

Established 1962

Chas. Hawkins Company Inc.

COMMERCIAL REAL ESTATE

CORFAC
International

FOR SALE OR LEASE

776 POPLAR BLUFF ROAD (HWY. 96 E.)

AUBURNTOWN, CANNON COUNTY, TN

±22,245
Square Feet

Building
Footprint
±17,442 SF

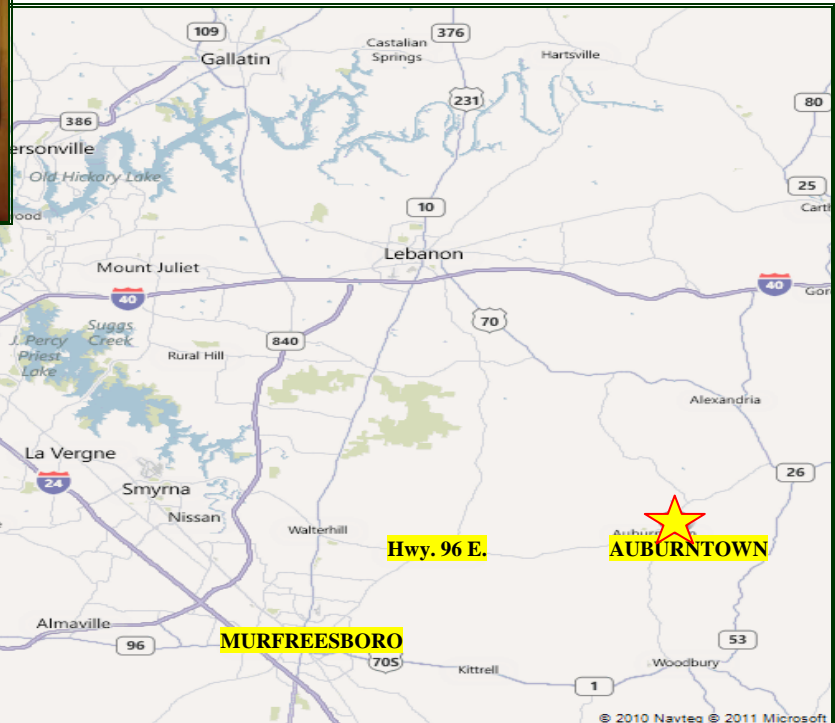


- ±2,569 SF Office
- 1,998 SF Flex Office/Showroom
- 2,664 SF A/C Production Area & Breakroom
- ±4,800 SF Warehouse Mezzanine
- 2 (8' x 8') Docks
- Buss Ducting
- Zoned Industrial
- Ample Parking
- ±6 Acres
- Built in 1965
- 225 KW Electrical
- Upgradeable to 500 PNS
- 120/208 Voltage
- Fluorescent Lighting / Metal Halide
- Concrete Masonry Construction
- Map 003; Parcel 39
- 2010 Taxes: \$2,639

~~Sale Price: \$395,000.00~~

Reduced Price: \$369,000.00

Lease Rate: \$4.95 n / SF



Exclusively Listed By:

Chas. Hawkins Co., Inc./CORFAC International

Robert Stout, SIOR

(615) 345-7210
rstout@chco.com

Chas. Hawkins Co., Inc./CORFAC International
776 Melrose Avenue, Nashville, Tennessee
615.256.3189 phone / 615.254.4026 facsimile
www.chashawkins.com

