

FOR LEASE

±98,122 SF Industrial Building with Potential for Extra Land in LaVergne

1571 Heil Quaker Blvd, LaVergne, TN 37086



HIGHLIGHTS

- ±98,122 SF Available
- ±13,390 SF Office
- Lease Rate: \$5.25/ SF Net
- ±9.79 Acres
- Zoned: IR
- Easy access to I-24
- ±17 Miles to downtown Nashville
- Located at the corner of Heil Quaker Blvd and Corporate Place

OPERATING EXPENSES

- Taxes: \$0.37 / SF



Robert Stout, SIOR
First Vice president
O: 615.345.7210
rstout@charleshawkinsco.com

Kevin Irwin
Vice President
O: 615.345.7275
kirwin@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

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Industrial Building

1571 Heil Quaker Blvd
La Vergne, TN 37086
Davidson County

**CHARLES
HAWKINS CO.**

SPECIFICATIONS

- 25' Clear Height
- 1 (12' x 12') Drive-in Door
- 9 Dock Doors with Levelers, Seals & Lights
- 9,000 AMP 277/480 3 – Phase Power
- Heated and Cooled Manufacturing area
- Concrete Tilt Up Construction
- Sprinklered
- 120 Parking Spaces at Front of Building
- Built in 1980 / Addition in 1993
- Heavy Power



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