

Established 1962



COMMERCIAL REAL ESTATE



CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR SALE OR LEASE

±22,998 Square Feet



515 DAVIDSON STREET

NASHVILLE, DAVIDSON COUNTY, TN 37213

Exclusively Listed By:

Michael Augustine, CCIM

(615) 345-7251

maugustine@chco.com

Hi Lewis

(615) 345-7230

hilewis@chco.com

J.P. Lowe, CCIM

(615) 345-7212

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Chas. Hawkins Co., Inc./CORFAC International

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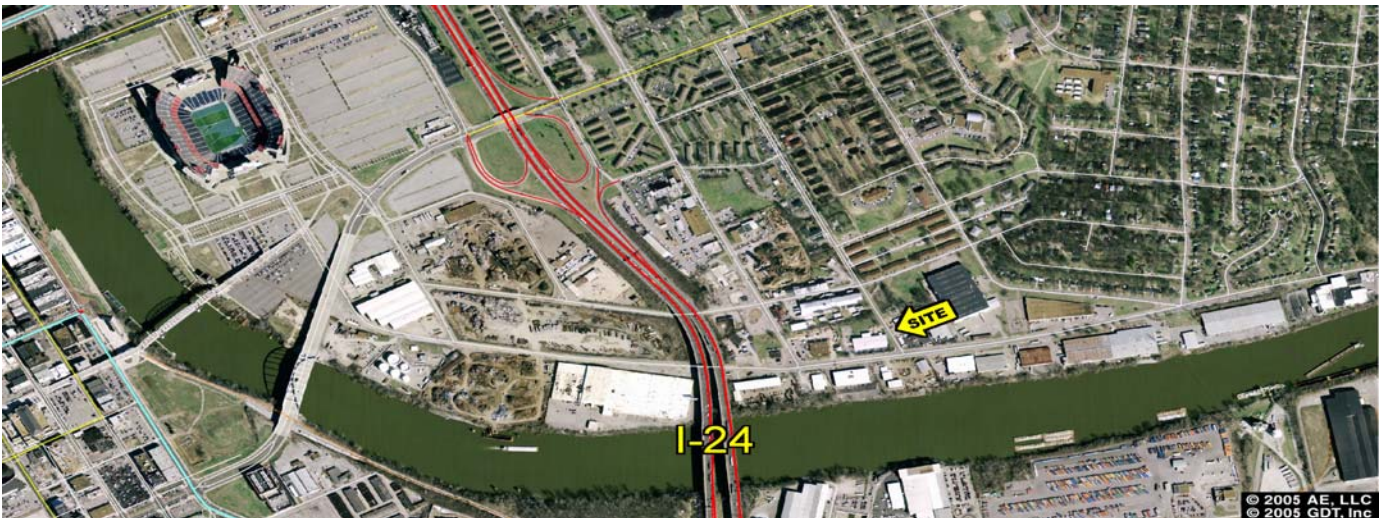
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THE PROPERTY



- Total of ±22,998 SF
- ±12,225 SF Office
- 100% Climate Controlled Warehouse
- ±1.95 Acre Site
- Fenced Outside Storage & Parking Area
- Zoned IR
- Excellent Interstate Access
- Clear Height: ±13' 9" - ±14' 2"
- 2 Ramped Drive-In Doors; 2 Grade Level Doors
- Metal Construction; Built in 1969
- Map 93-08; Parcel 19
- 2010 Taxes: \$11,836.58
- Lease Rate: \$4.50 N / SF
- Sale Price: \$900,000.00



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THE OFFICE



- ±12,225 SF Office
- 2 Sets of Men's & Women's Office Restrooms
- 8 Private Offices
- 2 Break Rooms with Small Kitchen Area
- 2 Conference Rooms
- 2 Training / Sales Rooms
- 1 Receptionist Area
- Multiple Storage Closets
- Computer / Phone Room

THE WAREHOUSE



- ±10,773 SF Warehouse
- 100% Climate Controlled Warehouse
- Clear Height: ±13' 9" - ±14' 2"
- ±24' W x ±48' L Column Spacing
- 2 Ramped Drive-In Doors; 1 (8' W x 8' H) & 1 (12' W x 10' H)
- 2 Grade Level Doors; 1 (14' W x 11' H) & 1 (12' W x 10' H)
- Wet Sprinkler
- 800 Amp, 208 Volt, 3 Phase Electric Service
- Wall Mounted Exhaust Fans & Louvers
- Suspended Gas Warehouse Heaters
- Fluorescent Lighting
- Epoxy Coated Warehouse Floor
- Floor Drains and Domestic Water Lines in Warehouse



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