

Established 1962

**Chas. Hawkins Company Inc.**

COMMERCIAL REAL ESTATE

**CORFAC International**

# CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

## FOR SALE OR LEASE / ALL OR PART

### 3652 TROUSDALE DRIVE NASHVILLE, TN

### PROPERTY FEATURES



- o ±31,044 SF Building Consisting of:
  - ±4,725 SF – Office Space
  - ±6,375 SF – Production Area
  - ±8,500 SF – Freezer and Cooler Space
  - ±11,400 SF – Warehouse
- o 2.38 Acre Site, Zoned IR
- o Warehouse has:
  - 2 Door Dock Platform
  - 2 Interior Docks
  - Clear Height of Approximately: 14'4" in the Warehouse  
25'3"-34' in the Freezer/Cooler
- o Map 133-0, Parcel 3.01
- o 2009 Taxes: \$20,124.67
- o New Rubber Roof in 2007 (2006 on the small, high part)
- o CSX indicates it is likely that rail service can be restored to the property
  - Sale Price: \$1,395,000
  - Lease Rate: \$13,000 per month net

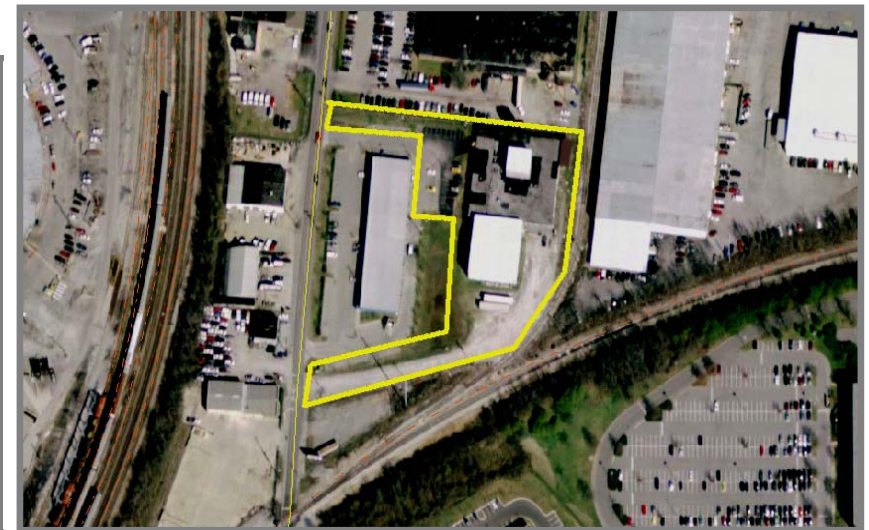
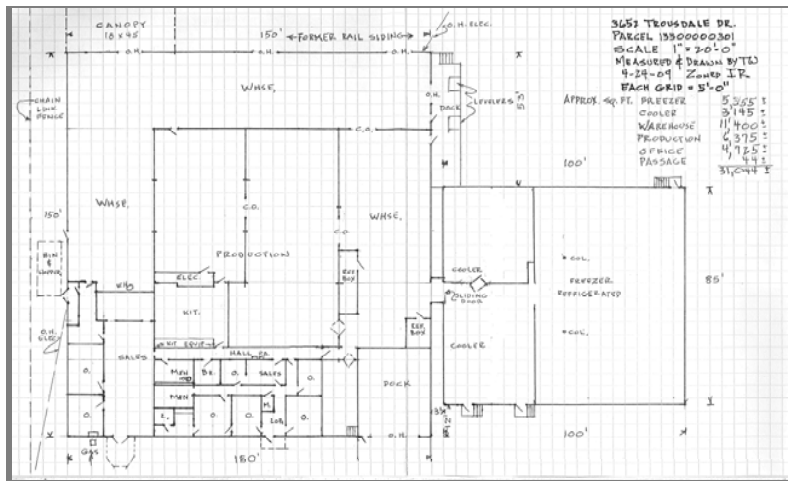
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