

Established 1962

**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

CORFAC
International

FOR LEASE

3711 Keystone Avenue Allied Industrial Park

±17,048 Square Feet
Divisible



Lease Rate: \$3.85 SF / Net

- Approximately 22' Clear Height
- 4 (10' x 10') Dock Doors
- 45 mil Ballasted EPDM Rubber Roof System Over Concrete Roof Deck Installed in 2004
- 2010 Taxes: \$0.52 PSF
- Current Insurance Premium: \$0.05 PSF
- Current Common Area Maintenance Fees: \$0.08 PSF
- Management Fee: 3%
- ±3.67 Acre Site
- 28' x 75' Column Spacing
- Rail Served by CSX
- Zoned IR
- Concrete Wall Panel Construction
- Map 133-5, Parcel 77
- Dry Sprinkler System
- Suspended Warehouse Heat

Exclusively Listed By:

Chas. Hawkins Co., Inc./CORFAC International

Please Contact:

Patrick Brakefield, SIOR · 615.345.7206 · pbrakefield@chco.com
Tee Patterson · 615-345-7229 · tpatterson@chco.com

776 Melrose Avenue · Nashville, TN 37211
Phone 615-256-3189 · Facsimile 615-254-4026
www.chashawkins.com

