

Established 1962

**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS CO., INC./CORFAC INTERNATIONAL

FOR SALE OR LEASE / ALL OR PART

PROPERTY FEATURES



**3652 TROUSDALE DRIVE
NASHVILLE, TN**

Exclusively Listed By:

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- o ±31,044 SF building consisting of:
 - o ±4,725 SF – Office Space
 - o ±6,375 SF – Production Area
 - o ±5,355 SF – Freezer
 - o ±3,145 SF – Cooler
 - o ±11,400 SF – Warehouse
- o 2.38 Acre Site, Zoned IR
- o Warehouse has:
 - o 2 Door Dock Platform
 - o 2 Interior Docks
 - o Clear Height of Approximately: 14'4" in the warehouse
25'3"-34' in the freezer/cooler
- o Map 133-0, Parcel 3.01
- o 2008 Taxes: \$16,448.77
- 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
 - o Sale Price: \$1,498,000
 - o Lease Rate: \$13,000 per month net



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