

SUBLEASE

±40,320 SF Available

Industrial Leasing Opportunity near BNA Airport

3189 Franklin Limestone Rd, Antioch, TN 37013

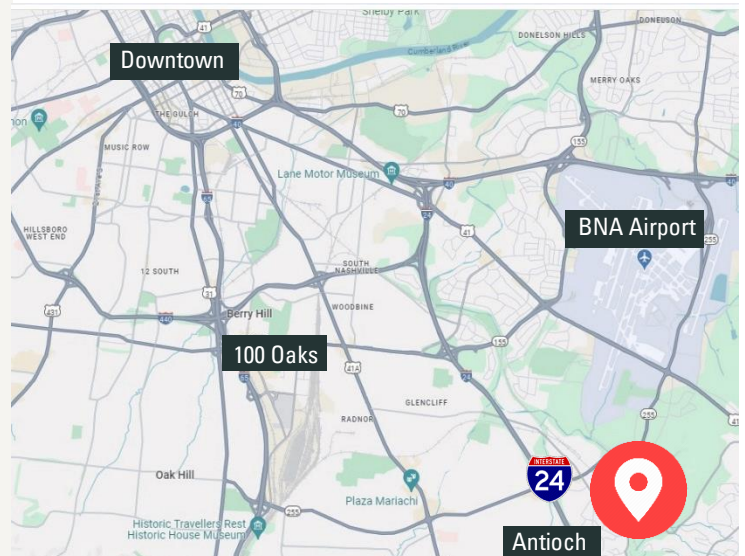


HIGHLIGHTS

- ±40,320 SF Available
- **Outdoor Storage, Extra Trailer Parking**
- Lease Rate: \$9.95/ SF Net
- Close access to I-24 and the Nashville International Airport
- ±4,000 SF of Office
- ±4,000 SF load-bearing mezzanine
- 23'-27' Clear height
- Exhaust fans
- LED lights
- (10) Dock doors
- (1) Drive-in door

OPERATING EXPENSES

- CAM: \$0.28/SF
- Insurance: \$0.38/SF
- Taxes: \$1.62/SF
- Management Fee: 3.5% of base rent



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
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Davidson County

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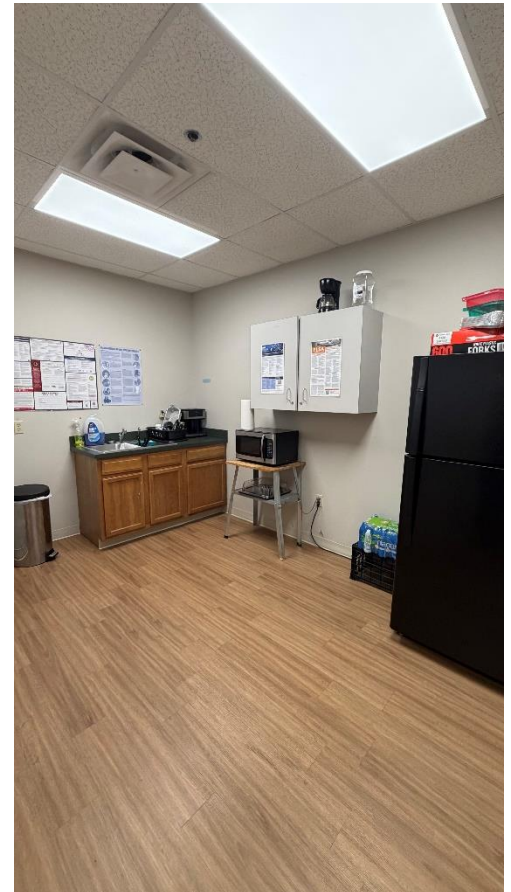
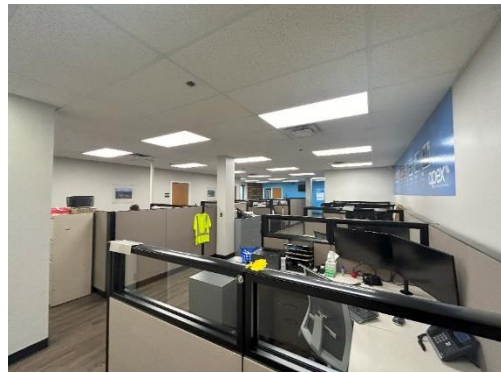
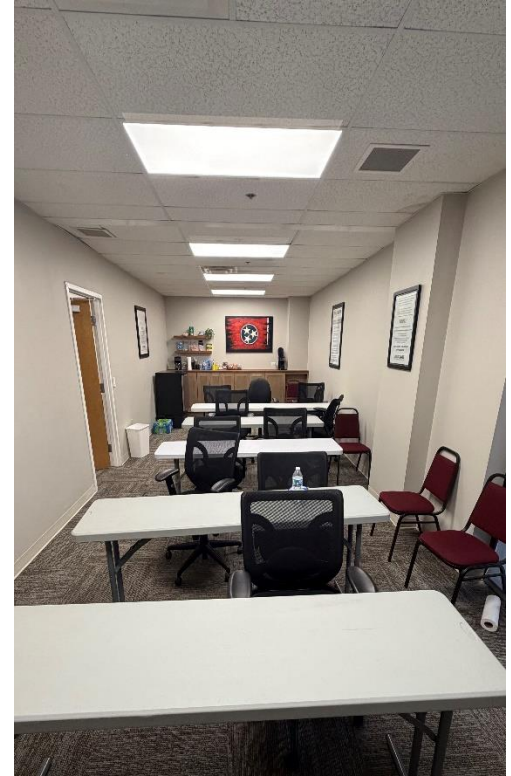
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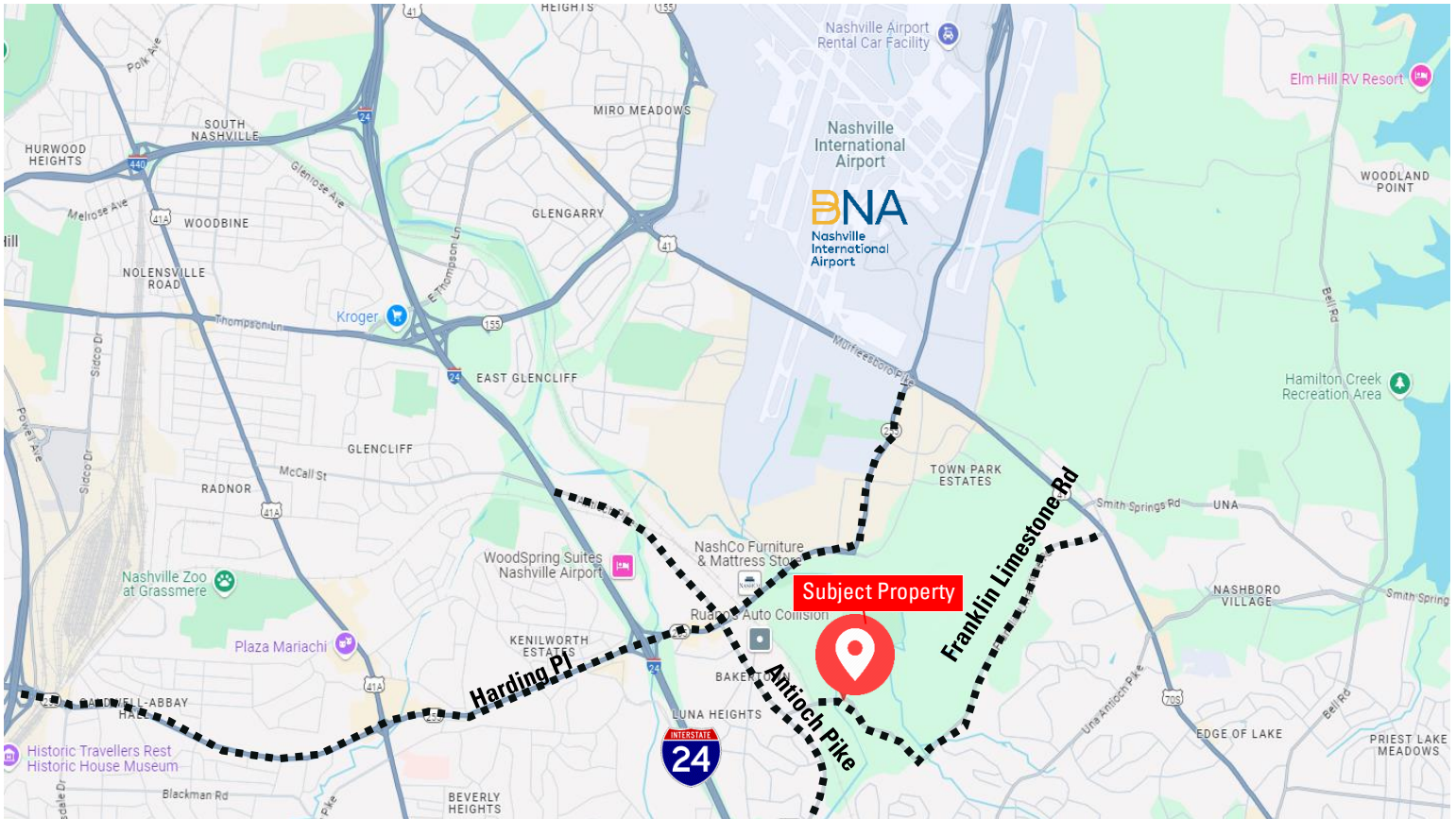
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