

Established 1962

Chas. Hawkins Company Inc.

COMMERCIAL REAL ESTATE

CORFAC International

FOR SALE OR LEASE

3048 OWEN DRIVE

NASHVILLE, DAVIDSON COUNTY, TN

31,174 Square Feet

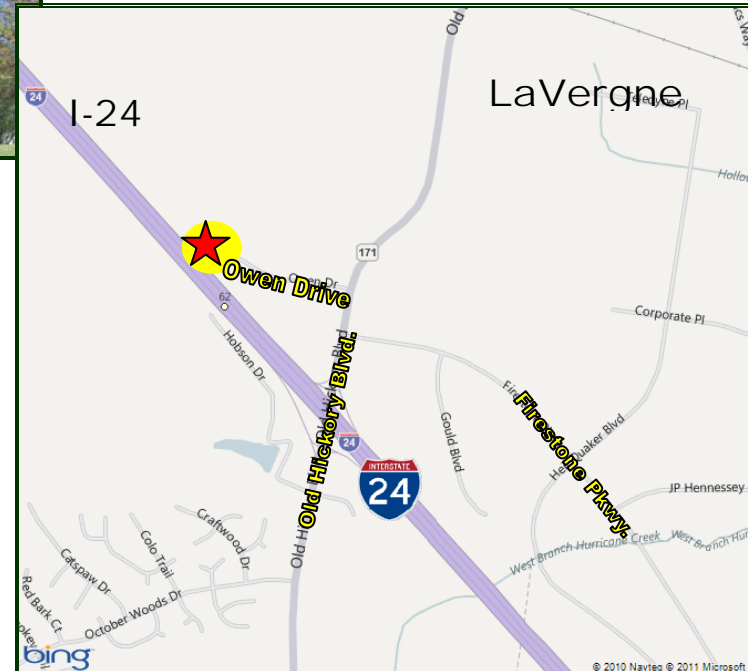


- Huge Interstate Exposure
- Large Sign fronting I-24
- Extra Land for Over-Standard Parking or Outside Storage
- ±3,600 Sq. Ft. Office Area
- ±2,000 Sq. Ft. Break Room
- ±1,600 Sq. Ft. Misc. Office in Light Assembly Area
- 16' Operating Height with Dropped Ceiling
- 4 Loading Docks with Levelers, Plus 2 Large Drive-Ins
- Two Parcels Totalling Over **8 Acres**
- **7,000 Sq. Ft. Office Space Offered Separately**
- ±1,375 Feet of Interstate Frontage
- Traffic Count in I-24: ±105,000 Vehicles Per Day



NEW LISTING

Sale Price: \$2,450,000.00
Lease Rate: \$5.50 N / SF



Exclusively Listed By:

Chas. Hawkins Co., Inc./CORFAC International

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Clancy Hoban, CCIM

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