

FOR LEASE

±99,904 SF (*Divisible*) Industrial Space in the Harding Business Park

CHARLES
HAWKINS CO.
Commercial Real Estate Services



Outdoor Storage

99,904 SF Available
(Divisible to 49,952 SF)

Harding Industrial Dr

**HARDING
INDUSTRIAL DR**
NASHVILLE, TN

Robert Stout, SIOR
Shareholder, First Vice President
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Charles Hawkins Co.
O: (615) 256 - 3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

FOR LEASE

INDUSTRIAL SPACE

FULL BUILDING SPECIFICATIONS

- Industrial Space in the Harding Business Park
- ±99,904 SF (**Divisible to 49,952 SF**)
- **Extra Outside Storage**
- LED Lighting
- 11 Dock Doors
- Fully Air-Conditioned
- 4,545 Amps of Power
- Excellent access to I-24, minutes from BNA Airport

**FULL BUILDING
LEASE RATE:**
\$8.50/SF NNN

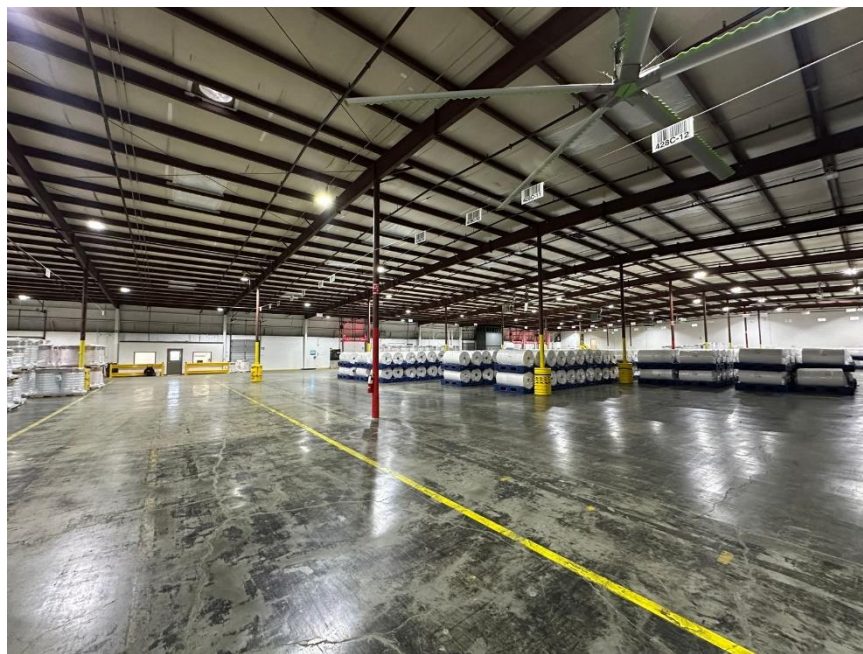
**SUBDIVIDED LEASE
RATE:**
Contact Brokers

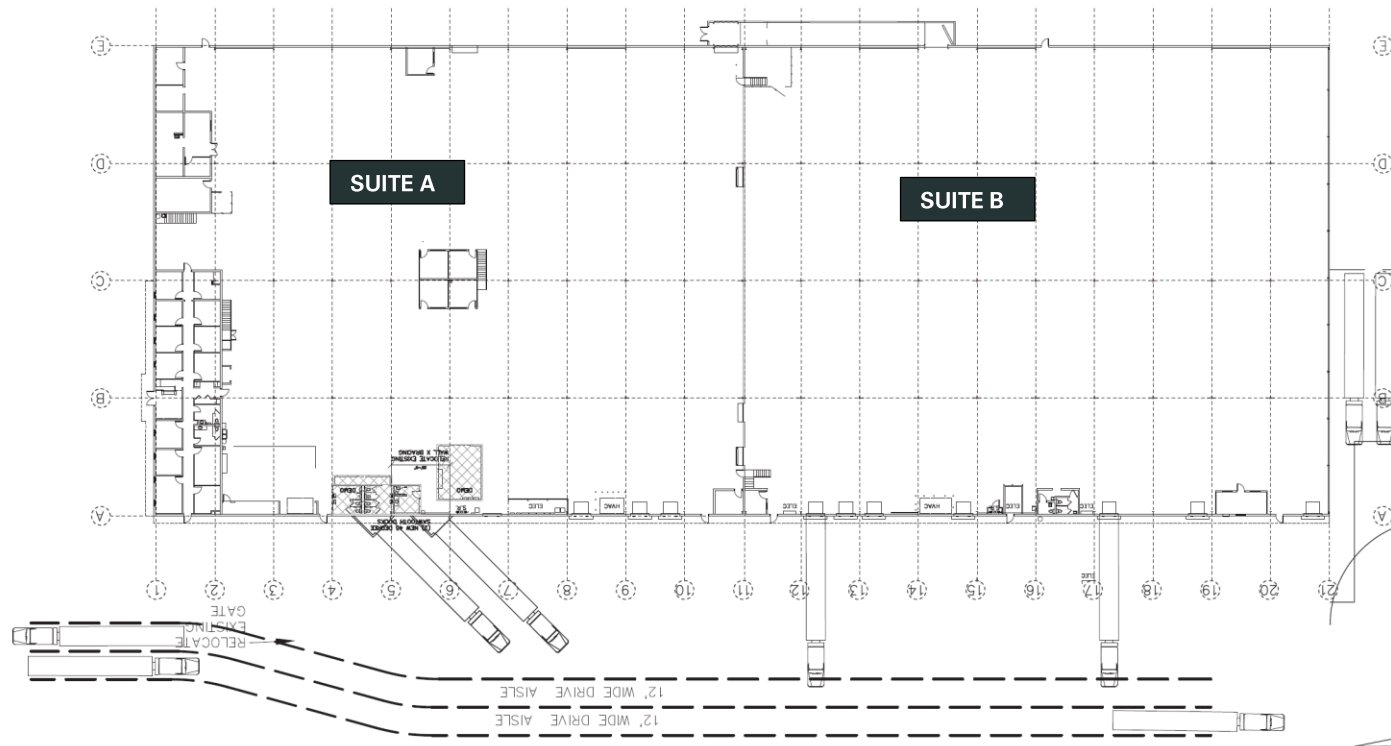
OPERATING EXPENSES

- | | |
|-------------------------|-------------------|
| ▪ CAM: | \$0.69 / SF |
| ▪ Insurance: | \$0.49 / SF |
| ▪ Taxes: | \$1.03 / SF |
| ▪ Management Fee | 3.5% of Base Rent |



*Part of property
located in the FEMA
Floodplain



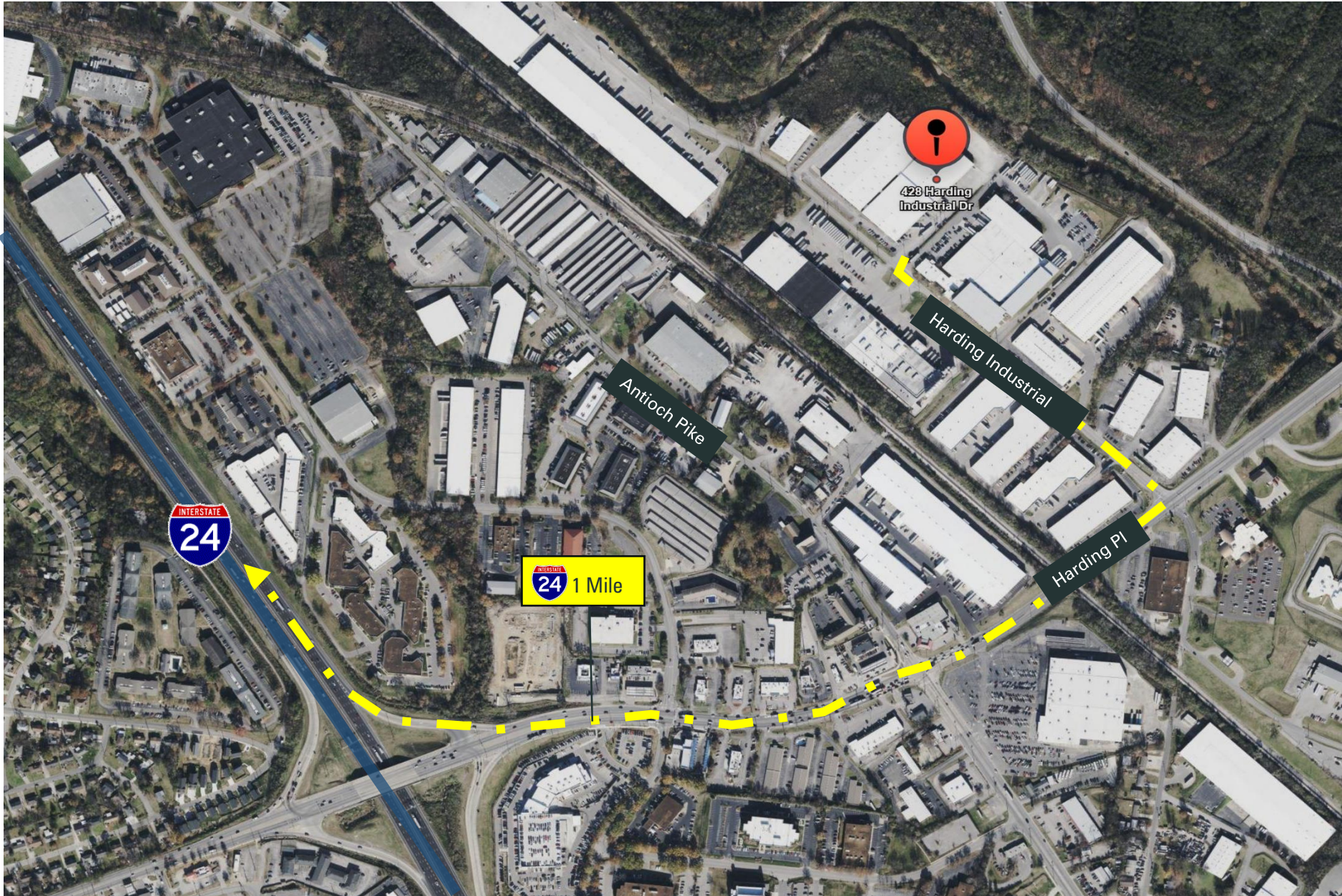


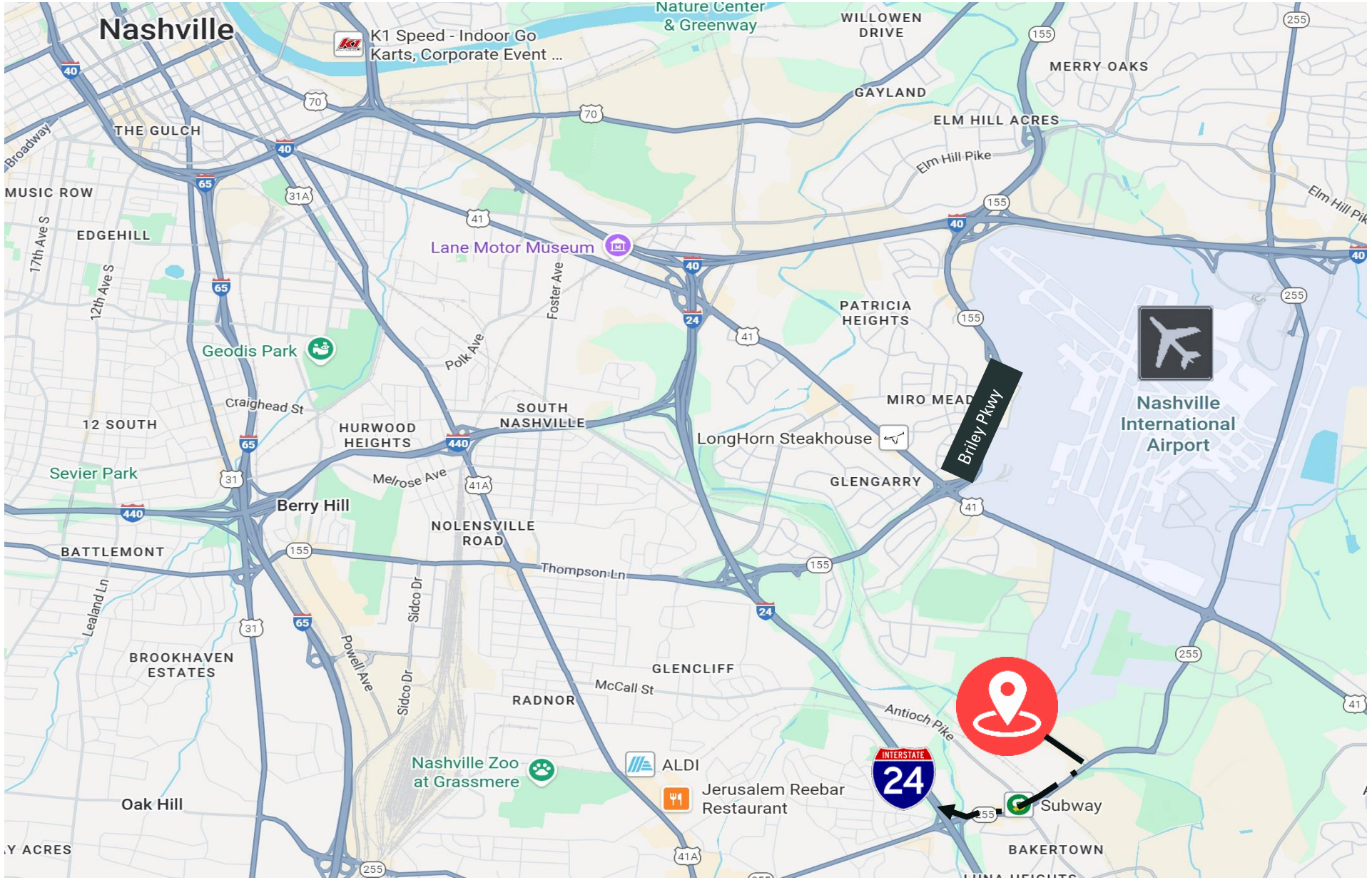
Suite A

- **Rate:** Contact Agents
- ±49,952 SF
- 4 Dock doors
- White box warehouse
- HVAC with big fans
- Epoxy floors
- 4,145 Amps of power
- LED lighting in Warehouse

Suite B

- **Rate:** Contact Agents
- ±49,952 SF
- 7 Dock doors
- 6 Docks with levelers
- HVAC with big fans
- LED lights
- Shipping office
- Warehouse restrooms
- (2) 200 Amp power panels (400 Amps total)





428 HARDING INDUSTRIAL

NASHVILLE, TN

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