

Established 1962



COMMERCIAL REAL ESTATE



**CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL**

**FOR LEASE**

±21,435 Square Feet



**2624 BRICK CHURCH PIKE**

**WALTON BUSINESS PARK**

**NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207**

**Exclusively Listed By:**

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## FOR LEASE

±21,435 Square Feet

### THE PROPERTY



- ±21,435 SF of a ±114,550 SF Building
- Office Area: ±6,075 SF
- Warehouse: ±15,360 SF
- Available May 1, 2011
- Clear Heights: ±22' 7" - ±26'
- 80' x 30' Single Column Spacing
- 3 (9' w x 10' h) Dock Doors
- 1 (12' w x 14' h) Grade Level Drive-In Door
- ESFR Sprinkler
- Fenced Outside Parking
- 1 Wall-Mounted Exhaust Fan
- 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: \$5.25 net / SF
- Estimated 2010 Operating Expenses: \$0.95 / SF

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### ECONOMICS

- Rental Rate: \$5.25 net / SF
- Estimated 2010 Operating Expenses \$ 0.95 / SF