

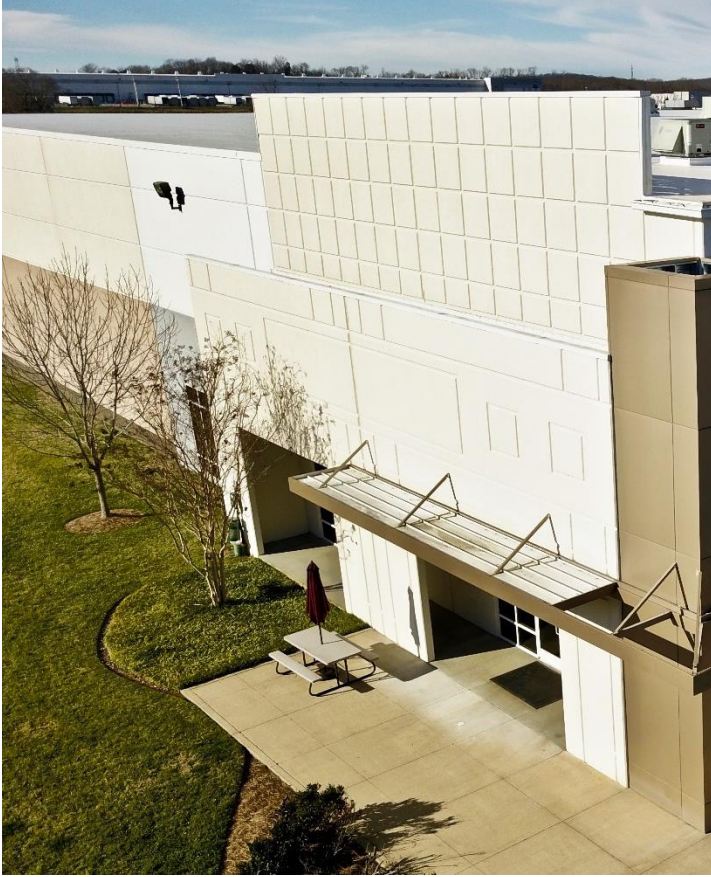
# CHARLES HAWKINS CO.

DRONE VIDEO

## FOR LEASE

Class A Industrial Building: ±126,000 SF Available  
Located in the CentrePointe Distribution Park

4000 CentrePointe Drive, La Vergne, TN 37086



### HIGHLIGHTS

- ±126,000 SF Class A Industrial Space Available
- BTS Office Space
- Lease Rate: \$4.95/ SF Net
- Excellent access to I-24 via Waldron Road (0.5 mile)
- Located in the CentrePointe Distribution Park (CentrePointe 7)



**Robert Stout, SIOR**  
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Exclusively listed by:  
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760 Melrose Avenue  
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For Lease  
 ±126,000 SF Available  
 Industrial Building

4000 CentrePointe Drive  
 La Vergne, TN 37086  
 Rutherford County

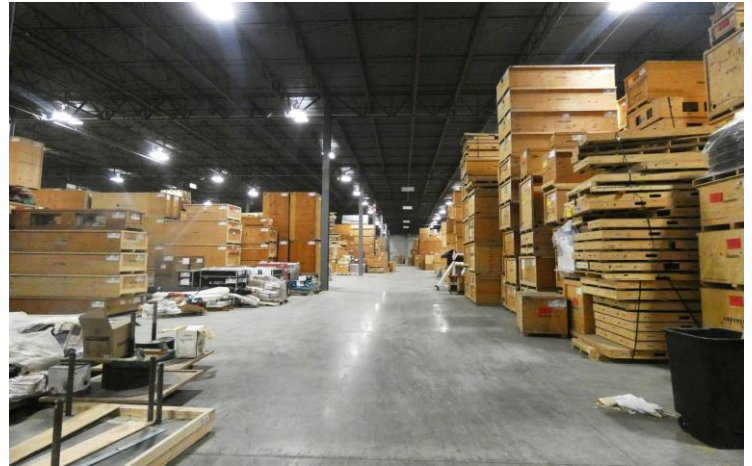
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## BUILDING SPECIFICATIONS

**Building Size:** 497,700 SF Total Building Size  
**Sprinklers:** ESFR Sprinklers  
**Column Spacing:** 50' x 52'6" Column Spacing  
**Office:** Office (Build-to-Suit)  
**Dock Doors:** 16 (9' x 10')  
**Truck Court Depth:** 175' Truck Court: 140' (Front) & 125' (Back)/ Concrete Apron: 50'  
**Ceiling Height:** 30'  
**Construction:** Concrete Tilt-Wall  
**Fans / Heating:** Cross Ventilation Exhaust Fans

## OPERATING EXPENSES

- **Property Tax:** \$.47/sf
- **Property Insurance:** \$.07/sf
- **Common Area Maintenance:** \$.21/sf
- **Management Fee:** 3% of gross rent



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