CHARLES HAWKINS CO.

Drone Video

SALE OR LEASE

Opportunity Zone Location

±12,240 SF Total on 0.91 Acres Truck Service/Maintenance Facility Located off Murfreesboro Pike; Minutes from Downtown Nashville

HIGHLIGHTS

- ± 12,240 SF
- Lease Rate: \$12/ SF NNN .
- Sale Price: \$1,950,000
- 0.91 Total Acres .
- Located in an opportunity zone
- 3 Parcels:
 - Parcel 1: 0.73 Acres 0
 - Parcel 2: 0.13 Acres 0
 - Parcel 3: 0.05 Acres 0
- Central location near downtown
- Located off Murfreesboro Pike/Lafayette Street
- Convenient interstate access: I-24, I-40 and I-65



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Exclusively listed by: Charles Hawkins Co. / CORFAC International 760 Melrose Avenue Nashville, TN37221 T:615.256.3189 / F: 615.254.4026 No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Sale or Lease ±12,249 SF Available Truck Service Facility

2 Fairfield Avenue Nashville, TN 37210 Davidson County

CHARLES HAWKINS CO.

SPECIFICATIONS

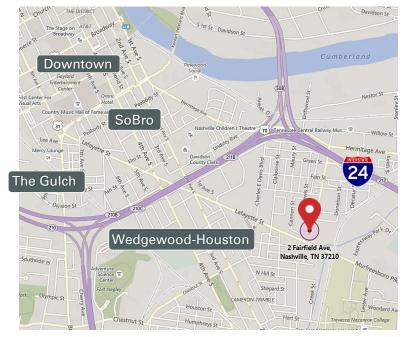
- 11 Total Drive-in Doors:
 - \circ 3 drive-in doors (12' x 14')
 - 5 drive-in doors (14' x 16')
 - \circ 3 drive-in doors (14' x 14')
- Drive-through bays
- 3-ton crane
- Bldg. dimensions 120' deep x 100' wide
- Metal halide and T5 lighting
- Sprinklered
- Air lines throughout
- Zoned IWD













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