

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR LEASE

± 6,812 Square Feet



2519 GRANDVIEW AVENUE

NASHVILLE. DAVIDSON COUNTY. TENNESSEE 37211

Exclusively Listed By

Tee Patterson

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Hi Lewis

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hilewis@chco.com



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THE PROPERTY



- Total of ±6,812 SF
- Office Area: ±3,026 SF on 2 Stories
- Clear Heights: ±21' 6" -- ±23' 11"
- Clear Span
- 1 (10' h x 10' w) Electric Dock Door
- 2 (16' h x 12' w) Electric Drive-In Doors
- Wall Mounted Exhaust Fan
- ±.45 Acre Site
- Mezzanine Storage
- Shipping office with private restroom
- Metal Halide Lighting
- Built in 2005
- 3 Phase Electrical Service
- Metal Construction
- Zoned IWD
- Map 119; Parcel 05
- 2010 Taxes: \$5,342.57
- Gross Lease Rate: \$3,500 / month

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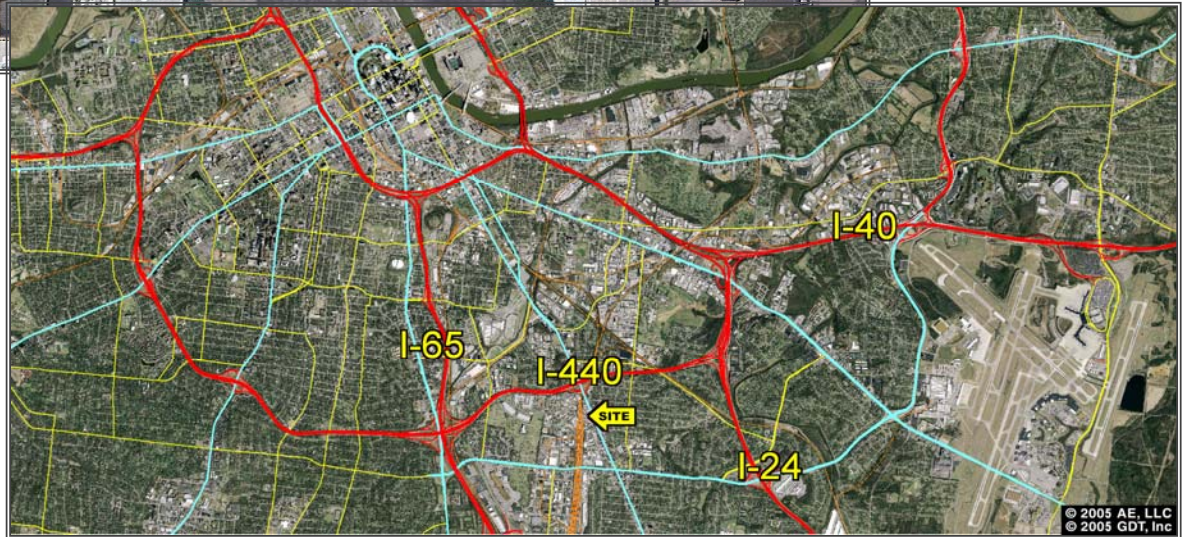
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ECONOMICS

- Gross Rental Rate: \$3,500 / month
- 2010 Taxes: \$5,342.57
- Electric: \$606 High for 2011 and \$314 Low For 2011
- Gas: \$218 High for 2011 and \$33 Low For 2011
- Water: \$106 High for 2011 and \$64 Low For 2011