



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

## SUMMARY OF AVAILABLE PROPERTIES

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

May 17, 2012

Property Address	Approx. Avail. Sq. Ft.	Office Area Sq. Ft.	Sale Price	Lease Rates		Comments/Features	Broker
				Monthly	Sq. Ft.		
<b>Investment Properties</b>							
TN/KY Industrial Park 1171 Vaughn Drive/Portland	750,000 (Divisible)	5,200	\$25,500,000			Leased to Sun Products; cross-dock; 85 (9' x 10') dock doors; ESFR 62' 6" x 60' column spacing; 30' - 39' clear height; 2 (600 SF) offices Zoned Mixed Use; 13.74-ac. parcel containing ±250,000 sf of total improvements	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
1515 5th Avenue North	250,000	TBD	\$7,550,000			Premier redevelopment site at heart of Historic Germantown near downtown	Bill Hawkins, SIOR
160 Kirby Road Portland/Sumner	222,274	16,256	\$7,631,411			Leased to Imperial Group, L. P. until 2/26/20 Lease guaranteed by Accuride Corporation	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
203 Charles Ralph Drive Springfield/Robertson	±124,300	±8,000	\$3,360,000			Leased to Soltech, LLC, a subsidiary of Owens Corning until 9/30/12 Taxes & Insurance paid for by tenant	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
3 Net-Leased Industrial Properties Nashville	101,284	varies	\$2,850,000			3 high-quality, well-leased, value-add properties	Patrick Brakefield, SIOR
1722 West Broad Street Cookeville/Putnam	86,371	TBD	\$2,250,000			Leased to Star Manufacturing, Inc. until 2/19/13	Robert Stout, SIOR J.P. Lowe, CCIM
749 Massman Drive	77,729	17,342	\$2,895,000			Leased to Foxfire Printing & Packaging, Inc. and VF Image Wear until 2/28/16 Multi-tenant, industrial flex, 4-building warehouse portfolio	J.P. Lowe, CCIM Robert Stout, SIOR
Northgate Business Park 200 Weakley Lane Smyrna/Rutherford	56,250 30,000	TBD 70%	\$2,695,000 \$2,000,000			Modified gross leases including base year taxes, insurance & CAM Investment opportunity with (4) existing leases; flex building (office/warehouse)	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM Robert Stout, SIOR
<b>Industrial Properties</b>							
1714 Heil Quaker Blvd. LaVergne/Rutherford	866,062 (Will Divide)	56,000	\$7,400,000		\$1.75 - \$2.75	22' 2" - 24' 4" clear ht.; 52.89 ac.; 63 dock doors & 4 drive-ins 40' x 40' columns; wet sprinkler	Michael Augustine, CCIM Patrick Brakefield, SIOR Hi Lewis
400 New Sanford Road LaVergne/Rutherford	Up to 750,000	12,597	Negotiable		\$3.35 n	424' cross dock; ±518,667 sf existing w/an expansion pad for 250,000 sf; 58.08 ac. 30' 8" eave ht.; ESFR; 42 (9' x 10') dock doors & 1 (12' x 16') drive-in; 50' x 57' col.	Patrick Brakefield, SIOR
400 New Sanford Road LaVergne/Rutherford	518,667 (Will Divide)	12,597	Negotiable		\$3.35 n	424' cross dock config.; expandable by 250,000 sf; 30' 8" eave ht.; 58.08 ac. ESFR; 42 (9' x 10') dock doors & 1 (12' x 16') drive-in; 50' x 57' column spacing	Patrick Brakefield, SIOR
TN/KY Industrial Park 1165 Vaughn Drive/Portland	311,624 (Divisible)	4,000	n/a		\$3.05 n	Class A cross dock distribution facility; 400' x 1250'; tilt wall; ESFR 60' x 60' column spacing; 30' - 39' clear height	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
1045 Visco Drive	193,299	9,000	\$6,300,000		TBD	182,675 SF in bldg. 1 & 10,624 SF in bldg. 2; 18' - 2' clr. ht.; gas heating Heavy duty electrical; 3 drive-in doors & 5 dock doors; metal halide & T-5 lighting 22' - 24' clr. ht.; 20 dock doors & 2 ramp doors; 40' x 40' columns; wet sprinkler	Robert Stout, SIOR Robert Stout, SIOR
1630 Corporate Place	122,606	3,000	\$4,250,000		\$2.85 n	Map 183-0, Parcel 53; 7.57 acres; 58 striped parking spaces w/extra avail.	Patrick Brakefield, SIOR
700 Swan Drive Smyrna/Rutherford	122,175 (Divisible)	6,000	\$2,875,000		\$2.95 n	3 (16' x 12') drive-in doors; 21 dock doors (generally canopied); 80 prkg. spcs. 5.3 ac.; zoned I2; map 19/parcel 25.03; 110' & 253' truck courts; wet sprinkler	J.P. Lowe, CCIM Robert Stout, SIOR
802 Swan Drive Smyrna/Rutherford	±120,000 (Divisible)	4,600	n/a		\$2.95 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers Metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
609 Enon Springs Smyrna/Rutherford	±120,000 (Divisible)	2,582	TBD		\$2.75 nnn	Across from Nissan Plant; 5.13 acres; I-2 zoning; 21' - 30' clr. ht.; cross dock 2 (12' x 10') drive-ins & 24 dock doors; map 27/parcel 38.08; built in 1997	Robert Stout, SIOR Bill Hawkins, SIOR
215 Printwood Drive Dickson/Dickson	±117,800	±4,730	\$2,115,000		\$2.75 nnn	±9.49 acre site; divisible up to 3 separate spaces; outside storage; ample parking Zoned M-1 (light indus.); rail spur on site; 18 dock doors & 5 drive-ins; 21' clr. ht.	J.P. Lowe, CCIM Clancy Hoban, CCIM
214 Kirby Road Portland/Sumner	±117,500	7,961	\$2,250,000		\$2.75 nnn	±16.61 ac. site; fully controlled climate warehouse; zoned IG; wet sprinkler Suspended gas heaters; metal halide lighting; 100 parking spots	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
291 - 299 Cowan Street	±114,399 (Divisible)	26,000 sf	n/a		\$3.25 n	Showroom/office/warehouse; great interstate access; interstate signage visibility Zoned IR; 5.96 acres; 7 (8' w x 10' h) dock doors & 1 (14' w x 14' h) drive-in door	Hi Lewis Michael Augustine, CCIM
802 Swan Drive Smyrna/Rutherford	±100,000 (Divisible)	4,600	n/a		\$2.95 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers Metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
TN/KY Industrial Park 1165 Vaughn Drive/Portland	100,000	As needed	n/a		\$3.05 n	Class A cross dock; 400' x 250'; tilt wall; ESFR 60' x 62.5' column spacing; 30' - 39' clear height	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
Old Hickory Bus. Park, Bldg. "C" 740 - 760 Hickory Industrial Dr.	97,750	±1,600	n/a		\$3.25 nnn	23' - 27' clr. ht.; 30' - 60' column spacing; built in 2001; zoned IWD ESFR sprinklers; 26 (9' x 10') dock doors & 2 (12' x 14') drive-in doors	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
106 Western Drive Portland/Sumner	95,000	BTS	n/a		\$1.75 n	Rail served; 13.25 ac.; zoned IG; clr. ht: 20' 6" - 28' 3"; 4 dock doors & 2 drive-ins Wet sprinkler; 3 phase, 480 v electrical; built in 1989, 1993; ample parking	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
802 Swan Drive Smyrna/Rutherford	±80,000 (Divisible)	4,600	n/a		\$2.95 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers Metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
1630 Corporate Place	80,000	3,000	n/a		\$2.85 n	22' - 24' clr. ht.; 20 dock doors & 2 ramp doors; 40' x 40' columns; wet sprinkler Map 183-0, Parcel 53; 7.57 acres; 58 striped parking spaces w/extra avail.	Robert Stout, SIOR Patrick Brakefield, SIOR
700 Swan Drive Smyrna/Rutherford	75,000	As needed	\$2,875,000		\$2.95 n	3 (16' x 12') drive-in doors; 21 dock doors (generally canopied); 80 prkg. spcs. Zoned I2; 5.3 ac.; map 19/parcel 25.03; 110' & 253' truck courts; wet sprinkler	J.P. Lowe, CCIM Robert Stout, SIOR

**Available for property tours anytime:** Bill Hawkins (345-7204) bhawkins@chco.com Mary Hawkins (345-7205) mhawkins@chco.com Patrick Brakefield (345-7206) pbrakefield@chco.com Matt Woodard (345-7208) mwoodard@chco.com  
 J.P. Lowe (345-7212) jplowe@chco.com Clancy Hoban (345-7219) choban@chco.com Jonathan Douillard (345-7233) jdouillard@chco.com Robert Stout (345-7210) rstout@chco.com Hi Lewis (345-7230) hilewis@chco.com  
 Stephen Prather (345-7254) sprather@chco.com Tee Patterson (345-7229) tpatterson@chco.com Kim Camp (345-7226) kcamp@chco.com Michael Augustine (345-7251) maugustine@chco.com



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				Monthly	Sq. Ft.		
565 Brick Church Park Drive	75,000	4,750	\$3,295,000		\$3.75 n	±30,240 sf climate controlled whse.; 19' 6" - 24' clr. ht.; skylights; map 60/parcel 95 5.35 acres; IWD zoned; 3 drive-in doors & 11 dock doors; upgraded/heavy elec.	Robert Stout, SIOR
100 Oceanside Drive	±70,000	1,000	n/a		Negotiable	IR zoning; 10 (8' x 10') dock doors & 1 (12' x 14') drive-in door; sidelights ±16' clear height; easy access to I-440 & I-65	Clancy Hoban, CCIM Tee Patterson
12630 Old Hickory Blvd.	±70,000 (Divisible)	4,571	\$4,200,000	n/a	\$4.35 - \$4.75 n	6.24 acres; 28' - 30' clr. ht.; 7 (9' x 10') dock doors & 1(10' x 12') dock door CS zoning; 93 lined parking spaces (extra parking available); sprinklered	Robert Stout, SIOR
2901 Sidco Drive	66,690	4,650	\$1,995,000		\$2.95 nnn	4 dock-high doors (3 w/mechanical pit levelers); 2.18 ac. site; 58 parking spots Redevelopment potential; minutes from 100 Oaks Mall; map 118_12, parcel 046	Tee Patterson
299 Cowan Street	±61,000 (Divisible)	Up to 26,000 sf	n/a		\$3.50 n	Showroom/office/warehouse; great interstate access; interstate signage visibility Zoned IR; 5.96 acres; 7 (8' w x 10' h) dock doors & 1 (14' w x 14' h) drive-in door	Hi Lewis Michael Augustine, CCIM
802 Swan Drive	±60,000 (Divisible)	4,600	n/a		\$2.95 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers; metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
609 Enon Springs	±60,000 (Divisible)	2,582	Negotiable		\$2.75 nnn	Across from Nissan Plant; 5.13 acres; I-2 zoning; 21' - 30' clr. ht.; cross dock 2 (12' x 10') drive-ins & 24 dock doors; map 27/parcel 38.08; built in 1997	Robert Stout, SIOR Bill Hawkins, SIOR
Harding Business Park	60,000	3,000	n/a		\$3.25 n	8 docks & 1 (12' x 12') drive-in; 20' - 27' 9" clear height Zoned IWD; ESFR sprinkler system	Robert Stout, SIOR
410 Harding Industrial Drive	60,000	3,000	n/a		\$3.25 n	8 docks & 1 (12' x 12') drive-in; 20' - 27' 9" clear height Zoned IWD; ESFR sprinkler system	Robert Stout, SIOR
126 Davis Street	54,000	1,500	\$1,890,000		\$3.00 nnn	Parking for 25 cars; galvalume roof; built in 2000; 30' eave ht.; 4-48" vent fans 6-3070 steel personnel doors, 19-8' x 10' dock doors, & 2-12' x 14' level doors	J.P. Lowe, CCIM Hi Lewis Michael Augustine, CCIM
900 Captain Joe Fulghum Drive	52,500 (Divisible)	7,350	\$2,950,000		\$5.95 n	NEW LISTING; zoned H-1; ±7.28 ac.; extra land expansion; map 102, parcel 18.02 Add'l showroom counter space of ±2,500 sf; ±34 - 38' clr. ht. (±29' under crane)	Robert Stout, SIOR
700 Swan Drive	50,000	As needed	\$2,875,000		\$2.95 n	3 (16' x 12') drive-in doors; 21 dock doors (generally canopied); 80 prkg. spcs. 5.3 ac.; zoned I2; map 19/parcel 25.03; 110' & 253' truck courts; wet sprinkler	J.P. Lowe, CCIM Robert Stout, SIOR
Smyrna/Rutherford	±49,282 (Divisible)	As needed	\$4,200,000	n/a	\$4.35 - \$4.75 n	6.24 acres; 28' - 30' clr. ht.; 7 (9' x 10') dock doors & 1(10' x 12') dock door CS zoning; 93 lined parking spaces (extra parking available); sprinklered	Robert Stout, SIOR
Walton Business Park	±47,811 (Divisible)	850	n/a		\$3.95 n	Available 8-1-11; clear heights: ±22' 9" - ±26'; 80' x 30' col. spacing; zoned IWD ESFR sprinkler; 6 dock doors w/30,000 lb. capacity edge-of-dock levelers	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
2616 - 2618 Brick Church Pike	±47,811 (Divisible)	850	n/a		\$3.95 n	ESFR sprinkler; 6 dock doors w/30,000 lb. capacity edge-of-dock levelers	Hi Lewis J.P. Lowe, CCIM Michael Augustine, CCIM
3810 New Hope Lane	47,000	10,000	n/a		\$2.50 n	3.03 ac.; 120' clear span; clr. ht.: 15' 4" - 21' 3"; 3 drive-in doors & 1 dock door 480 volt electrical; ample parking; outside storage	Hi Lewis J.P. Lowe, CCIM Michael Augustine, CCIM
Springfield/Robertson	47,000	10,000	n/a		\$2.50 n	480 volt electrical; ample parking; outside storage	Hi Lewis J.P. Lowe, CCIM Michael Augustine, CCIM
640 New Salem Highway	43,500	10,000	\$1,950,000		\$3.85 n	5 (16' x 20') drive-in doors; 20' clr. ht.; dock platform; fenced outside storage Zoned L-1; 5.82 acres; 100' wide clear span warehouse; map 102/parcel 1.11	Robert Stout, SIOR Michael Augustine, CCIM
Murfreesboro/Rutherford	43,500	10,000	\$1,950,000		\$3.85 n	1 (10' x 10') dock door w/mech. pit leveler & 1 (10' x 12') drive-in door Clear height: 18'; 30' x 36' column spacing; sprinklered; zoned IR	Tee Patterson Bill Hawkins, SIOR
3074 Sidco Drive	43,400	7,853	\$3,450,000		\$5.95 nnn	1 (12' x 14') drive-in door, 3 dock doors & (2) 2' UPS/tailgate doors; 3 acres 14' - 20' clear height; map 19/parcel 25; I-2 (Light Industrial) zoning; built in 1987	Robert Stout, SIOR
201 Gil Street	±41,250 (Divisible)	±591	\$1,850,000	n/a		1 drive-in & 1 (24") dock door; showroom/office/warehouse; 5.96 acres Great interstate access; interstate signage visibility; zoned IR	Hi Lewis Michael Augustine, CCIM
Smyrna/Rutherford	±40,300 (Divisible)	BTS	n/a		\$3.50 n	23' - 27' clr. ht.; 30' - 60' col. spacing; built in 2001; ESFR sprinklers; zoned IWD	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
291 Cowan Street	±40,300 (Divisible)	BTS	n/a		\$3.35 nnn	12 (9' x 10') dock doors, 5 edge-of-dock levelers & 1 (12' x 14') drive-in door	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
Old Hickory Bus. Park, Bldg. "C"	40,150	BTS	n/a		\$3.35 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers; metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
740 Hickory Industrial Dr.	±40,000 (Divisible)	4,600	n/a		\$2.95 nnn	22' - 24' clr. ht.; 20 dock doors & 2 ramp doors; 40' x 40' columns; wet sprinkler	Robert Stout, SIOR
802 Swan Drive	±40,000 (Divisible)	4,600	n/a		\$2.95 nnn	Map 183-0, Parcel 53; 7.57 acres; 58 striped parking spaces w/extra avail.	Patrick Brakefield, SIOR
Smyrna/Rutherford	±40,000 (Divisible)	4,600	n/a		\$2.95 nnn	20' 2" - 28' 6" clr. ht; 4 dock high doors; IR zoning	Jonathan Douillard
1630 Corporate Place	40,000	3,000	n/a		\$2.85 n	Over 3.5 acres fenced-in outside storage; existing rail spur; 100% sprinklered	Clancy Hoban, CCIM
1740 River Hills Drive	40,000	BTS	n/a		\$2.85 nnn	16' clr. ht.; 4 dock doors (3 w/mech. pit levelers, 4 drive in doors; sprinklered mezzanine & fenced outdoor storage; electric truck entrance gate; 3.67 ac.	Tee Patterson Bill Hawkins, SIOR
1516 Nashville Highway	39,200	3,830	\$1,175,000	n/a		2 docks & 1 drive-in door; 2.39 acres; built in 1962/1975; brick & metal const. Zoned IR; map 91_9/parcel 61; convenient West Nashville location	Robert Stout, SIOR Clancy Hoban, CCIM
Columbia/Maury	39,200	3,830	\$1,175,000	n/a		3 (16' x 12') drive-in doors; 21 dock doors (generally canopied); 80 prkg. spcs. 5.3 ac.; zoned I2; map 19/parcel 25.03; 110' & 253' truck courts; wet sprinkler	J.P. Lowe, CCIM Robert Stout, SIOR
6115 Robertson Avenue	37,830	TBD	\$1,300,000	n/a		Available July 1, 2012; 2.05 acres; 3 dock-high doors; built in 1982	Jonathan Douillard Bill Hawkins, SIOR
700 Swan Drive	35,000	As needed	\$2,875,000		\$2.95 n	IR zoning; map 107, parcel 100	Robert Stout, SIOR
Smyrna/Rutherford	35,000	As needed	\$2,875,000		\$2.95 n	16' operating ht. w/dropped ceiling; 4 loading docks w/levelers + 2 large drive-ins interstate exposure; extra land for over-standard parking or outside storage	Robert Stout, SIOR Clancy Hoban, CCIM
1915 Air Lane Drive	33,500	1,425	n/a		\$4.85 nnn	Zoned industrial	Robert Stout, SIOR
3048 Owen Drive	31,174	3,600	\$2,450,000		\$5.50 n	Built in 1984; map 19/parcel 25.05	Robert Stout, SIOR
200 Weakley Lane	30,000	Varies per suite	\$2,000,000		\$5.75 n	20' - 27' 9" clear height	Robert Stout, SIOR
Smyrna/Rutherford	30,000	Varies per suite	\$2,000,000		\$5.75 n	Zoned IWD; ESFR sprinkler system	Robert Stout, SIOR
410 Harding Industrial Drive	30,000	3,000	n/a		\$3.25 n	Zoned IWD; ESFR sprinkler system	Robert Stout, SIOR

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				Monthly	Sq. Ft.		
3930 Apache Trail	29,954	n/a	\$995,000		\$4.00 nnn	±3.36 acres; fully air-conditioned bldg.; fluorescent lighting; brick & metal const. R-10 zoning with commercial PUD; ample parking; map 148.10/parcel 138	Jonathan Douillard Bill Hawkins, SIOR
427 Chestnut Street	29,000	TBD	n/a		\$2.50	3 buildings: 11,000 SF, 10,000 SF, 8,000 SF; 11' - 15' clear height; 2 dock doors Zoned MUL; ample parking; brick / block const.; map 105_3; parcel 217	Tee Patterson
125 International Blvd. LaVergne/Rutherford	25,736	4,736	\$2,399,000		TBD	7 drive-in doors; above ground fuel storage; 4 acres; I-2 zoning; built in 1986 6 cranes; 21' - 27' 5" clear height; exterior wash area; map 17/ parcel 2.05	Robert Stout, SIOR
131 Davis Street Portland/Sumner	±25,200 (Expandable)	±1,200	\$875,000		\$4.05 n	4 dock doors w/hydraulic pit levelers, dock seals & bumpers; 1 drive-in door 24' - 27' clr. ht.; zoned Ind.; built in 1997; 3.6 acres	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
700 Swan Drive Smyrna/Rutherford	25,000	As needed	\$2,875,000		\$2.95 n	3 (16' x 12') drive-in doors; 21 dock doors (generally canopied); 80 prkg. spcs. 5.3 ac.; zoned I2; map 19/parcel 25.03; 110' & 253' truck courts; wet sprinkler	J.P. Lowe, CCIM Robert Stout, SIOR
703 - 723 3rd Avenue North	24,422	TBD	\$1,250,000		n/a	.82 acres; CF zoning; income from cell tower; prime downtown location Fenced yard; great interstate access; potential re-development opportunity Portion of ±42,000 sf bldg.; clr. ht.: 18'; 30' x 36' col. spacing; sprinklered	Jonathan Douillard Clancy Hoban, CCIM
3074 Sidco Drive	24,347	7,853	n/a		\$5.95 nnn	Zoned IR; 1 (10' x 10') dock door w/mech. pit leveler & 1 (10' x 12') drive-in door	Tee Patterson Bill Hawkins, SIOR
The MetCom Center 1654 - 1682 Elm Hill Pike	23,991	As needed	n/a		\$5 .00 - \$7.00	ESFR sprinkler; 50' x 75' 1/2' column spacing; IR zoning Divisible; sidelights; 6 (9' x 10') dock doors	Jonathan Douillard
Walton Business Park 2608 Brick Church Pike	23,876	1,366	n/a		\$4.75 n	Clear heights: ±22' 9" - ±24' 11"; 60' x 30' col. spacing; wet sprinkler Zoned IWD; 7 dock doors	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
2633 Powell Avenue	23,400	150	n/a		\$3.50 n	19' - 23' clear height; 24' x 40' column spacing; sprinklered 3 docks & 1 drive-in	Hi Lewis Tee Patterson
Harding Business Park 432 Harding Industrial Drive	23,000	200	n/a		\$3.95 n	17' 6" - 26' 7" clear height; 3,000 amp, 480 volt, 3-phase electrical service 2 dock doors; luorescent lighting; zoned IR; skylights; built in 1985	Robert Stout, SIOR
515 Davidson Street	22,998	10,368	\$900,000		\$4.50 n	100% climate controlled; 1.95 ac.; fenced storage/parking; 13' 9" - 14' 2" clr. ht. IR zoning; 2 ramped drive in doors & 2 grade level doors; map 93_08/parcel 19	Hi Lewis J.P. Lowe, CCIM Michael Augustine, CCIM
776 Poplar Bluff Road Auburntown/Cannon	22,245	2,569	\$369,000		\$4.95 n	Zoned Industrial; 1,998 sf flex office/showroom; 2 (8' x 8' docks); buss ducting 4,800 sf whse. mezzanine; 6 acre site; ample parking; map 003/parcel 39	Robert Stout, SIOR
2600 Fessey Park Road	21,948	1,300	n/a		\$3.25 nnn	1 (10' x 8') drive-in door, 3 (10' x 10') dock doors & 1 (10' x 14') dock door Clear heights: ±13 - ±19; 1.02 acres; built in 1959	Tee Patterson Stephen Prather
Walton Business Park 2606 Brick Church Pike	21,855	2,800	n/a		\$4.75 n	Clear heights: ±22' 9" - ±24' 11"; 60' x 30' col. spacing; wet sprinkler Zoned IWD; 3 dock doors & 1 ramped drive-in door	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
Walton Business Park 2624 Brick Church Pike	21,435	6,075	n/a		\$5.25 n	22' 7" - 26' clear height; 80' x 30' column spacing; IWD zoning; ESFR sprinklers 3 (9' x 10') dock doors & 1 (12' x 14') grade level drive-in door; built in 1999	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
Old Hickory Bus. Park, Bldg. "C" 750 Hickory Industrial Drive	21,420	±650	n/a		\$3.35 nnn	23' - 27' clear height; 30' - 60' column spacing; built in 2001; ESFR sprinklers 6 (9' x 10') dock doors; 4 edge-of-dock levelers; zoned IWD	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
3045 Union Road White House/Robertson	21,250	5,650	\$743,750		\$2.95 nnn	1 (14' h x 16' w) dock platform with edge-o-dock leveler & UPS dock; 1.72 acres Zoned I-1; 24' - 28' 6" clear span; 1 (17' 8" h x 16' w) drive-in	Hi Lewis JP Lowe, CCIM Michael Augustine, CCIM
Harding Business Park 406 Harding Industrial Drive	21,000	2,532	n/a		\$3.95 nnn	3 dock doors; 17' - 19' 6" clear height; built in 1978; hanging gas heaters Fluorescent lighting; zoned IWD; skylights	Robert Stout, SIOR
408 Harding Industrial Drive	21,000	±5,056	n/a		\$4.85 nnn	5,000 sq. ft. mezzanine (add'l space); 15' 6" - 17' 9" clr. ht. 4 (8' x 10') dock doors; zoned IWD; minutes from Nashville Int'l Airport	Robert Stout, SIOR
502 - 508 Interstate Blvd. 104 Flex Avenue Portland/Sumner	20,900	2,900	\$875,000		n/a	5.18 acres; IWD zoning; 4 bldgs.; 6 drive-in doors ±4 acres; ±17' 8" - ±21' 9" clr. ht.; 25' x 50' col. spacing; 6 warehouse heaters	Jonathan Douillard Matt Woodard
901 6th Avenue South 802 Swan Drive Smyrna/Rutherford	20,576 (Divisible)	1,050	\$515,000		\$3.25 n	1(12' h x 10' w) dock door w/pit leveler & 1 (14' h x 12' w) drive-in door w/dock Div. to ±10,000 SF; 21' 6" - 23' 6" clr. ht.; 3 docks w/levelers; 6 tailgate doors	Hi Lewis J.P. Lowe, CCIM Michael Augustine, CCIM
901 6th Avenue South 802 Swan Drive Smyrna/Rutherford	20,475 (Divisible)	3,150	\$995,000		\$3.25 nnn	50' clear span; skylights; 1 (14' w x 10' h) ramped door; sprinklered	Patrick Brakefield, SIOR
Old Hickory Bus. Park, Bldg. "C" 756 Hickory Industrial Drive	±20,000 (Divisible)	4,600	n/a		\$2.95 nnn	3 drive-in doors & 9 (8' x 10') dock doors; 23' - 25' clear height; ESFR sprinklers; metal halide lighting; I-2 zoning (Light Industrial); metal cons.; map 19, parcel 13.01	Robert Stout, SIOR
119 Park South Court	±19,080	±800	n/a		\$3.35 nnn	23' - 27' clear height; 30' - 60' column spacing; built in 2001; ESFR sprinklers 6 (9' x 10') dock doors; zoned IWD	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
733 Massman Drive	18,400	1,457	\$630,000		\$4,000 g	12' 2" - 14' 10" clear height; 2 (10' x 10') dock doors; fluorescent lighting IWD zoning; 400 amp, 3-phase electrical; built in 1974/1989; 1.15 acres	Matt Woodard Tee Patterson Jonathan Douillard
12630 Old Hickory Blvd.	±17,193 (Divisible)	TBD	n/a		\$16,000 n	12' clear height; 1 (8' x 10') drive-in door & 52 (8' x 10') docks w/EOD levelers Built in 1971; 3.58 acres - paved, fenced & lit; 6.6 acres; IWD zoning	Robert Stout, SIOR Jonathan Douillard
619 Old Hickory Blvd.	17,125	2,170	n/a		\$4.35 - \$4.75 n	6.24 acres; 28' - 30' clr. ht.; 7 (9' x 10') dock doors & 1(10' x 12') dock door CS zoning; 93 lined parking spaces (extra parking available); sprinklered	Robert Stout, SIOR
					\$3.85 n	Clr. hts.: ±23' 6" - ±25' 4"; 30' x 75' col. spacing; exhaust fans; skylights 4 dock doors & 1 drive-in; wet sprinkler; IWD zoning; built in 1998	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM

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

## SUMMARY OF AVAILABLE PROPERTIES

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May 17, 2012

Property Address	Approx. Avail. Sq. Ft.	Office Area Sq. Ft.	Sale Price	Lease Rates		Comments/Features	Broker
				Monthly	Sq. Ft.		
Old Hickory Bus. Park, Bldg. "C" 760 Hickory Industrial Drive	±17,100	BTS	n/a		\$3.35 nnn	23' - 27' clr. ht.; 30' - 60' col. spacing; built in 2001; ESFR sprinklers; zoned IWD 2 (9' x 10') dock doors, 1 edge-of dock leveler & 1 (12' x 14') drive-in door	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
Allied Industrial Park 3711 Keystone Avenue	17,048	n/a	n/a		\$3.85 n	±22' clear height; 4 (10' x 10') dock doors; 28' x 75' column spacing Zoned IR; rail served	Patrick Brakefield, SIOR Tee Patterson
325 Hill Avenue	16,900	2,600	n/a		\$4.75 n	14' 6" clear height; 3 (10' x 10') dock doors; climate controlled wrhs.; .98 acre IR zoning; sprinklered; great interstate access; map 106-11/parcel 21	Tee Patterson
6401 Centennial Blvd.	16,900	2,000	n/a		\$4.00 n	Stand-alone building; built in 1973; IR zoning Within 2 miles of I-40 & 1/2 mile of Briley Parkway	Bill Hawkins, SIOR Clancy Hoban, CCIM
200 River Hills Drive	16,495	70%	\$1,095,000		\$6.50 n	11' - 12' clear height; 3 dock doors; air-conditioned warehouse; 1.57 acres 5,000 sf may be leased separately; IWD zoning; map 94/parcel 153	Robert Stout, SIOR Matt Woodard
200 River Hills Drive	16,495	2,000	\$1,095,000		\$6.50 n	11' - 12' clear height; 3 dock doors; air-conditioned warehouse; 1.57 acres 5,000 sf may be leased separately; IWD zoning; map 94/parcel 153	Robert Stout, SIOR Matt Woodard
2020 Lindell Avenue	15,500	2,500	n/a		\$5.65 n	1 (8' x 8') dock door & 1 (8' x 8') drive-in door; 10' 5" - 12' ceiling height Easy access on I-65 @ Wedgewood Ave.; sprinklered; fully air-conditioned	Bill Hawkins, SIOR Clancy Hoban, CCIM
1414 3rd Avenue South	15,285	3,600	\$650,000	Negotiable		Clear heights: ±11' 10" - ±15' 8"; .59 acre site 2 dock doors & 2 drive-in doors; sprinklered	Tee Patterson
3317 Charlotte Avenue Harding Business Park	15,006	2,430	n/a	\$7,350 n		14' - 19' clear height; 1 drive-in & 2 dock doors; .86 acres; map 93_13, parcel 82 CS zoning; potential for additional .56 acres of parking at end of block	Clancy Hoban, CCIM J. P. Lowe, CCIM
449 Harding Industrial Drive	±14,335	±920	n/a		\$4.75 nnn	4 (8' x 10') dock high doors, 2 levelers & covered platform; 18' 2" - 22' clr. ht. Built in 1978; 20 parking spaces; 600 amp, 240 volt, 3-phase electrical service	Robert Stout, SIOR
210 Omohundro Place	13,505	8,000	Negotiable	n/a		1.71 ac.; outside storage; built in 1970; zoned IR; map 94_10/parcel 44	Bill Hawkins, SIOR
29 Hermitage Avenue	12,800	1,000	n/a	\$2,950 g		14' clear height; 1 (14' x 12') drive-in door & 1 internal dock door; ample parking Built in 1950; suspended gas heat in warehouse; block construction	Jonathan Douillard Matt Woodard
119 Park South Court	12,400	1,457	n/a	\$4,000 g		12' 2" - 14' 10" clear height; 2 (10' x 10') dock doors; fluorescent lighting IWD zoning; 400 amp, 3-phase electrical; built in 1974/1989; 1.15 acres	Matt Woodard Tee Patterson Jonathan Douillard
1412 Antioch Pike, Suites 401 - 402	12,000	2,000	n/a		\$4.95 n	Zoned IWD; 25' x 60' column spacing; 4 docks & 1 drive-in; 3-phase power 18' - 22' clear height; 110' truck depth	Robert Stout, SIOR
Brick Church Business Park 2926 Brick Church Pike	12,000	767	n/a		\$4.50 n	16' 4" - 18' 6" clear height; 40' x 25' column spacing; 3 (8' x 10') dock doors IWD zoning; 10 parking spaces; sprinklers; built in 1989	Hi Lewis Michael Augustine, CCIM
Harding Business Park 429 Harding Ind. Drive	12,000	1,592	n/a		\$4.95 n	Sprinklered; clear height: 18' 2" - 22'; 120' bldg. depth High-bay metal halide lighting; block & metal const.; built in 1985	Robert Stout, SIOR
2916 Sidco Drive	10,974	3,674	n/a	\$7,500		Separate counter sales entrance; mezzanine storage; 18' 10" - 20' 7" clear height 1 dock door & 1 drive-in door; .53 ac. site; IR zoning; map 118-12, parcel 55	Tee Patterson
2600 Grissom Drive	10,400	2,200	n/a		\$6.00 n	11' 5" clr. ht.; hydrologic parts elevator; warehouse space on 2 floors 3 (9' x 10') drive-in doors; suspended gas heaters; floor drains	Stephen Prather Tee Patterson
Metroplex West 1205 Antioch Pike, Suite D	10,250	2,280	n/a		\$4.95 nnn	16' 6" - 16' 6" clear height; 2 dock doors & 1 drive-in; 10 parking spaces CS zoning; block & metal construction	Robert Stout, SIOR
1412 Antioch Pike, Suite 202	10,051	650	n/a		\$4.95 n	Zoned IWD; 25' x 50' column spacing; 3 docks & 1-drive-in; 3-phase power Built in 1987; 17' 7" - 21' clear height; 100' truck depth; 10 parking spaces	Robert Stout, SIOR
3628 Trousdale Drive, Suites C - F Brick Church Business Park	10,000	3,700	n/a		\$4.95 nnn	IR zoning; 4 (8' x 10') dock doors; sprinklered; private offices & centralized open cubicle space; suspended gas heaters in warehouse	Tee Patterson
535 Brick Church Park Drive	9,854	2,900	n/a		\$6.00 n	17' 8" - 19' 6" clr. ht.; 2 (8' x 10') UPS dock-high doors & 1 (8' x 10') dock door IWD zoning; 70' x 25' column spacing; wet sprinklers; built in 1995	Hi Lewis Michael Augustine, CCIM
1124 Myatt Blvd. 562 Huntley Ind. Blvd.	9,750 9,600	1,500	\$633,750		\$5.00 n	.7 acre; built in 2009; prefinished metal/steel; Rivergate Industrial Corridor location Zoned IR; 6 (12' x 12') drive-in doors; 13'9" - 12'0" clr. ht.; map 34_15, parcel 26	Hi Lewis JP Lowe, CCIM Michael Augustine, CCIM
Smyrna/Rutherford	(Divisible)	800	\$499,000		\$5.50	Divisible to ±4,800 sf; 1 drive-in door & 1 dock; wet sprinkler; 15 parking spaces Zoned Light Ind. (I-1); built in 2005; heavy electrical; map 19C/D, parcel 7; .74 ac. Clr. hts.: ±23' 6" - ±25' 4"; 30' x 75' col. spacing; exhaust fans; skylights	Robert Stout, SIOR
619 Old Hickory Blvd. 200 Weakley Lane	9,125	640	n/a		\$3.85 n	4 dock doors; wet sprinkler; IWD zoning; 150 amp, 3-phase elec.; built in 1998 Zoned industrial	Hi Lewis Clancy Hoban, CCIM Michael Augustine, CCIM
Smyrna/Rutherford	9,000	85%	n/a		\$5.75 n	Built in 1984; map 19/parcel 25.05	Robert Stout, SIOR
Brick Church Business Park 515 Brick Church Park Drive	8,900	3,744	\$795,000	\$6,000 n		20' 4" - 23' 4" clr. ht.; 2 (12' x 14') grade level drive-in doors; 1.51 acre site Zoned IWD; built in 1995; fenced outside truck court; 1,140 sf truck repair garage	Hi Lewis Michael Augustine, CCIM
2701 Grandview Avenue	8,465	n/a	\$270,000 (8,465 sf)	\$1,450 g (7,030 sf)		Ideal storage space; 1 (10' x 10') drive-in & 3 (8' x 10') dock doors; skylights IWD zoned; built in 1981; .26 ac. site; metal construction; map 119-09/parcel 033	Tee Patterson
4226 Westcap Road	8,100	1,000	n/a		\$6,750 g	11' - 15' clr. ht.; 4 (10' x 12') drive-in doors & 5 (10' x 10') dock doors; built in '01 Zoned OR20; divisible to 5,000 & 3,100 sf; 60 parking spots; map 40/parcel 222	Clancy Hoban, CCIM Robert Stout, SIOR

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				Monthly	Sq. Ft.		
2181 Highway 41 South Greenbrier/Robertson	8,000	TBD	\$300,000	n/a		Clear span warehouse; 14' - 17' clear height; 1 (10' x 10') dock door & 1 (10' x 10') drive-in door; frontage on Highway 41 South; 20 min. to I-24W & I 65S	Hi Lewis Michael Augustine, CCIM
Brick Church Business Park 531 Brick Church Park Drive	8,000	2,900	n/a	\$4,000	n	22' 3" - 25" clr. ht.; 2 (12' x 14') grade level drive-in doors; wet sprinkler IWD zoning; built in 1995; suspended gas warehouse heater; 220 volt, 2-phase	Hi Lewis Michael Augustine, CCIM
116 Longview St. LaVergne/Rutherford	7,510	670	\$425,000		\$6.95	<b>Owner financing avail.;</b> .45 ac.; zoned I-2; built in 1990; map 17J/parcel 12.03 1(10' x 10') drive-in door & 2 UPS dock doors w/canopy; showroom/display area	Robert Stout, SIOR
107 Woodruff Street Madison/Davidson	7,500	3,750	\$485,000		\$5.00	.46 ac. site w/20 parking spots; 10,000 sf bldg. 3 drive-ins; CS zoned	Hi Lewis Bill Hawkins, SIOR
Clarksville Commerce Center 1850 Business Park Drive	7,244	BTS	n/a		\$6.00	Clr. hts.: ±15' 10" - ±20' 8"; 25' x 40' col. spacing; divisible to 6,000 sf; 8.95 acres 5 dock doors & 4 drive-in doors; wet sprinkler; M-1 zoning; built in 1989	Hi Lewis JP Lowe, CCIM Michael Augustine, CCIM
Harding Business Park Sublease - 429 Harding Ind. Drive	6,025	1,592	n/a		\$5.95	1 drive-in & 1 dock door; sprinklered; clear height: 18' 2" - 22'; 120' bldg. depth High-bay metal halide lighting; block & metal const.; built in 1985	Robert Stout, SIOR
Clarksville Commerce Center 1850 Business Park Drive	6,000	BTS	n/a		\$6.00	Clr. hts.: ±15' 10" - ±20' 8"; 25' x 40' col. spacing; divisible to 6,000 sf; 8.95 acres 5 dock doors & 4 drive-in doors; wet sprinkler; M-1 zoning; built in 1989	Hi Lewis JP Lowe, CCIM Michael Augustine, CCIM
Harding Business Park Sublease - 403 Harding Industrial Dr.	±6,000	Minimal			\$3,000	Great exposure off Harding Rd. (across from Sam's Club & N'ville Athletic Club) Metal halide lighting; 17' 9" clr. ht; IR zoning; 2 (8' x 10') dock doors	Robert Stout, SIOR
Three - Building Portfolio 2105 - 2111 Gladstone Avenue	5,730	505	\$499,000 Sold Together	n/a		Three bldgs. can be purchased as one or separate; entire property is IWD zoned Ideal for a user to either live on site or have a rental property on site	Tee Patterson
425 Harding Industrial Drive	5,300	1,800	n/a		\$5.95	18' clear height; 1 drive-in door & 1 dock Built in 1986; IR zoning	Robert Stout, SIOR
2917 Murfreesboro Road	5,000	1,450	n/a		\$5.95	1 dock door & 1 drive-in door; flex space	Robert Stout, SIOR
1412 Antioch Pike, Suite 101	4,200	1,000	n/a		\$6.95	Zoned IWD; 1 (12' x 14') drive-in door; 16' - 18' clear height Built in 1987; fluorescent lighting/metal halide; 12 parking spaces	Robert Stout, SIOR
51 Fesslers Lane Harding Business Park	4,200	1,200	n/a	\$2,100	g	15' - 16' clear height in warehouse; 1 (10' x 10') drive-in door 2 restrooms in office and 2 restrooms in warehouse	Jonathan Douillard
417 Harding Industrial Drive	4,040	3,504	n/a		\$6.95	IR zoning; 1 dock door	Robert Stout, SIOR
104 Gingham Drive LaVergne/Rutherford	4,000	540	n/a	\$2,400	g	2 (12' x 14') drive in doors; hanging gas heaters; metal halide lighting 18' clr. ht.; zoned I-1, light industrial; built in 2004; metal construction	Robert Stout, SIOR
112 Gingham Drive LaVergne/Rutherford	4,000	540	n/a	\$2,400	g	2 (12' x 14') drive in doors; hanging gas heaters; metal halide lighting 18' clr. ht.; zoned I-1, light industrial; built in 2004; metal construction	Robert Stout, SIOR
476 Woodycrest Avenue	3,700	TBD			\$2,100	IR zoning; built in 1965; concrete & brick const.; 10' clear height; 1 (8' x 8') dock .17 ac.; fluorescent & metal halide lighting; suspended gas heaters in warehouse	Jonathan Douillard
12630 Old Hickory Blvd. Harding Business Park	±3,525	TBD	n/a	n/a	\$4.35 - \$4.75	6.24 acres; 28' - 30' clr. ht.; 7 (9' x 10') dock doors & 1 (10' x 12') dock door CS zoning; 93 lined parking spaces (extra parking available); sprinklered	Robert Stout, SIOR
Sublease - 403 Harding Industrial Dr.	±3,000	Minimal			\$1,750	Great exposure off Harding Rd. (across from Sam's Club & N'ville Athletic Club) Metal halide lighting; 17' 9" clr. ht; IR zoning; 1 (8' x 10') dock door	Robert Stout, SIOR
502 Interstate Blvd.	3,000	500	n/a	\$1,200	g	1 (18' x 14') drive-in door 18' clear height; 1 (8' x 10') dock; ample parking; brick construction; built in 1984	Jonathan Douillard Matt Woodard
730 Fesslers Lane Willow Trace I	2,500	900	n/a		\$6.00	IWD zoning; fluorescent lighting/metal halide; map 106 5; parcel 68 1 dock; built in 1988; 4.35 acres; separately metered utilities for each suite	Jonathan Douillard Stephen Prather
820 Fesslers Parkway, Suite 205	716	1,251	n/a		\$7.25	nnn Natural gas heat; just .19 miles from I-24 & 2.2 miles from LP Field	Jonathan Douillard
<b>Industrial Properties - Under Construction/Build to Suit</b>							
Old Hickory Bus. Park, Bldg. "D" Old Hickory/Robinson Road	143,000	As needed	n/a		TBD	Build-to-suit	Hi Lewis Bill Hawkins, SIOR
TN/KY Industrial Park - BTS 1120 Vaughn Drive/Portland	104,000	As needed	n/a		\$3.35	nnn Build-to-suit site; 8.1 ac.; cross dock; stand-alone bldg.; ESFR; 30' clear height 10 (9' x 10') dock doors & 1 (14' x 16') drive-in door; 50' x 60' column spacing	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM
Arcata Spec. Bldg. II Clarksville Ind. Park/Clarksville	Up to 101,200	As needed	n/a		TBD	3.8 acres; build-to-suit ESFR sprinkler	Bill Hawkins, SIOR

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				Monthly	Sq. Ft.		
90 - 100 Oceanside Drive	Up to 81,500	As needed	n/a		TBD	New Development Prime location; 8.8 acre site; zoned IR; map 105_5/parcel 1007	Clancy Hoban, CCIM Tee Patterson
Robinson Road - Industrial Drive	7.14 ac.		n/a		\$3 - \$6	CS zoning; development opp. with flat topography; traffic signal at intersection Retail / Commercial sites available; rare, large commercial tract	Bill Hawkins, SIOR
Fessey Park Road/Berry Hill	2 acres		n/a		TBD	Convenient to I-65 & I-440; Map 118_3/Parcel 5	Bill Hawkins, SIOR
<b>Office Properties</b>							
3930 Apache Trail	29,954	n/a	Call For Pricing		\$4.00 nnn	±3.36 acres; fully air-conditioned bldg.; fluorescent lighting; brick & metal const. R-10 zoning with commercial PUD; ample parking; map 148.10/parcel 138	Jonathan Douillard Bill Hawkins, SIOR
415 4th Avenue South	21,000	15,000	\$2,650,000	n/a		6,000 SF garage/storage; up to 58 private parking spaces; 2-story bldg.; .81 ac. Map 93_10/parcels 328 & 333; zoned CF - core frame	Bill Hawkins, SIOR
The Oaks Tower & Gardens 1100 - 1102 Kermit Drive	15,738	15,738	n/a		\$10 - \$14 fs	Management office on site; 24-hour tenant access w/key card; on-site security Storage units avail.; main entrances on both 1st & 2nd floor of Tower	Stephen Prather Kim Camp
Wade School 5022 Old Hydes Ferry Pike	12,000	12,000	\$795,000		\$11.50 nnn	Commercially zoned; all-brick const.; new roof; 12' ceiling height New windows & doors; 9' hallways	Jonathan Douillard Clancy Hoban, CCIM
440 Business Park Sublease - 732 Melrose Avenue	10,812	10,812	n/a	Negotiable		Dock high door; new finishes; restrooms; private entrance Central location with great interstate access; 2,537 sf storage space	Stephen Prather Tee Patterson
MetroCenter - Riverview Sublease - 545 Mainstream Drive	10,232	10,232	n/a	n/a	\$12.75	Sublease term expires in Dec., 2012 (additional term available); class A finishes Move in ready; furnishings are negotiable; space can possibly be subdivided	Stephen Prather
1651 Wilma Rudolph Blvd. Clarksville/Clarksville	9,963	9,963	\$675,000		\$12.00 nnn	±2 miles from Austin Peay Univ. & ±4.5 miles from I-24; renovated in 2000; 1 ac. M-2 zoning; 3-story bldg.; 2,100 sf stand-alone whse. behind office bldg.	Michael Augustine, CCIM Stephen Prather
Airways Plaza 1281 - 1283 Murfreesboro Road	9,000	9,000	n/a		\$15 - \$16 fs	Ownership & management office on site; 24-hour tenant access w/key card Signage avail.; minutes from Nashville Airport & downtown Nashville	Stephen Prather Kim Camp
101 Lea Avenue	8,292	8,292	\$1,950,000		\$20.00	±1,256 sf basement storage (not included in 8,292 sf of finished office space) DTC zoning; .22 ac. site; located in the Rutledge Hill National Historic District	Stephen Prather Tee Patterson
900 Captain Joe Fulghum Drive Murfreesboro/Rutherford	7,600 (Divisible)	7,600	n/a		\$9.95 n	3,800 or 7,600 sf; H1 zoning	Robert Stout, SIOR
Hill Business Center 200 Hill Avenue, Suites 4 & 5	4,800	4,800	n/a	\$1,200 g		Centrally located; easy access to I-440; security system in place Zoned IR; 8' x 8' dock platforms with each suite	Jonathan Douillard Tee Patterson
1900 Patterson Avenue	4,423	4,423	n/a		\$23.00 n	The heart of midtown's medical district; 148 striped & free parking spaces on site ORI zoning; 1.72 acres; space is built-out for an advanced surgery center	Stephen Prather
910 Wedgewood Avenue	4,399	4,399	\$595,000	n/a		Built in 1987; currently used as day care facility; .72 acre Zoned R8 with an Urban Zoning Overlay (UZO)	Stephen Prather Bill Hawkins, SIOR
Music Row 1105 17th Avenue South	±4,098	±4,098	n/a	\$4,500		1st floor-2,098 sf; parking for estimated 8 - 10 cars; ORI zoning; .18 acre 2nd floor-2,098 sf (interior access on 1st floor & private exterior access in back)	Stephen Prather
Music Row 1014 16th Avenue South	±4,096	±4,096	\$850,000	n/a		1st floor-2,176 sf, 2nd floor-1,920 sf (w/decks outside 2 offices - back of bldg) ±960 sf of attic storage space not currently incl. in square footage	Stephen Prather Kim Camp
417 Harding Industrial Drive Music Row	4,040	3,504	n/a		\$6.95 n	IWD zoning; 1 dock door	Robert Stout, SIOR
1605 17th Avenue South Music Row	3,765	3,765	\$700,000	n/a		Zoned Or20/Multi-Ovly; sufficient parking; built in 1975; 2010 taxes: \$9,157.03 Commercial/Office low-rise building; map 104-08/parcel 279; .18 acre site	Kim Camp
813 18th Ave. S.	3,616	3,616	\$689,000	n/a		<b>Studio equipment can be purchased seperately from the studio</b> Built in 1972 by Porter Wagoner; .17 acre site; ORI zoning	Stephen Prather
Oaks Business Center 2977 Sidco Drive	3,150	3,150	n/a	Call for Pricing		Newly re-developed office/showroom available; open floorplans 14' 3" ceiling height; new roof in '08; less than 1 mile to 100 Oaks area	Stephen Prather Hi Lewis
2100 Dunn Avenue Royal Elm Office Park	3,000	3,000	n/a		\$10.50 fsg	Open floorplan - 1 private office & restroom; previously used as art studio Less than .25 miles to Fairgrounds	Tee Patterson
406 Royal Parkway Westpark Building	2,874	2,874	n/a		\$13.50	3 year lease term	Stephen Prather
3212 West End Ave. - Ste. 301 Hill Business Center	2,442	2,442	n/a		\$20.00 fs	15 free striped parking spaces in surface parking lot; on-site property mngt. 60 free striped parking spaces in covered parking garage; 5-story building	Stephen Prather Kim Camp
200 Hill Avenue, Suite 4 Hill Business Center	2,400	2,400	n/a	\$1,200 g		Centrally located; easy access to I-440; security system in place Zoned IR; 1 (8' x 8') dock platform with each suite	Jonathan Douillard Tee Patterson
200 Hill Avenue, Suite 5 Hill Business Center	2,400	2,400	n/a	\$1,200 g		Centrally located; easy access to I-440; security system in place Zoned IR; 1 (8' x 8') dock platform with each suite	Jonathan Douillard Tee Patterson
104 - 122 Eagan Circle	2,333	2,333	\$199,000	n/a		Three lots totaling .72 acres; former home of United Auto Workers Union Zoned RS 7.5 - Special exemption for day care or religious institution	Stephen Prather Kim Camp
213 5th Avenue North	2,300	2,300	n/a		\$3.50 fs	Receptionist service & phone system; 2 conference rooms; copier Walking distance to both State and Federal courts	Stephen Prather

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

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				Monthly	Sq. Ft.		
4243 Lebanon Pike	2,172	2,172	n/a		\$17.50 sf	Suite is located in a ±6,400 sf medical center; avg. traffic count: 32,213 Parking ratio: 7 spaces per 1,000 rentable sf	Stephen Prather
119 30th Avenue South	1,980	1,980	\$360,000	n/a		Zoned Or20/Ov-Uzo; sufficient parking; built in 1930; 2010 taxes: \$4,019.31 Commercial/Office low-rise building; map 104-02/parcel 366; .14 acre site	Kim Camp
810 Kirkwood Avenue	1,970	1,970	\$499,000	\$3,000 n		±985 sf basement storage space & a ±1,146 sf stand-alone storage facility OR20 zoning; .30 acre site; .50 mile from I-65 / I-440 intersection	Tee Patterson Stephen Prather
MetCom Center 750 Massman Drive	1,824	1,824	n/a	\$1,500		Outside private entry possible Great location; 4 offices & a large work room, break counter w/sink	Stephen Prather Kim Camp
Westpark Building 3212 West End Ave. - Ste. 402	1,733	1,733	n/a		\$20.00 fs	15 free striped parking spaces in surface parking lot; on-site property mgmt. 60 free striped parking spaces in covered parking garage; 5-story building	Stephen Prather Kim Camp
2181 Highway 41 South Greenbrier/Robertson	1,660	1,660			\$2,300 g	Three private offices; conference room; kitchen; fluorescent lighting; parking	Hi Lewis Michael Augustine, CCIM
5209 Alabama Avenue	±1,650	±1,150	n/a	\$1,350 n		±500 sf of storage; 10' clr. ht. in office/10' - 12' clr. ht. in storage; built in 1989 2 (10' x 8') drive-in doors; CS zoning; .18 acre; 12 spaces in front - 3 in back Access via Park South Court & Foster Avenue; map 106_14/parcels 18 & 181 3.07 acres; IWD zoning; central location to downtown and I-440	Clancy Hoban, CCIM Jonathan Douillard Matt Woodard
101 & 107 Park South Court Westpark Building 3212 West End Ave. - Ste. 400	1,440	1,440	n/a		\$6,500 g	15 free striped parking spaces in surface parking lot; on-site property mgmt. 60 free striped parking space in covered parking garage; 5-story building	Stephen Prather Kim Camp
5623 Lenox Avenue	1,380	1,380	\$285,000	n/a		Zoned Or20; 2 parcels totaling .32 acres; parcels can be sold separately Map 91 - 14/parcels 140 & 161; right off intersection of Charlotte & White Bridge	Clancy Hoban, CCIM Robert Stout, SIOR
Sublease - Maryland Farms 100 Winner's Circle - Ste. 120	1,321	1,321	n/a		\$21.58 fs	Current term expires 6-30-15; ground level space; ample parking 4-story, ±73,470 sf class A office bldg., built in 1988 & renovated in 1999	Stephen Prather
Sublease - 2206 8th Ave. South Westpark Building 3212 West End Ave. - Ste. 200	1,260	1,260	n/a	\$1,575 fs		2nd floor office suite; parking in rear of office bldg.; deck in back of office suite Three offices; full bathroom; full kitchen; separate side entrance	Stephen Prather
Royal Elm Office Park 2603 B Elm Hill Pike	1,250	1,250	n/a		\$20.00 fs	15 free striped parking spaces in surface parking lot; on-site property mgmt. 60 free striped parking space in covered parking garage; 5-story building	Stephen Prather Kim Camp
2310 Eugenia Avenue Westpark Building 3212 West End Ave. - Ste. 204	1,000	1,000	n/a		\$13.75 mod. gross	Convenient location (near Nashville Int. Airport); drive-up parking Great visibility and easy access	Stephen Prather Kim Camp
Regions Bank Drive-Thru 1827 Murfreesboro Pike	874	874	\$110,000	n/a		.17 acre lot; office or redevelopment potential; central location Zoned IWD; map 118-08/parcel 013	Tee Patterson Stephen Prather Kim Camp
1827 Murfreesboro Pike	700	700	n/a		\$20.00 fs	15 free striped parking spaces in surface parking lot; on-site property mgmt. 60 free striped parking spaces in covered parking garage; 5-story building	Stephen Prather Kim Camp
<b>Retail Properties</b>	±522	±522	n/a		\$3,650 n	Building has infrastructure in place for drive-thru banking operation ±2 miles from Nville Int'l Airport & ±1 mile from Nashboro Village	Stephen Prather Tee Patterson
3930 Apache Trail Wade School 5022 Old Hydes Ferry Pike	29,954	n/a	Call For Pricing		\$4.00 nnn	±3.36 acres; fully air-conditioned bldg.; fluorescent lighting; brick & metal const. R-10 zoning with commercial PUD; ample parking; map 148.10/parcel 138 Commercially zoned; all-brick const.; new roof; 12' ceiling height	Bill Hawkins, SIOR Jonathan Douillard
1268 Lewisburg Pike Franklin/Williamson	12,000	12,000	Negotiable		\$11.50 nnn	New windows & doors; 9' hallways	Jonathan Douillard Clancy Hoban, CCIM
2714 & 2716 Glenrose Avenue Old Hickory Retail Center Old Hickory/Robinson Road	8,146	8,146	\$2,300,000			5.88 acres of land, historic retail/restaurant; 40 parking spaces; completely renovated in early 2011; existing business can be bought	Stephen Prather Tee Patterson
	2,112	2,112	\$225,000	\$1,900 nnn		CS zoning; ample parking; built in 1950; .44 acres; heating & cooling Outside patio & grill; fluorescent lighting; map 119/parcels 46 & 116	Jonathan Douillard Stephen Prather
	27.81 ac.		Negotiable			Retail sites Zoned CS	Bill Hawkins, SIOR
<b>Land</b>							
Property Address	Approx. Avail. Acreage	Sale Price	Lease Rates		Comments/Features	Broker	
			Monthly	Sq. Ft.			
Rossvie Road Clarksville/Montgomery County	114.45 ac.	\$27,500 ac.	na		Favorable topography for development: convenient access to I-24; zoned M-1 Not in floodplain; map 58/parcel 1.00; 2010 taxes: \$13,155.12	JP Lowe, CCIM Hi Lewis Michael Augustine, CCIM	
Old Hickory Blvd. @ I-65 Madison/Davidson	103 ac.	\$1,400,000	n/a		Zoned RM-9; utilities available to the site; rolling topography; map 24/parcel 40 Located off Old Hickory Blvd. in Madison; excellent interstate visibility from I-65	Bill Hawkins, SIOR Hi Lewis Michael Augustine, CCIM	

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		Sale Price	Monthly		
McGavock Pike	80.78 ac.	TBD	n/a	Rare large land tract; airport overlay district; zoned R10; map 134/parcel 130	Bill Hawkins, SIOR
I-24 East & Almadale Road	57 ac.	\$1,900,000	n/a	Excellent indust. development site; all utilities available Zoned Industrial in Rutherford Co.	J.P. Lowe, CCIM Robert Stout, SIOR
Old Hickory Blvd. Whites Creek/Davidson	55 ac.	\$385,000 / \$7,000 ac.	n/a	Zoned AR2A; map 39/parcels 107 - 117 & 119 3 miles from I-24; potential development site	Hi Lewis Michael Augustine, CCIM
Fergus Rd. @ Murfreesboro Rd. LaVergne/Rutherford	46 ac. (Divisible)	\$955,000 / \$20,761 ac.	n/a	Will divide down to 1 - 2 ac. for commercial use - frontage on Murfreesboro Rd. Zoned C-2 (highway services district); map 18, parcel 2; all utilities available	Robert Stout, SIOR
Beesley Road @ I-840 Murfreesboro/Rutherford	42 ac.	\$120,000 ac.	n/a	Prime commercial site; flat topography Great access and visibility from SR 840	Robert Stout, SIOR J.P. Lowe, CCIM
Waldron Business Park LaVergne/Rutherford	33.85 ac. (Divisible)	\$3,100,000	na	Zoned Industrial (Rutherford County I-2) & Commercial (C-2 Highway Services) Sidewalks planned for Waldron Rd. in front of site; traffic signal @ Int'l Blvd.	Robert Stout, SIOR
Trenton Road & Needmore Road Clarksville/Montgomery County	30 ac.	\$150,000 ac.	na	Convenient access to I-24; close proximity to est. business park & amenities Split zoning: C5/R4/C3; not in floodplain; 2010 taxes: \$584.01	JP Lowe, CCIM    Hi Lewis Michael Augustine, CCIM
Waldron Business Park LaVergne/Rutherford	29.64 ac. (Divisible)	\$2,827,500 / \$97,500 ac.	na	Zoned Industrial (Rutherford County I-2); traffic signal @ Int'l Blvd. Waldron Rd./Parthenon Pkwy. Is being widened to 5 lanes by TDOT	Robert Stout, SIOR
Threet Industrial Blvd. Smyrna/Rutherford	28 ac. (Divisible)	\$1,999,000 / \$71,393 ac.	n/a	Zoned Ind. (Rutherford County I-3); all utilities on site; located on US Hwy. 41 Adjacent to the Smyrna Airport Terminal & Smyrna Public Golf Course	Robert Stout, SIOR
Robinson Road - Industrial Drive Lewisburg Hwy. (Hwy. 50) & I-65 Columbia/Maury	27.81 ac. 22.23 ac.	n/a \$233,500 / \$10,000 ac.	n/a	CS zoning; development opp. with flat topography; traffic signal at intersection Retail / Commercial sites available; rare, large commercial tract Great Interstate Location at Exit 37 Development Opportunity	Bill Hawkins, SIOR Robert Stout, SIOR J.P. Lowe, CCIM
Ashland City Hwy @ Briley Pkwy.	16.73 ac.	\$30,000 ac.	n/a	Ar2a Zoning; 1 mile west of Briley Pkwy.	Bill Hawkins, SIOR
Dickerson Pike @ Briley Parkway	16.66 ac.	\$125,000 ac.	n/a	Minutes from Briley Parkway, I-65 N & I-24 W; zoned RS-7.5; map 50/parcel 48	Matt Woodard
2915 - 2923 Brick Church Pike Lewisburg Hwy. (Hwy. 50) & I-65 Columbia/Maury	16.41 ac. 14.34 ac.	\$500,000 \$215,250 / \$15,000 ac.	n/a	Five parcels together: map 60/parcels 27, 28, 29, 30 & 31; zoned R-8 Great Interstate Location at Exit 37 Development Opportunity	Bill Hawkins, SIOR Robert Stout, SIOR J.P. Lowe, CCIM
1515 5th Avenue North	13.74 ac.	\$7,550,000	n/a	Presently zoned Mixed Use, this site presents a unique redevelopment opportunity in the heart of Historic Germantown near downtown Nashville	Bill Hawkins, SIOR
1827 Murfreesboro Pike	±12.22 ac.	\$4.00 / SF - all \$6.00 / SF - frontage	n/a	±320 sf frontage on Murf. Pike; easy traffic light acces to property; ADTC: 32,268 2 miles from airport; free commercial sewer tap fees go to the new owners	Tee Patterson Stephen Prather
6401 Centennial Blvd. Murfreesboro Rd., S. of Starwood Murfreesboro Rd./LaVergne	±11 ac. 10.01 ac.	Negotiable \$1,300,000	n/a TBD	IR zoning; within 2 miles of I-40 & 1/2 mile of Briley Parkway; rail service available ±84,612 sf of office & warehouse space included; prime investment site Available for Sale, Lease or Build-to-Suit Map 175/Parcel 196; Commercial PUD	Bill Hawkins, SIOR Patrick Brakefield, SIOR Bill Hawkins, SIOR
2518 - 2522 Elm Hill Pike Lewisburg Hwy. (Hwy. 50) & I-65 Columbia/Maury	9.09 ac. 7.89 ac.	Negotiable \$118,350 / \$15,000 ac.	n/a	Nearly 1,000 feet of frontage on Elm Hill Pike; consists of 3 parcels All utilities available at site Great Interstate Location at Exit 37 Development Opportunity	Stephen Prather Robert Stout, SIOR J.P. Lowe, CCIM
Robinson Road - Industrial Drive 635 Old Hickory Blvd. Old Hickory/Davidson	7.14 ac. 7.13 ac.	n/a Negotiable	n/a	CS zoning; development opp. with flat topography; traffic signal at intersection Retail / Commercial sites available; rare, large commercial tract Build-to-suit opportunity Development site	Bill Hawkins, SIOR Robert Stout, SIOR
2436 Brick Church Pike	7.02 ac.	\$50,000 ac.	n/a	Build-to-suit opportunity	Hi Lewis
5724 River Road 480 Mason Road LaVergne/Rutherford	6.56 ac. 5 ac.	\$1,266,700 \$490,000	n/a	Zoned Commercial Limited; located adjacent to Wal-Mart in West Nashville Easy interstate access; map 102/parcel 12 Zoned I-2 (heavy industrial); 480' of frontage on Mason Road; can be subdivided Site is approved for 37,000 SF of office/warehouse	Clancy Hoban, CCIM Robert Stout, SIOR Robert Stout, SIOR

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		Sale Price	Monthly			Sq. Ft.
Waldron Business Park LaVergne/Rutherford	4.85 ac.	\$1,295,000 / \$360,000 per lot	na		Zoned Commercial (C-2 Highway Services); traffic signal @ Int'l Blvd. Waldron Rd./Parthenon Pkwy. Is being widened to 5 lanes by TDOT; 4 lots Adjacent to Starwood Development; zoned IWD; all utilities available	Robert Stout, SIOR
Old Hickory Blvd.	4.55 ac.	\$379,000 / \$83,296 ac.	n/a		Easy access to I-24, via Old Hickory Blvd. on Murfreesboro Road Access via Park South Court & Foster Avenue; map 106_14/parcels 18 & 181 IWD zoning; central location to downtown and I-440	Robert Stout, SIOR Jonathan Douillard Matt Woodard
101 & 107 Park South Court 110 Capital Way Christiana/Rutherford	3.07 ac. 2.4 ac.	n/a \$299,500 / \$124,792 ac.	\$6,500 g n/a		Prime comm. site; flat topography; great access & visibility from I-24 Map 175, parcel 39.01; IWD zoning; not in floodplain Easy access to I-24, via Old Hickory Blvd.; adjacent to Starwood Development Can be subdivided (Two one-acre parcels) Zoned I-2 (Heavy Industrial)	Robert Stout, SIOR Robert Stout, SIOR J.P. Lowe, CCIM
12615 Old Hickory Blvd. Mason Road LaVergne/Rutherford	2 acres 2 acres	\$240,000 / \$120,000 ac. \$139,000 ac.	n/a n/a		Map 60/Parcel 170; zoned IWD; convenient to interstate Development opportunity; easy access to I-24 Less than 1/4 mile from the New Salem Hwy. interchange at I-24	Robert Stout, SIOR Hi Lewis
578 Brick Church Park Drive 1231 Old Salem Road Murfreesboro/Rutherford	1.5 ac. 1.39 ac.	n/a \$695,000	\$1,000 g n/a		Zoned I-2; heavy industrial; great interstate visibility	J.P. Lowe, CCIM Patrick Brakefield, SIOR
Sublease - 173 Industrial Blvd. LaVergne/Rutherford	1.34 ac.	n/a	\$1,850			
1231 2nd Avenue North	.89 ac.	\$595,000	n/a		Germantown area; excellent redevelopment site; map 82_9/parcel 361-374	Matt Woodard
828 Dickerson Pike	.84 ac.	n/a	\$1,700		Zoned CS; minutes from I-24 W & I-65 N; map 82_6/parcel 8 .81 ac.; 6,000 SF garage/storage; up to 58 private parking spaces; 2-story bldg. Map 93_10/parcels 328 & 333; zoned DTC - Downtown Code	Hi Lewis Michael Augustine, CCIM
415 4th Avenue South Tennessee Development Sidco & Powell	.81 ac. .683 ac.	\$2,650,000 n/a	n/a \$1,800		Short or long-term lease available Zoned RM40; map 104_11/parcels 185, 186 & 187 Excellent development opportunity	Tee Patterson Stephen Prather Bill Hawkins, SIOR
1907 - 1911 Convent Place	.68 ac.	Make an Offer	n/a		2 lots (.37 acre & .19 acre); located next to corner of Charlotte Ave. & 46th Ave. Zoned Commercial Services; map 91_17, parcel 7 & map 91_12, parcel 165	Clancy Hoban, CCIM
4506 Charlotte Avenue	.56 ac.	\$975,744	n/a		Prime location less than .25 mile from Harding Rd. & I-65; map 132_16/parcel 121 Zoned Commercial Services (CS); great owner/user building opportunity	Tee Patterson Stephen Prather
4623 Trousdale Drive Tennessee Development Sidco & Powell	.53 ac. .509 ac.	\$175,000 n/a	n/a \$1,800		Short or long-term lease available Convenient West Nashville location; quick access to both I-40 & Briley Pkwy. Or20 zoning; map 91-5, parcel 140	Tee Patterson
644 Vernon Avenue	.4 ac	\$60,000	n/a		Level lot ideal for new construction; CS zoned, .60 FAR; existing mobile bldg. Great interstate visibility w/easy access to I-40 & Charlotte Ave.	Clancy Hoban, CCIM Kim Camp
4309 Alabama Avenue	.17 ac.	\$135,000	n/a			

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