

SALE OR LEASE

NEW CONSTRUCTION

Industrial Facilities: ±4,800 SF Available
Conveniently Located Only One Mile from I-24 Via
Waldron Road

165 Jones Blvd, La Vergne, TN 37086



HIGHLIGHTS

- New construction
- ±4,800 SF Industrial buildings (6 total buildings)
- ±594 SF Office per building
- ±2.31 Acres (shared among 6 buildings)
- Lease Rate: \$4,200 per month (Net) Sale Price: \$695,000
- (2) 12' x 14' drive in doors
- 18' Eave height
- Building dimensions: (60' x 80')
- Conveniently located only one mile from I-24 (off Waldron Road)



Robert Stout, SIOR
First Vice President
O: 615.345.7210
rstout@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale or Lease
±4,800 SF
Industrial Buildings

165 Jones Blvd
La Vergne, TN 37086
Rutherford County

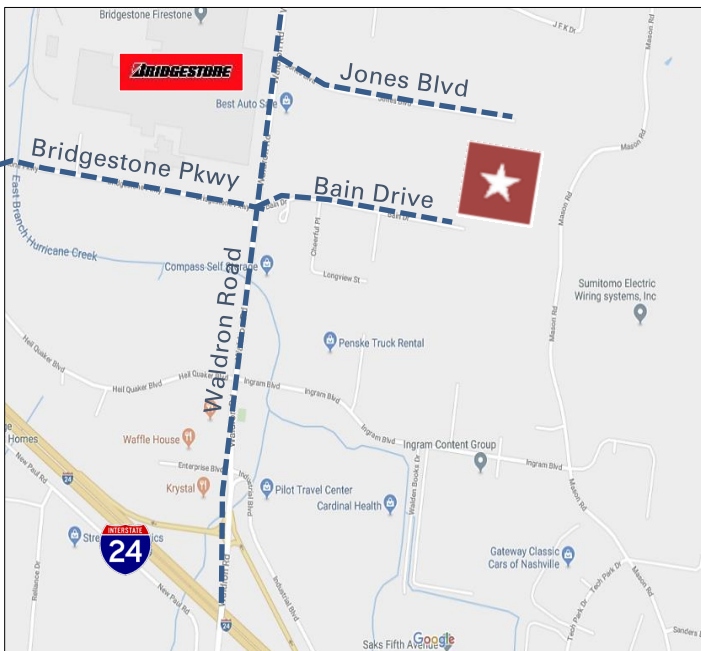
CHARLES
HAWKINS CO.

CURRENT PROGRESS



ESTIMATED OPERATING EXPENSES

Taxes:	\$1.60/ SF
Insurance:	\$0.27/ SF
HOA/CAM:	\$0.69/ SF



Robert Stout, SIOR
First Vice President
O: 615.345.7210
rstout@charleshawkinsco.com

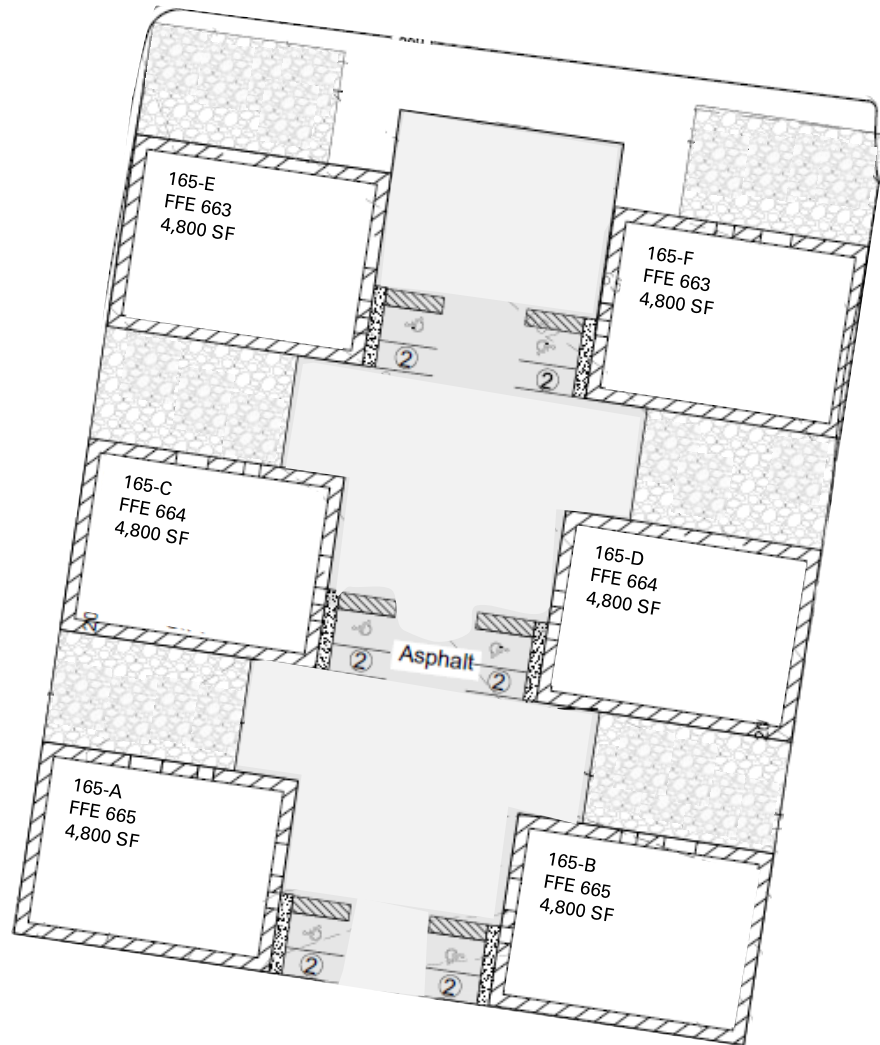
Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale or Lease
±4,800 SF
Industrial Buildings

165 Jones Blvd
La Vergne, TN 37086
Rutherford County

CHARLES
HAWKINS CO.

SITE PLAN



Robert Stout, SIOR
First Vice President
O: 615.345.7210
rstout@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026