

# FOR LEASE

±6,000 SF Flex/Industrial Space with Great Exposure

Located in the Harding Business Park near BNA Airport

409 Harding Industrial Drive, Nashville, TN 37211



## HIGHLIGHTS

- **Great exposure/frontage on Harding Place**
- ±6,000 SF End Cap Space
- ±2,200 SF Office
- Lease Rate: \$17.50/ SF NNN
- Zoned IR
- Located off I-24 at the corner of Harding Place and Harding Industrial

## OPERATING EXPENSES

<b>CAM:</b>	\$0.74/SF
<b>Taxes:</b>	\$1.03/SF
<b>Insurance:</b>	\$0.49/SF
<b>Management Fee:</b>	3.5% of Base Rent



**Robert Stout, SIOR**  
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Exclusively listed by:  
Charles Hawkins Co.  
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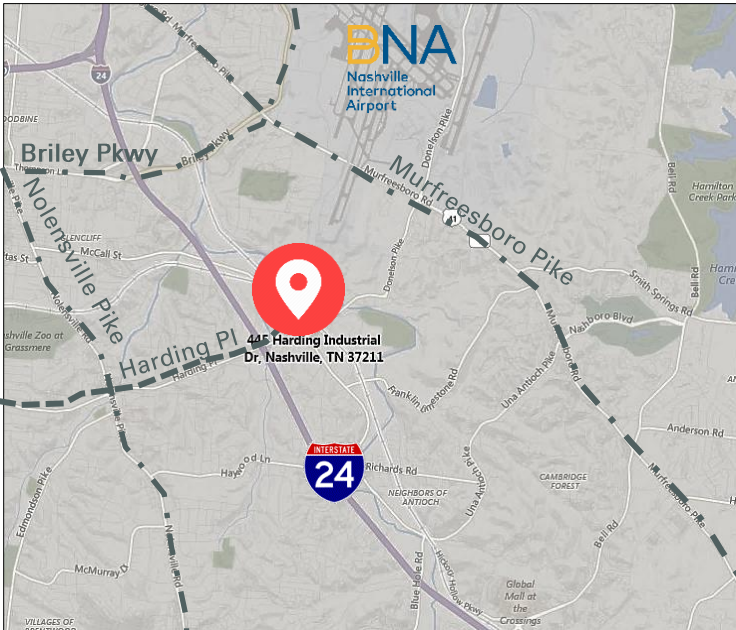
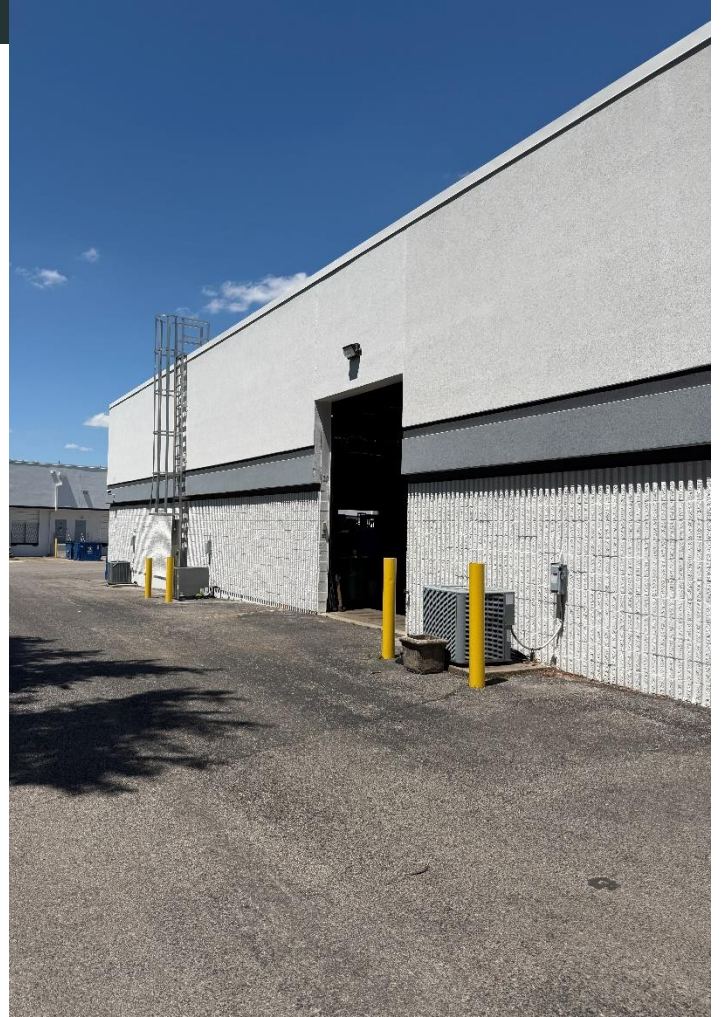
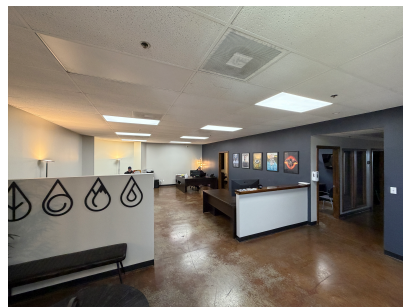
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Davidson County

CHARLES  
HAWKINS CO.

## SPECIFICATIONS

- 3 Private Offices
- Break Area
- Cubicle Space
- LED Lights
- 16' Clear Height
- 1 Dock Door
- 1 Drive-in Door
- HVAC/Heat in Warehouse
- 25' x 40' Column Spacing
- Sprinklered
- Mezzanine Storage



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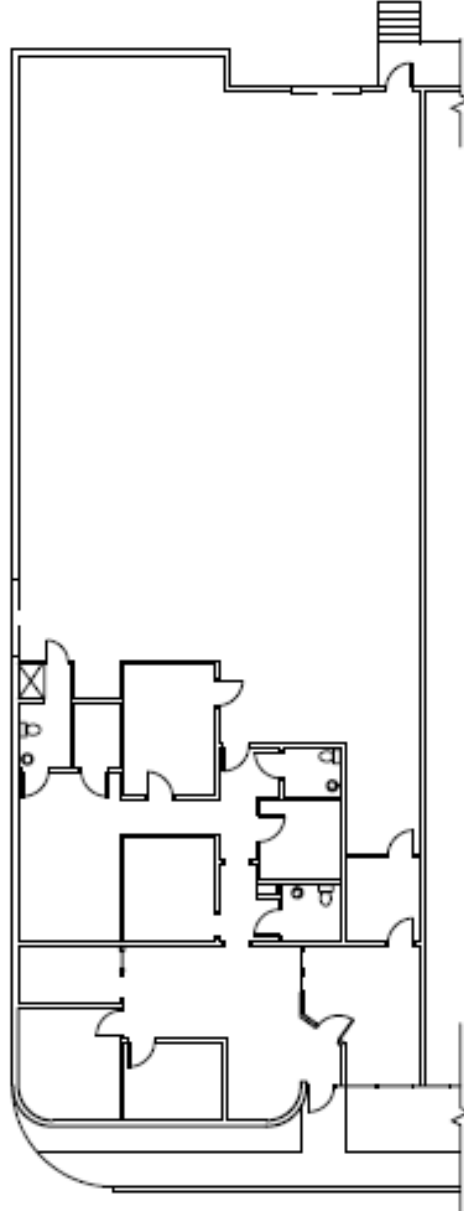
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## FLOOR PLAN



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