

SALE OR LEASE

±18,750 SF Industrial Building on a 2.01-Acre Lot

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services

±0.96 Acres Available for Additional
Parking/Outdoor Storage

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additional parking/outdoor
storage

4233 HURRICANE CREEK
ANTIOCH, TN

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Charles Hawkins Co.
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2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

SALE OR LEASE INDUSTRIAL BUILDING

SPECIFICATIONS

Size	±18,750 SF on a 1.05-Acre Lot
Office	±1,250 SF (50' x 25')
Parking	17 striped spots
Lighting	LED Lighting (Skylights in Warehouse)
Clear Height	13'6" - 17'
Extra Land	±0.96-Acre laydown yard adjacent to building could be used for additional parking/outside storage
Loading	(2) 14' w x 12' t Powered, grade-level, drive-in doors (1) 10'x10' Dock high door with an internal dock leveler
Power	800 Amps of 208-V, 3-phase power

Column Spacing	25' x 50' (column protectors)
Construction	Metal construction with box-on-box office with brick veneer
Security	Security in place with exterior cameras
Restrooms	(1) Warehouse / (2) Office
HVAC	100% Air-conditioned; Ceiling-hung, gas-fired heaters; Wall mounted exhaust fans/louvers; (2) Column-mounted fans

Building Pricing:

Sale Price - \$5,000,000
Lease Rate - \$14.95/SF NNN

Estimated Operating Expenses

Taxes - \$1.30/SF
Insurance - \$0.50/SF
CAM - \$0.33/SF
Management Fee - 3.5% of Base Rents

Land Pricing:

Sale Price - \$750,000
Lease Rate - \$6,500/month NNN

Estimated Operating Expenses

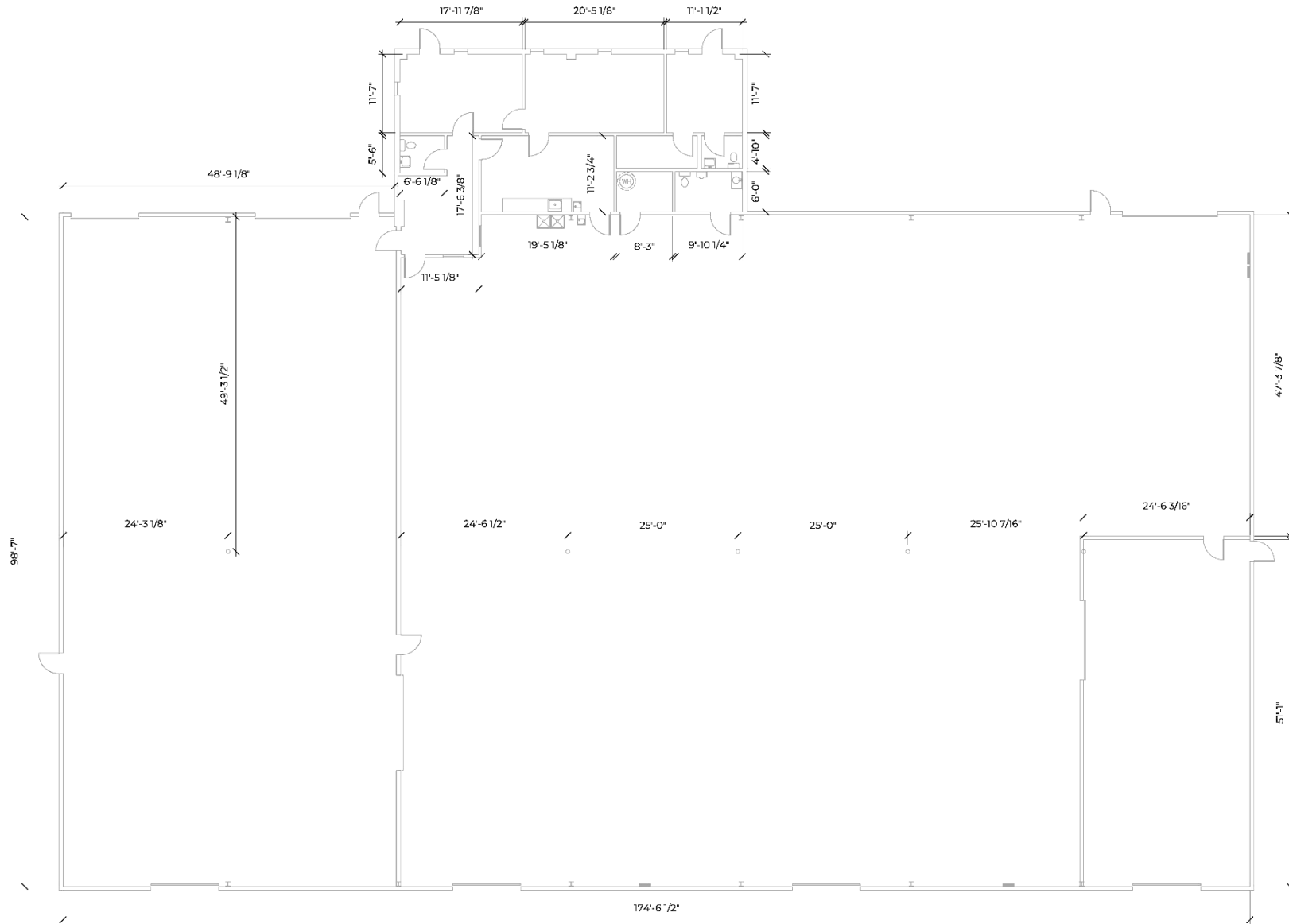
Taxes - \$549.11/month
Insurance - \$156.25/month
CAM - \$156.25/Month
Management Fee - 3.5% of Base Rents



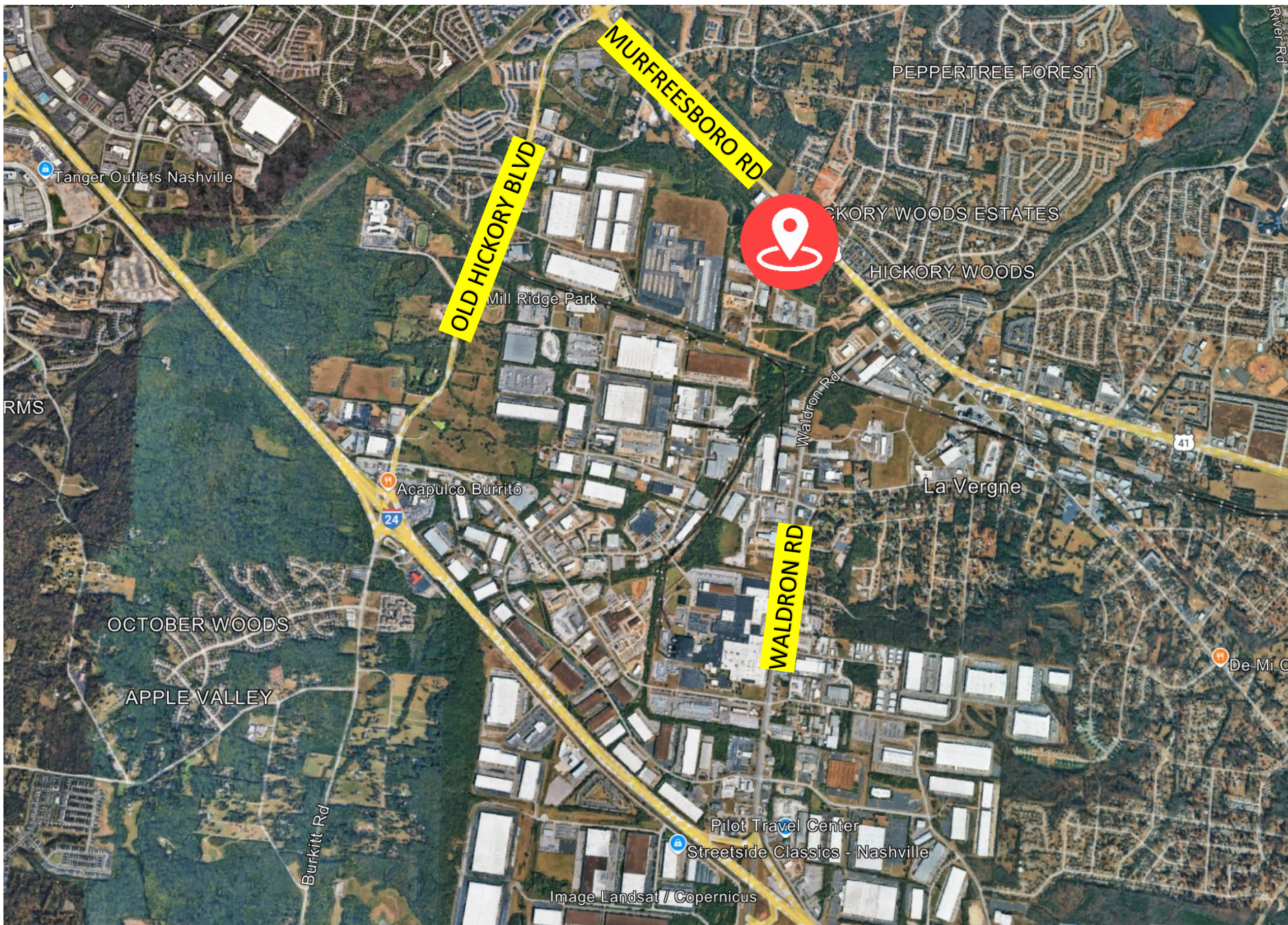


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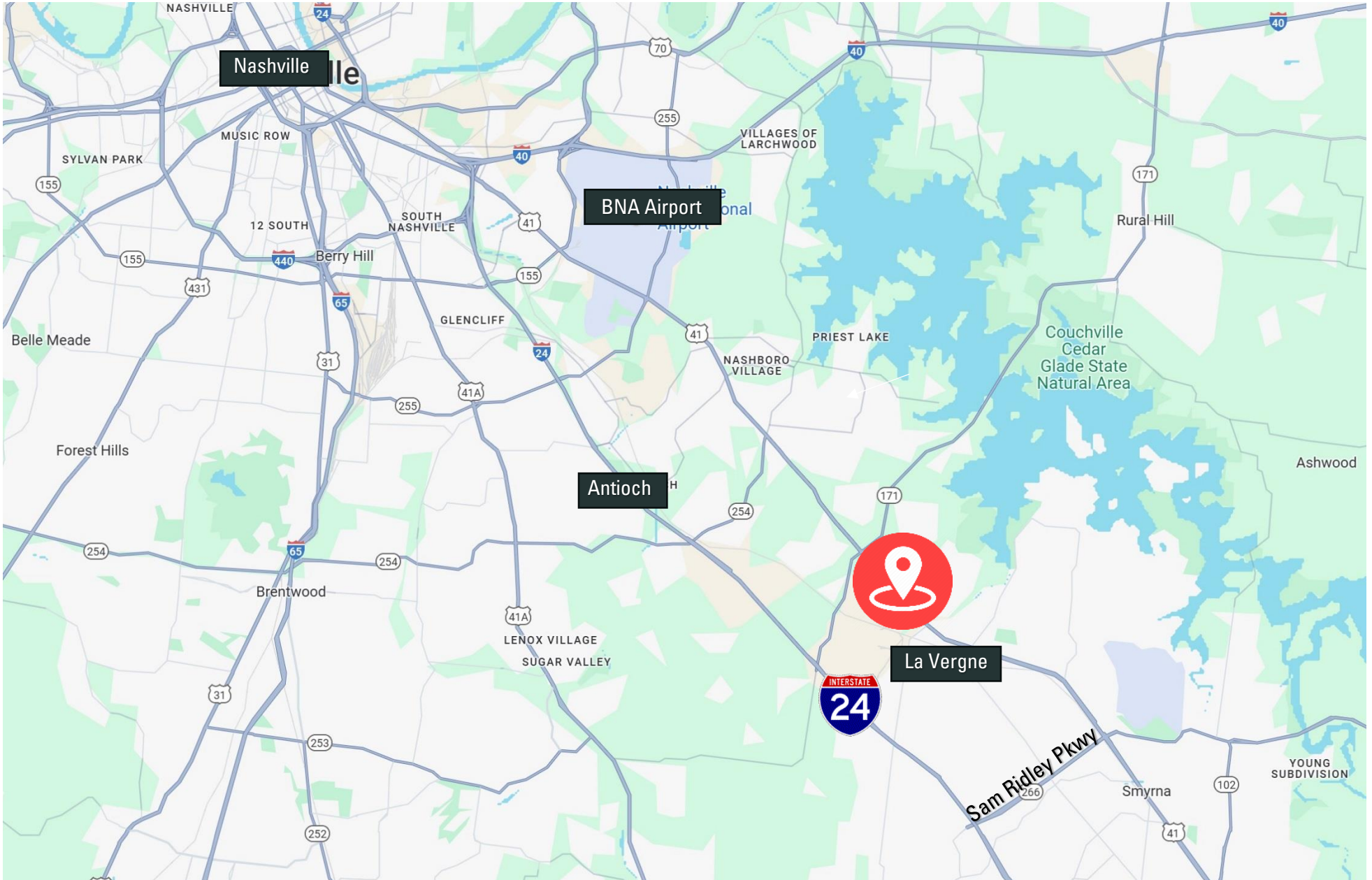
FLOOR PLAN







LOCATION AERIAL





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