

Established 1962



COMMERCIAL REAL ESTATE

CORFAC International

# FOR LEASE

## 520 MAPLELEAF DRIVE

### NASHVILLE, DAVIDSON COUNTY

# ±22,000 SQUARE FEET



- ±2,500 SF Office/Warehouse
- 18' – 25' 8" Clear Height
- 1 (14' x 12') & 1 (10' x 12') Drive-in Door
- 3 (8' x 10') Docks
- Zoned IR
- Ample Parking
- Built in 1977
- ±3.58 Acres
- Suspended Gas Heating in Warehouse
- Fluorescent Lighting / Metal Halide
- Block Construction
- Fenced Outside Storage
- Map 95\_13; Parcel 20

2009 Actual Operating Expenses:

- Taxes: \$0.44 PSF
- Insurance: \$0.09 PSF
- CAM: \$0.13
- Property Management: 3%

## Lease Rate: \$4.00 NNN / SF

Exclusively Listed By:

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

**Jonathan Douillard**

(615) 345-7233

[jdouillard@chco.com](mailto:jdouillard@chco.com)

**Matt Woodard**

(615) 345-7208

[mwoodard@chco.com](mailto:mwoodard@chco.com)

776 Melrose Avenue Nashville, Tennessee

615.256.3189 phone / 615.254.4026 facsimile

[www.chashawkins.com](http://www.chashawkins.com)

