

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR SALE OR LEASE

±11,656 Square Feet



2154 UTOPIA AVENUE

NASHVILLE, DAVIDSON COUNTY, TN

Exclusively Listed By:

Tee Patterson

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tpatterson@chco.com

Chas. Hawkins Co., Inc./CORFAC International

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THE PROPERTY



- ±4,321 Square Feet of Office Space
 - 2 Story Office
 - 6 Private Offices
 - Open Work Space
- ±7,335 Square Feet of Warehouse
- Climate Controlled Throughout Building
- Mezzanine Storage
- Clear Height: ±18' 9"
- Easy Interstate Access to I-440
- 1 (10' w x 12' h) Drive-In Door
- 1 (8' w X 8' h) Dock Door
- Fluorescent Lighting
- Fenced Parking Lot
- 3-Phase, 480 V Electric Service
- ±0.54 acre site
- Zoned IWD
- Map 118-04; Parcel 060
- Lease Rate: \$5,500 gross/Month
- Sale Price: \$750,000

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ECONOMICS

- Rental Rate: \$5,500 gross/Month
- Sale Price: \$750,000