

Established 1962



COMMERCIAL REAL ESTATE

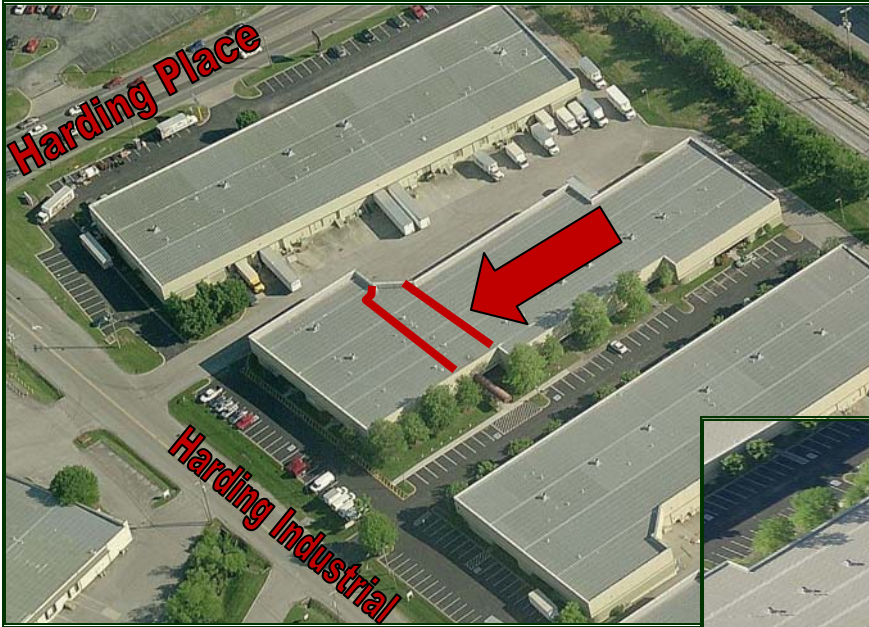
CORFAC International

# FOR LEASE

## 417 HARDING INDUSTRIAL DRIVE

### NASHVILLE, DAVIDSON COUNTY, TN

# ±4,040 Square Feet



- ±3,504 SF Office
- ±536 SF Warehouse Space
- 1 Dock Door
- 18' Clear Height
- Sprinklered
- Built in 1986
- High Bay / Metal Halide Lighting
- Block & Metal Construction
- Zoned IR – (Industrial Restrictive)
- Operating Expenses

CAM:	\$0.13 / sf
Insurance:	\$0.10 / sf
Taxes:	\$0.53 / sf
Management Fee:	3%

## Lease Rate: \$6.95 n / SF

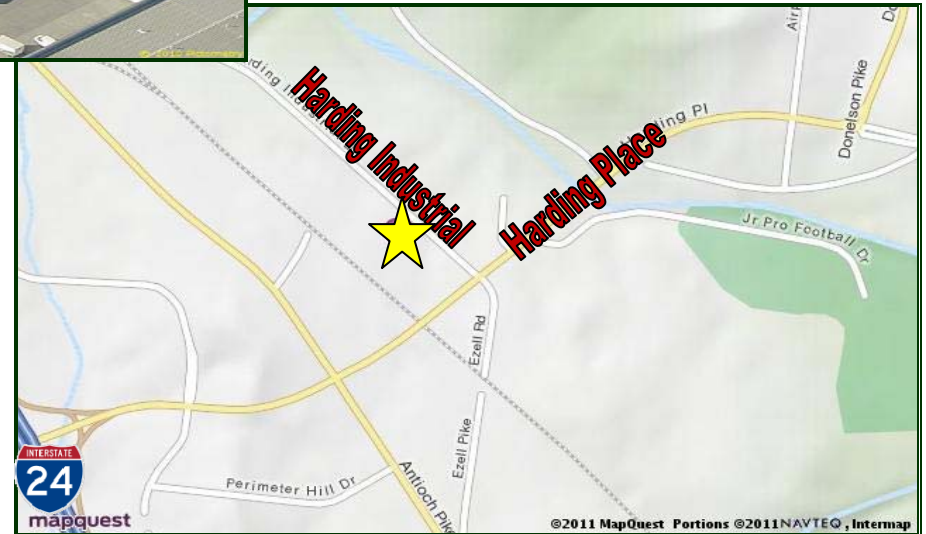
Exclusively Listed By:

**Chas. Hawkins Co., Inc./CORFAC International**

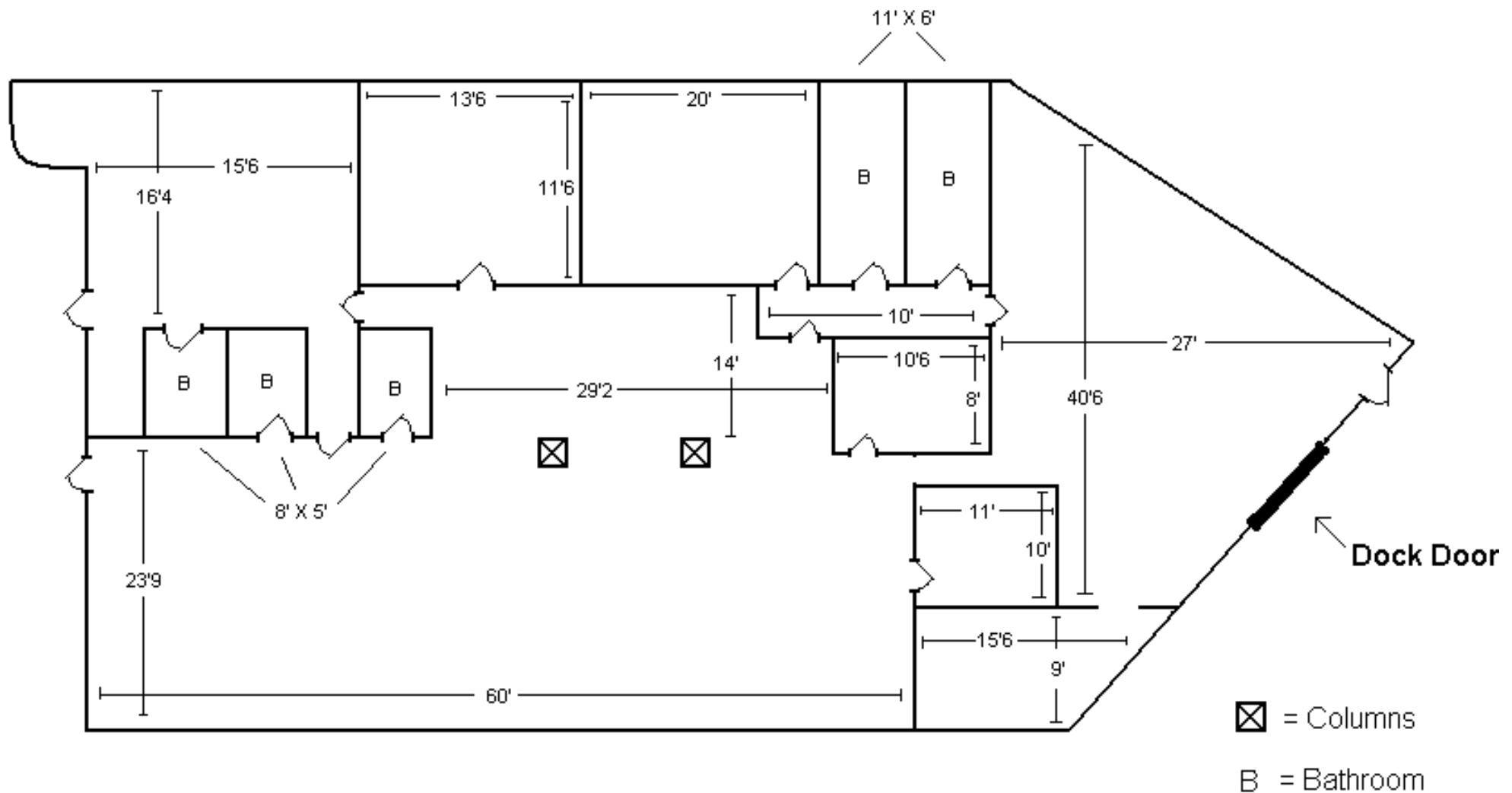
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**417 Harding Industrial Drive**