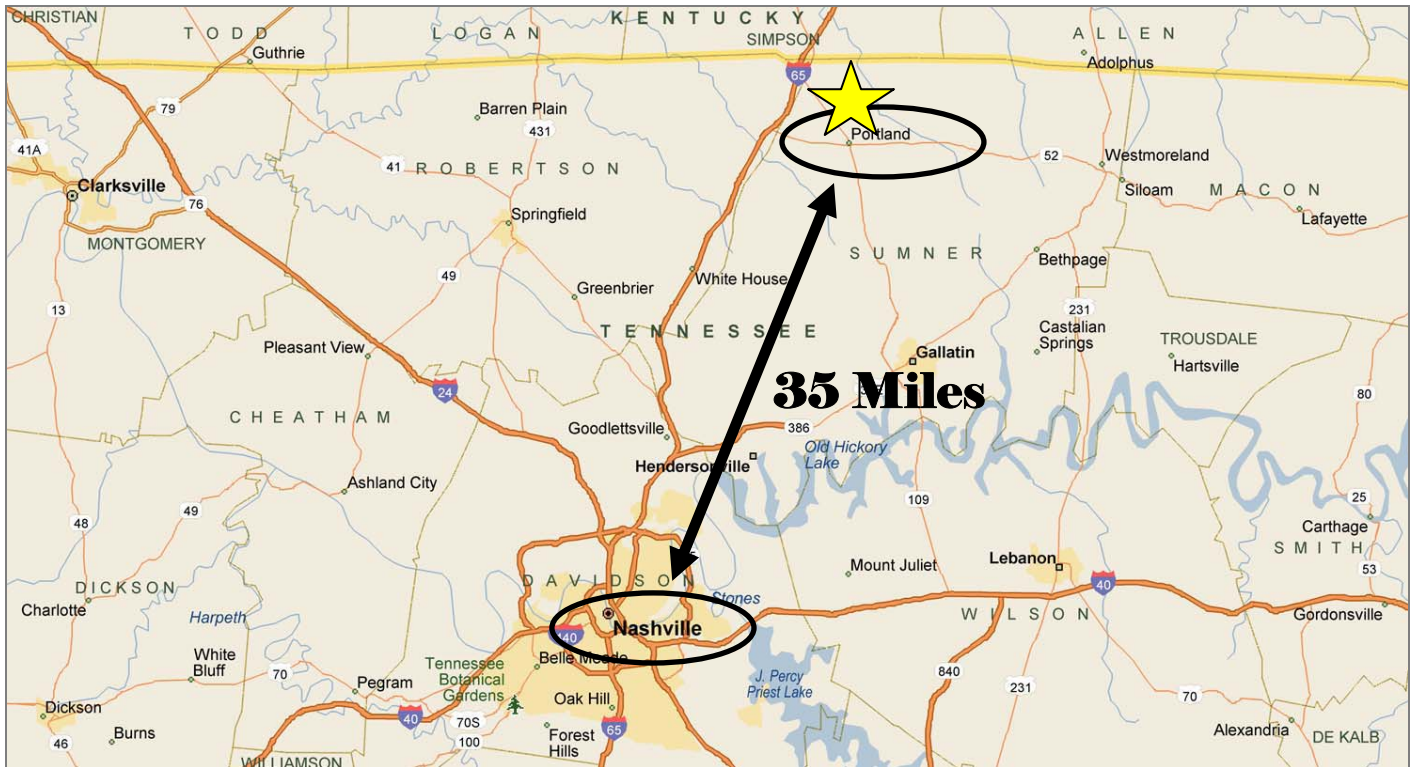
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ECONOMICS

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