

Established 1962

**Chas.  
Hawkins  
Company  
Inc.**

COMMERCIAL REAL ESTATE

**CORFAC**  
International

# FOR LEASE

## 730 Massman Drive

### 30,645 Square Feet



**Lease Rate: \$4.50 Net/SF**

- Approximately 25' – 27' Clear Height
- 1 (12' x 14') Drive-in Door
- 13 (9' x 10') Dock Doors
- Zoned IR
- ±28' x ±67'½" Column Spacing
- Building Dimensions: 227' x 135'
- ESFR Sprinkler System
- 6" Slab with Ashford Formula Sealer
- 16 Skylights
- 37 Parking Spaces
- Gas Unit Heaters
- Map 107-1, Parcel 7
- The space is divisible

#### Estimated Operating Expenses:

- 2008 Taxes: \$0.68 PSF
- Current Insurance: \$0.10 PSF
- Management Fee: 3%
- 2008 CAM: \$0.28 PSF
- Estimated 2009 CAM: \$0.28 PSF

Exclusively Listed By

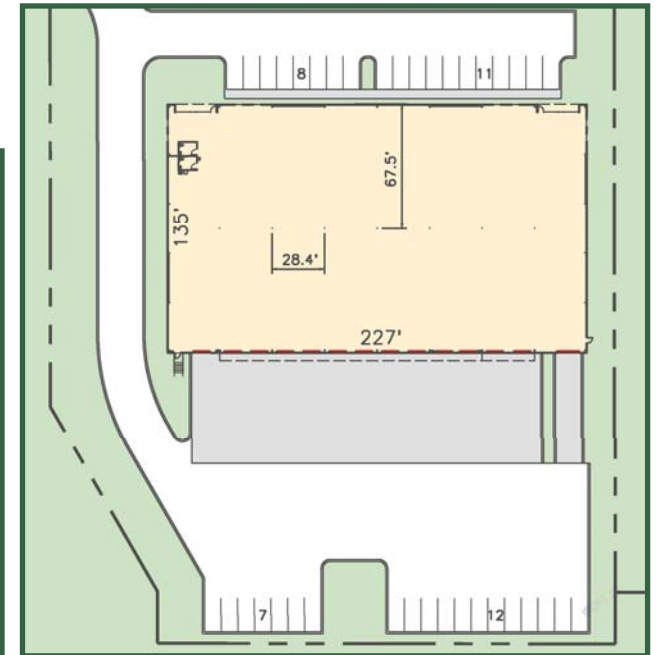
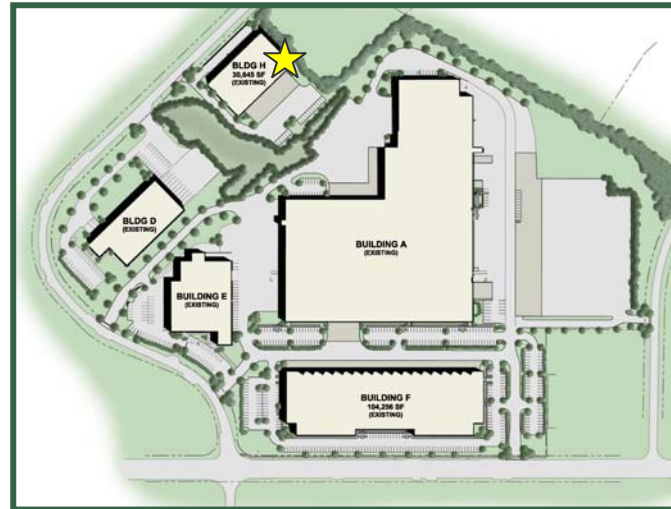
**Chas. Hawkins Co., Inc./  
CORFAC International**

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

Please Contact:

Jonathan Douillard  
615.345.7233  
[jdouillard@chco.com](mailto:jdouillard@chco.com)

Patrick Brakefield, SIOR  
615.345.7206  
[pbrakefield@chco.com](mailto:pbrakefield@chco.com)



776 Melrose Avenue ♦ Nashville, TN 37211 ♦ Phone 615-256-3189 ♦ 615-254-4026 Facsimile [www.chashawkins.com](http://www.chashawkins.com)

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