

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR LEASE

±47,811 Square Feet
DIVISIBLE



2616-2618 BRICK CHURCH PIKE

WALTON BUSINESS PARK

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

Exclusively Listed By:

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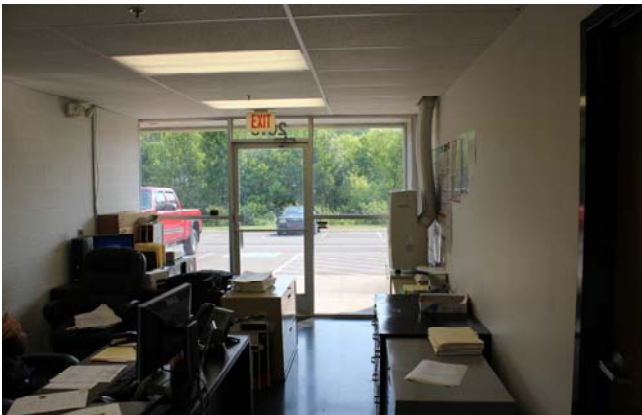


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THE PROPERTY



- ±47,811 SF of a ±114,550 SF Building
- Office Area: ±850 SF
- Warehouse: ±46,961 SF
- Clear Heights: ±22' 9" - ±26'
- 80' x 30' Single Column Spacing
- 6 (9' w x 10' h) Dock Doors with 30,000 lb capacity edge-o-dock levelers
- 2 (12' w x 14' h) Grade Level Drive-In Doors
- ESFR Sprinkler
- 1 Wall-Mounted Exhaust Fans
- Suspended Gas Warehouse Heaters
- Skylights
- Metal Halide Lighting
- Built in 1999
- 400 Amp, 3 Phase 120/208 Volt Electrical Service
- Block and Metal Construction
- Zoned IWD
- Map 60-14; Parcel 99
- Lease Rate: \$3.95 net / SF
- Estimated 2011 Operating Expenses: \$0.91 / SF

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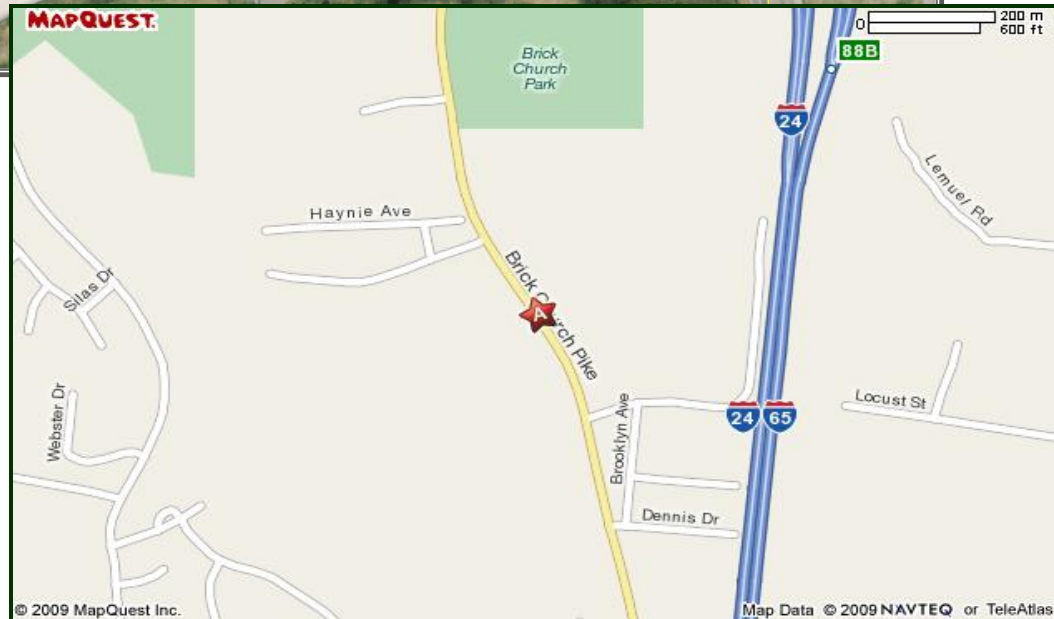
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ECONOMICS

- Rental Rate: \$3.95 net / SF
- Estimated 2011 Operating Expenses \$ 0.91 / SF