

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR SALE OR LEASE

±21,250 Square Feet



3045 UNION ROAD

WHITE HOUSE, TENNESSEE 37188

Exclusively Listed By:

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THE PROPERTY

- ±21,250 SF Building
- ±1.72 Acre Site, Robertson County Map 106; Parcel 109
- Zoned I-1
- Built 1988; Metal Construction

LOW BAY WAREHOUSE

- ±3,300 SF Office
 - 5 Private Offices
 - 1 Conference Room
 - 1 Kitchen Area
 - 2 Office Restrooms
- ±2,350 SF Counter Sales & Shop Space
- ±4,350 SF Warehouse Space
- Fully Climate Controlled
- ±10' - ±12' Clear Height
- Covered Dock Platform
 - 2 Standard Height Dock Positions
 - 1 UPS High Dock Position

HIGH BAY WAREHOUSE

- ±11,250 SF Clear Span Warehouse (75' w x 150'd)
- ±24' - ±28'6" Clear Height
- 2 Warehouse Restrooms
- Metal Halide Lighting
- Wall Mounted Exhaust Fans
- 2 Drive-in Doors (14'h x 16'w) & (17'8" h x 16' w)

FOR SALE: \$743,750.00

FOR LEASE: \$2.95 per square foot, nnn



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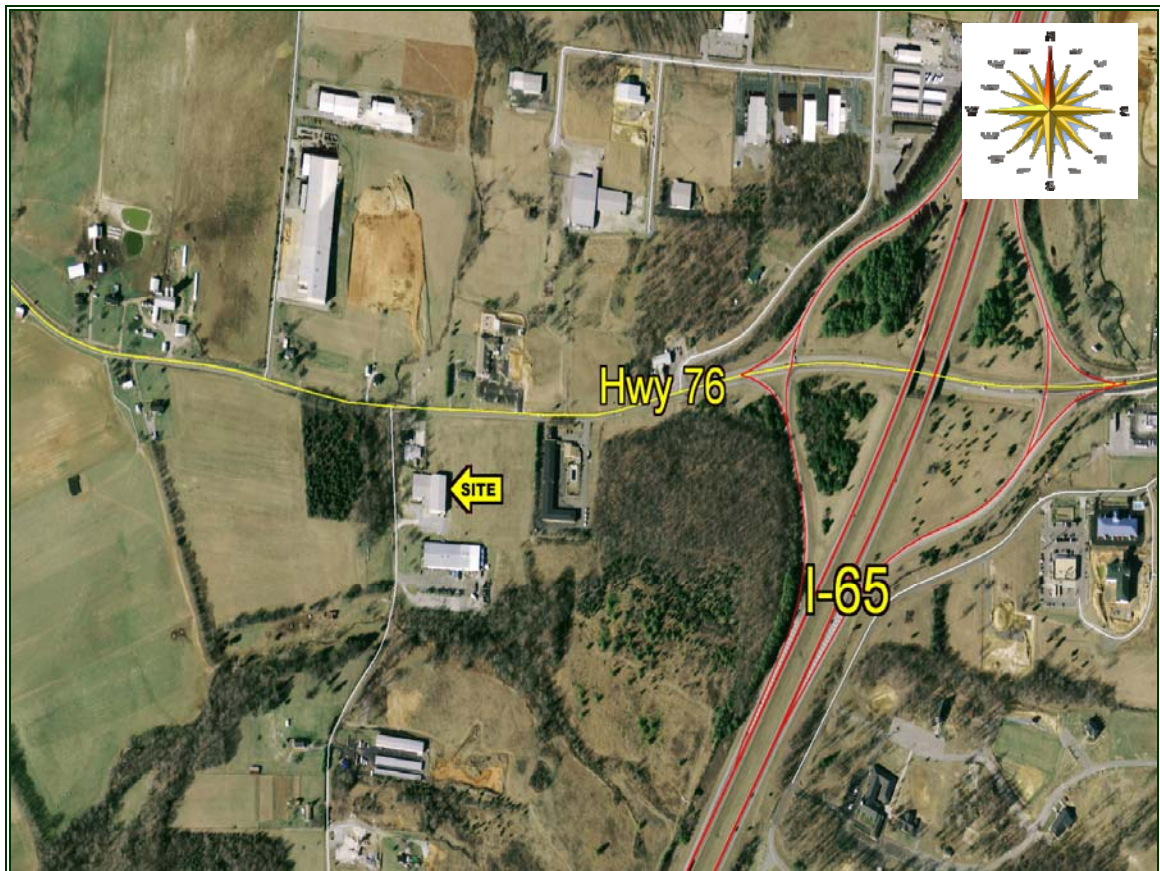
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ECONOMICS

Sale Price:	\$743,750.00
Lease Rate:	\$2.95 per square foot, nnn
2009 Taxes:	\$0.29 per square foot