

FOR LEASE

±70,000 SF Industrial Building next to the Starwood Development Site

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



12630 OLD HICKORY BLVD
ANTIOCH, TN

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Exclusively Listed By:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256-3189 | www.charleshawkinsco.com

PROPERTY SPECIFICATIONS

CHARLES
HAWKINS CO.

SIZE	±70,000 SF
ACREAGE	±6.24 Acres
LOCATION	Located adjacent to the Starwood Development site <i>±3.5 Miles to access I-24</i> <i>±9.4 miles to the Nashville International Airport</i> <i>±3.2 miles to the Bridgestone plant</i>

BUILDING SPECIFICATIONS

Office	±12,000 SF
Outdoor Storage	±0.25-Acre graveled outdoor storage area
HVAC	Fully Conditioned
Parking	±115 Spots
Doors	(7) Dock Doors (1) Drive-in
Ceiling Height	24.5' – 28'
Sprinklered	Yes
Built	2003
Traffic Count	24,699 AADT Old Hickory Blvd

LEASE RATE: \$10.95/SF NNN | OPERATING EXPENSES: \$1.75/SF



STRATEGIC LOCATION | EXCELLENT VISIBILITY

The approximately 70,000-square-foot facility sits on approximately 6.24 acres along a major east-west transportation corridor connecting Interstate 24, Nashville International Airport, and the rapidly expanding industrial markets of Antioch and La Vergne.

The location also benefits from its proximity to several of Nashville's most transformative developments. It is adjacent to the Starwood Development site, which is undergoing a major mixed-use redevelopment and is near the Century Farms mixed-use project, which has brought significant retail, hospitality, residential, and employment investment to the area.



PROPERTY PHOTOS



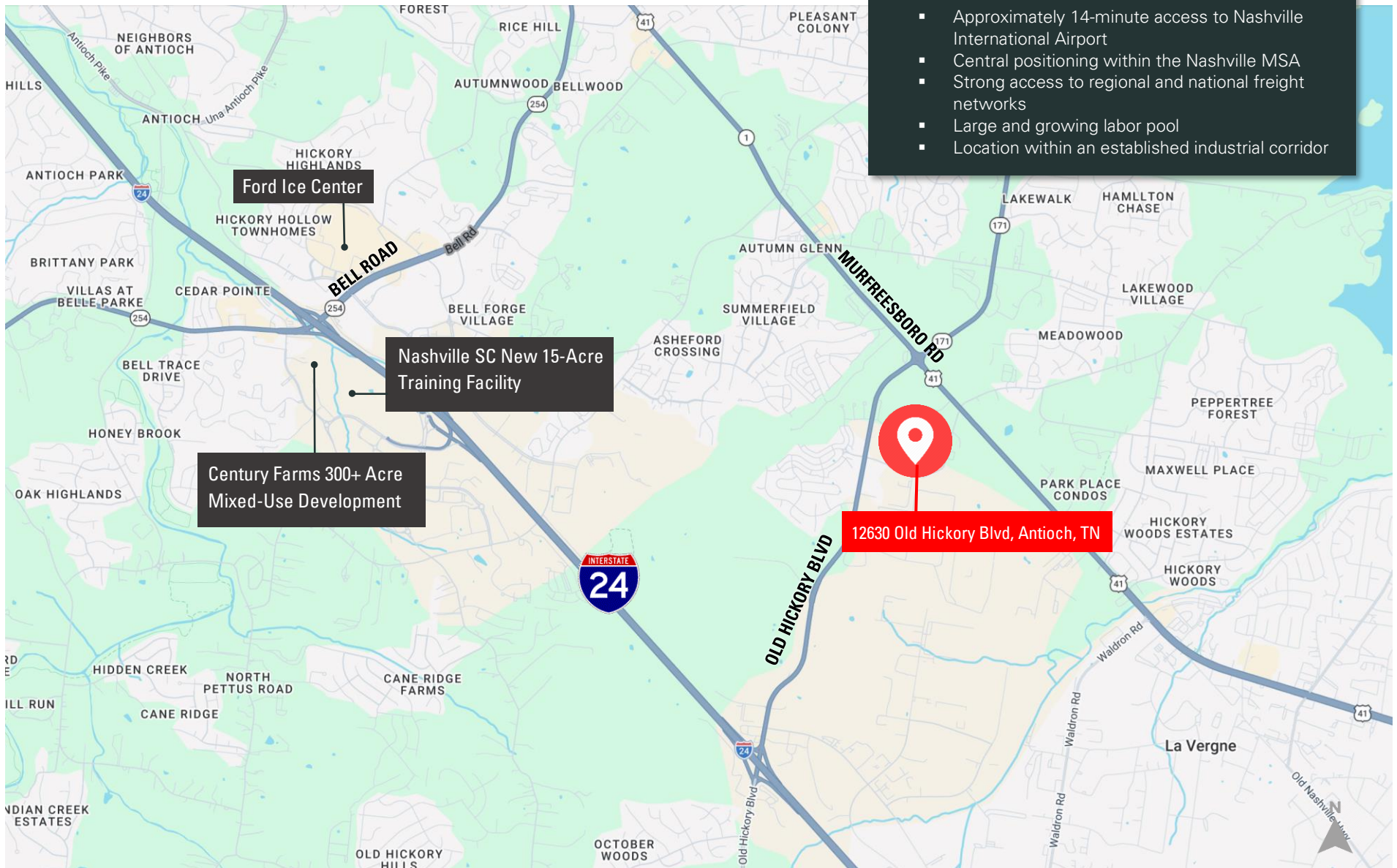
DRONE AERIAL



LOCATION

LOCATION HIGHLIGHTS

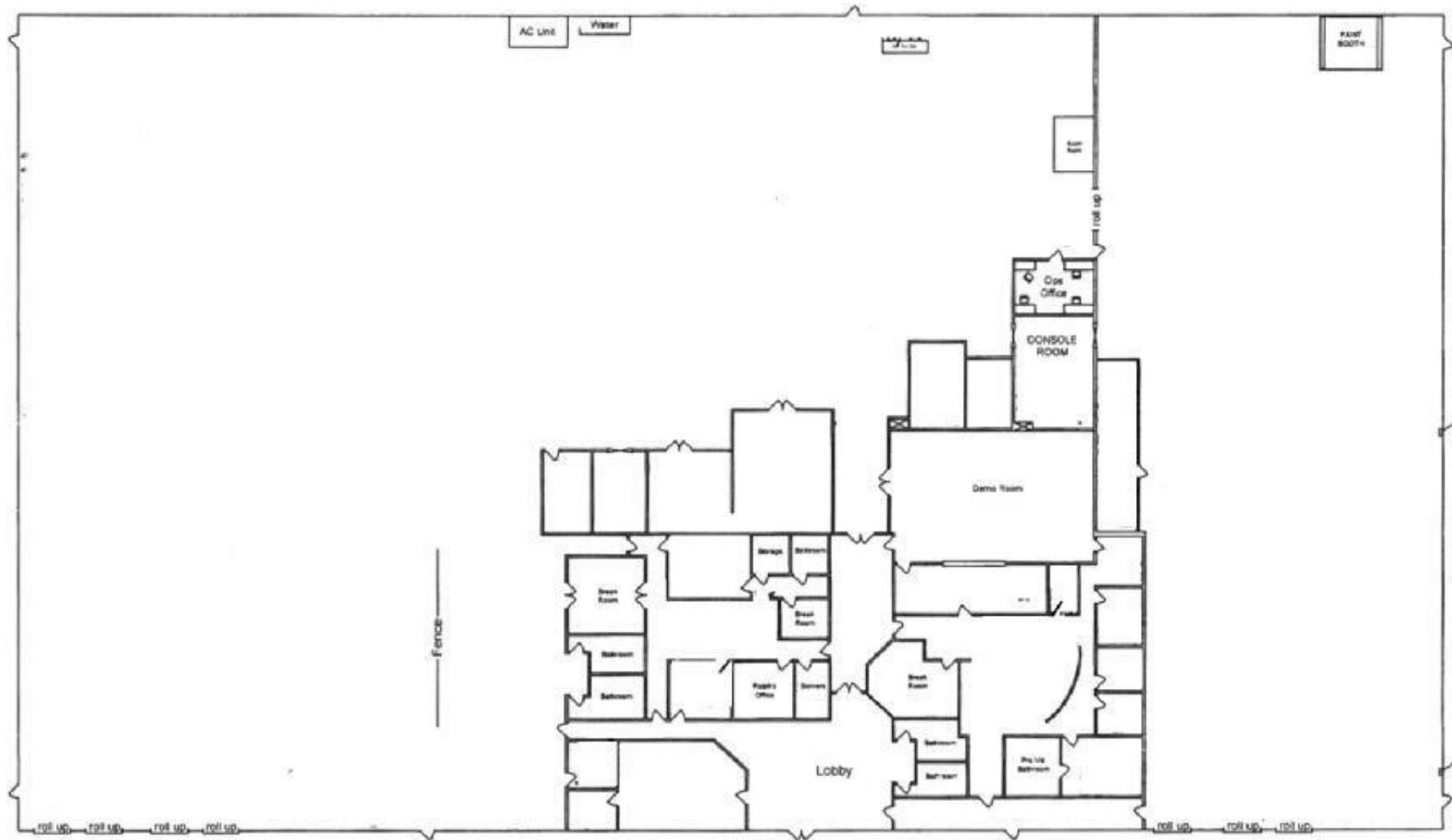
- Approximately 14-minute access to Nashville International Airport
- Central positioning within the Nashville MSA
- Strong access to regional and national freight networks
- Large and growing labor pool
- Location within an established industrial corridor

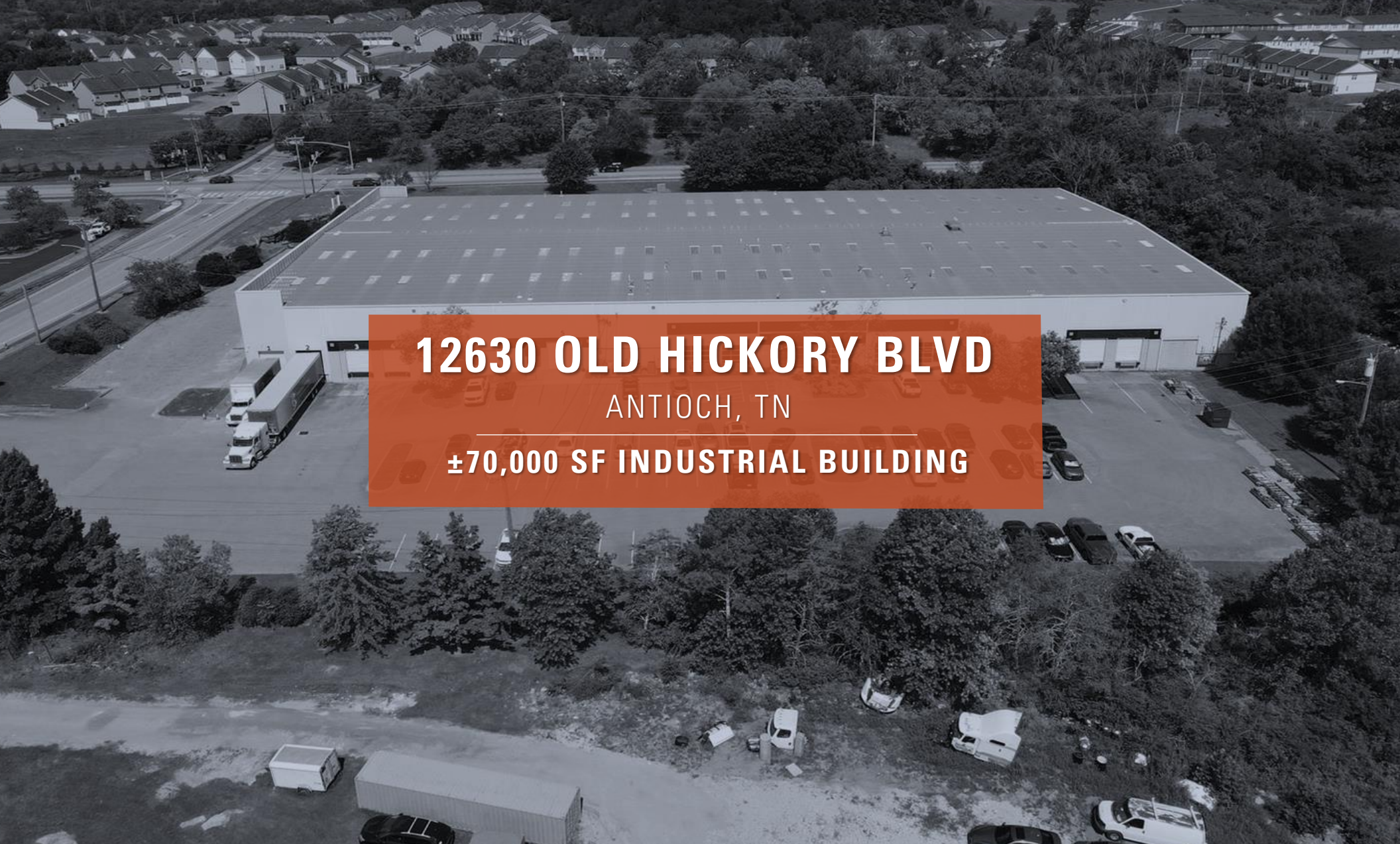


AERIAL



FLOOR PLAN





12630 OLD HICKORY BLVD

ANTIOCH, TN

±70,000 SF INDUSTRIAL BUILDING

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**CHARLES
HAWKINS CO.**

Show Up. Care. Deliver.