

# FOR LEASE

Industrial Space: ±30,000 SF on 3.7 Acres  
Highly Visible Location Along I-24

181 Industrial Blvd, La Vergne, TN 37086



## HIGHLIGHTS

- ±30,000 SF Total
- ±10,000 SF Office space, showroom space, parts area & sales counter
- ±20,000 SF Warehouse
- 22' - 29'10" Approximate clear height
- 50' x 25' Column spacing
- Easy access with the building's location between 2 exits on/off I-24
- Zoned I-2
- Energy-efficient T-5 warehouse lighting
- Lease Rate: \$9.25 / SF NNN



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

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Industrial Building

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Rutherford County

CHARLES  
HAWKINS CO.

## BUILDING SPECIFICATIONS

- Metal screw down roof
- Shop Space:
  - Gas fired unit heaters
  - Thru-wall exhaust fans
- Electric: 600-amp
- Trench floor drains In shop and In the wash bay convey to an underground two phase oil/water separator
- ±4,125 SF of covered canopy area
- (2) Dock loading positions on exterior platform
- Sprinklered
- (1) 14' x 14' Drive-in door
- Built in 2000
- 36 Striped parking spaces



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## PHOTOS



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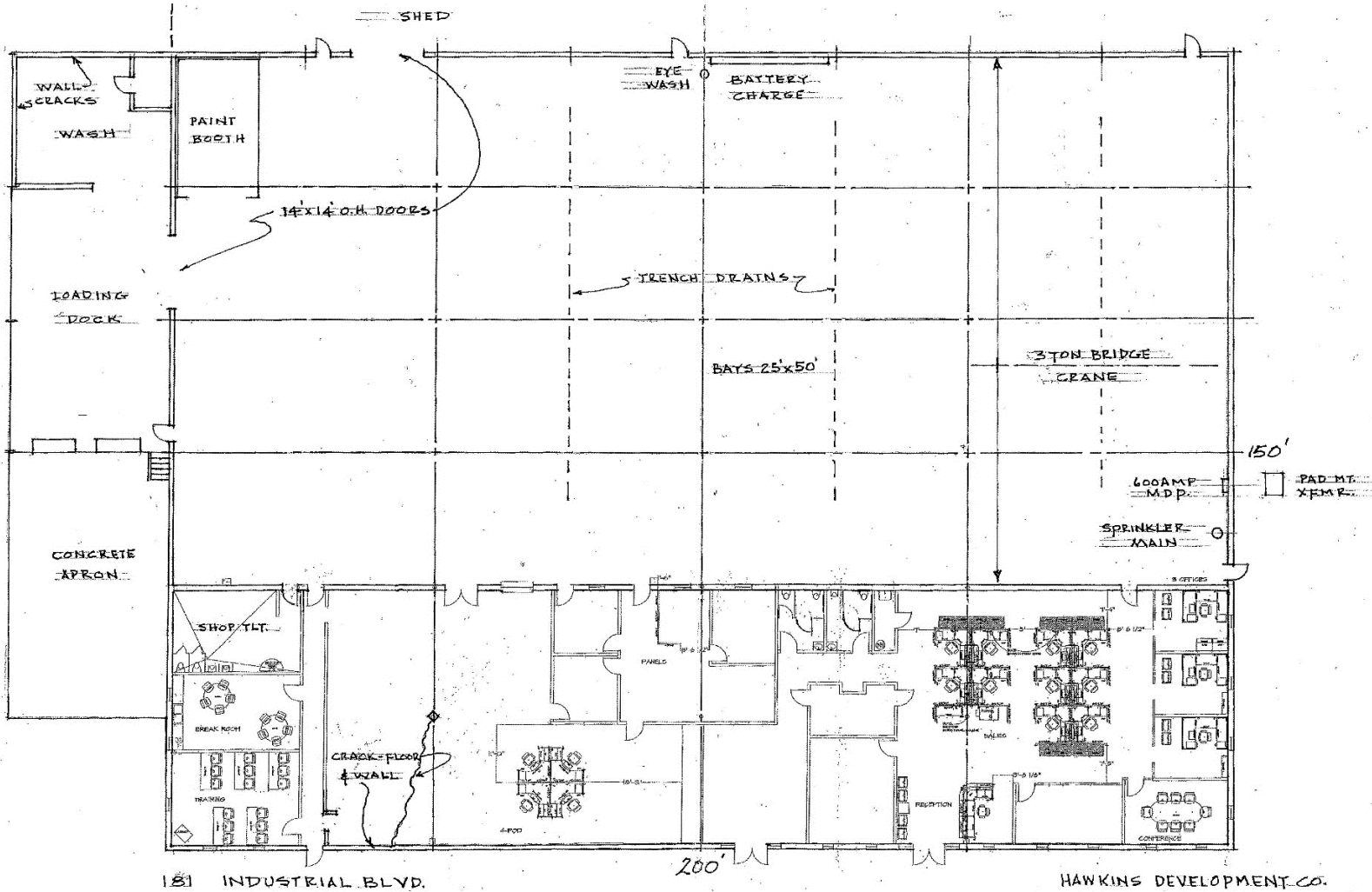
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# FLOOR PLAN



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