

Established 1962



COMMERCIAL REAL ESTATE



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

## FOR SALE OR LEASE

±43,400 Square Feet for Sale or Lease  
All or Part



## 3074 SIDCO DRIVE

NASHVILLE, DAVIDSON COUNTY, TN

**Exclusively Listed By:**

***Tee Patterson***

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[tpatterson@chco.com](mailto:tpatterson@chco.com)

***Bill Hawkins, SIOR***

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### THE PROPERTY



- Total building square footage of ±43,400 SF
  - ±11,004 square feet of showroom
  - ±7,853 square feet of office
  - ±24,543 square feet of warehouse
  - 3 (10' x 10') Dock Doors with Mechanical Pit Leveler
  - 2 (10' x 12') Drive-In Doors
- Clear Height: ±18'
- 30' x 36' Column Spacing
- Easy Interstate Access to I-65
- Suspended Gas Warehouse Heat
- Property Can Be Divided
- Sprinkled
- Prime Location in Sidco Industrial Park
- Entire building renovated in 2007
- 3-Phase, 400 Amp Electrical Service
- ±2.47 acre site
- Zoned IR
- Map 132-08; Parcel 007
- Lease Rate: \$5.95 NNN / SF
- Sale Price: \$3,450,000.00

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### ECONOMICS

- Rental Rate: \$5.95 NNN / SF
- 2010 Estimates:
  - Taxes: \$0.92 PSF
  - Insurance: \$0.10 PSF
  - CAM: \$0.51 PSF
- Sale Price: \$3,450,000.00