

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR LEASE

±15,050 Square Feet



3640 TROUSDALE DRIVE

NASHVILLE, DAVIDSON COUNTY, TN

Exclusively Listed By:

Tee Patterson

(615)345-7229

tpatterson@chco.com

Hi Lewis

(615)345-7230

hilewis@chco.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Chas. Hawkins Co., Inc./CORFAC International

776 Melrose Avenue Nashville, Tennessee
615.256.3189 phone / 615.254.4026 facsimile

www.chashawkins.com

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

FOR LEASE

±15,050 Square Feet

THE PROPERTY



- Total of ±15,050 SF
- Office Area: ±150 SF
- Portion of a ±59,035 SF Building
- Clear Height: ±21' 2"
- 36' x 36' Column Spacing
- 1 (10' x 10') Dock Door
- Outside Storage Available
- Great Interstate Access
- Suspended Gas Warehouse Heat
- Metal Halide & Fluorescent Lighting
- Built in 1964, Renovated in 2009
- Zoned IR
- Map 133-00; Parcel 3.04
- Lease Rate: \$3.55 N / SF

Established 1962



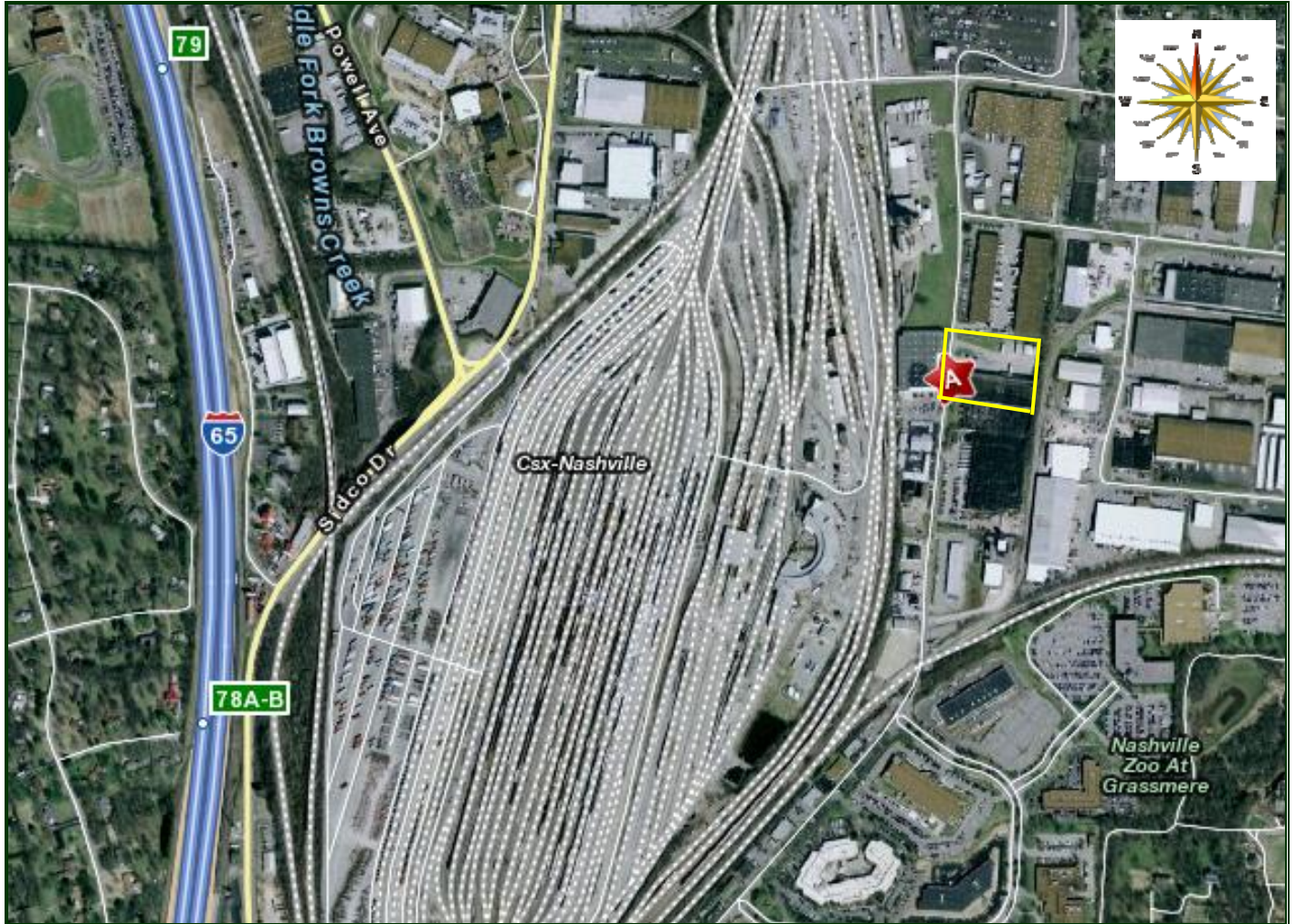
COMMERCIAL REAL ESTATE



CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

FOR LEASE

±15,050 Square Feet



ECONOMICS

- Rental Rate: \$3.55 N / SF
- 2010 Estimates:
 - Taxes: \$.40 / SF
 - Insurance: \$.06 / SF