

FOR LEASE

±18,560 SF INDUSTRIAL SERVICE FACILITY

**CHARLES
HAWKINS CO.**
COMMERCIAL REAL ESTATE SERVICES



1500 JP HENNESSY DRIVE
LA VERGNE, TN

 **INDUSTRIAL**
OUTDOOR VENTURES

Robert Stout, SIOR
Shareholder, First Vice President
O: (615) 345 - 7210
rstout@charleshawkinsco.com

Kevin Irwin
Vice President
O: (615) 345 - 7257
kirwin@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189
www.charleshawkinsco.com



FOR LEASE INDUSTRIAL SERVICE FACILITY

BUILDING SIZE	±18,560 SF (with a ±4,000 SF mezzanine storage space)	ZONING	IR
OFFICE	±5,546 SF Office (±4,240 SF Main office & ±1,306 SF Shop office)	CLEAR HEIGHT	18' - 20'6"
SHOP SPACE	±12,774 SF Shop space	CRANES	3-Ton crane along 100' of shop space
ACREAGE	±3.85 Acres	LOCATION	Easy access to I-24
DOCK DOORS	(2) Dock doors with 12' clear height	COMMENTS	±0.5 Acre concrete pad for equipment or car parking

- DRIVE-IN DOORS**
- (8) Drive-In doors
 - (6) Doors with 15'4" clear height
 - (2) Doors with 12' clear height

OPERATING EXPENSES

TAXES: \$1.51/ SF

INSURANCE: \$0.29/ SF







1 Mile from I-24
on-ramp

1 Mile from the Waldron Road/Firestone
Pkwy Intersection



SITE



Old Hickory Blvd

Heil Quaker Blvd

JP Hennessy Drive

Firestone Pkwy

Waldron Road

1500 JP HENNESSY DRIVE

LA VERGNE, TN



Robert Stout, SIOR
Shareholder, First Vice President
O: (615) 345 – 7210
rstout@charleshawkinsco.com

Kevin Irwin
Vice President
O: (615) 345 – 7257
kirwin@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189
www.charleshawkinsco.com

CHARLES
HAWKINS CO.

