

FOR LEASE

±6,000 SF Flex/Industrial Space with
Retail Exposure

Located in the Harding Business Park

409 Harding Industrial Drive, Nashville, TN 37211



HIGHLIGHTS

- **Great exposure/frontage on Harding Place**
- ±6,000 SF End cap space
- ±2,200 SF Office
- Lease Rate: \$13.95/ SF net
- Zoned IR
- Located off I-24 at the corner of Harding Place and Harding Industrial



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

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

T: 615.256.3189 / F: 615.254.4026

For Lease
±6,000 SF Available
Flex/Industrial Space

409 Harding Industrial Drive
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

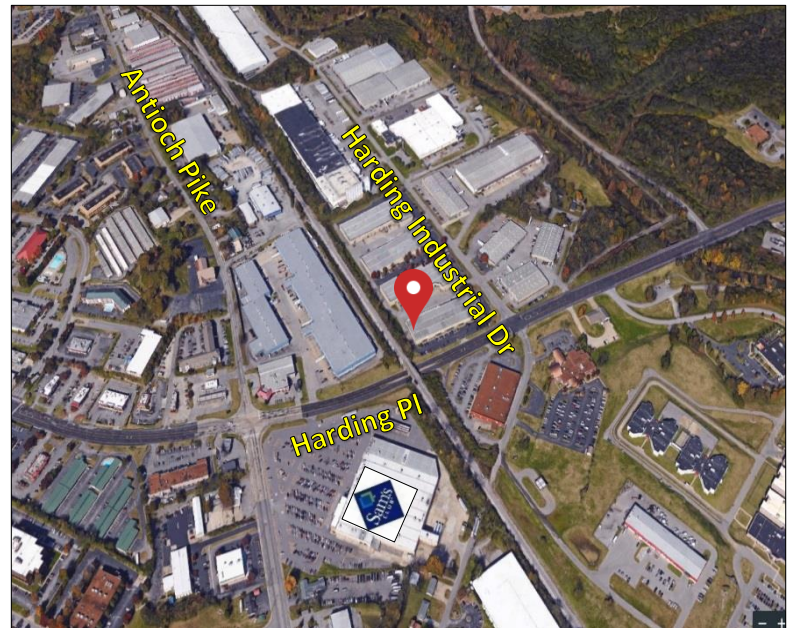
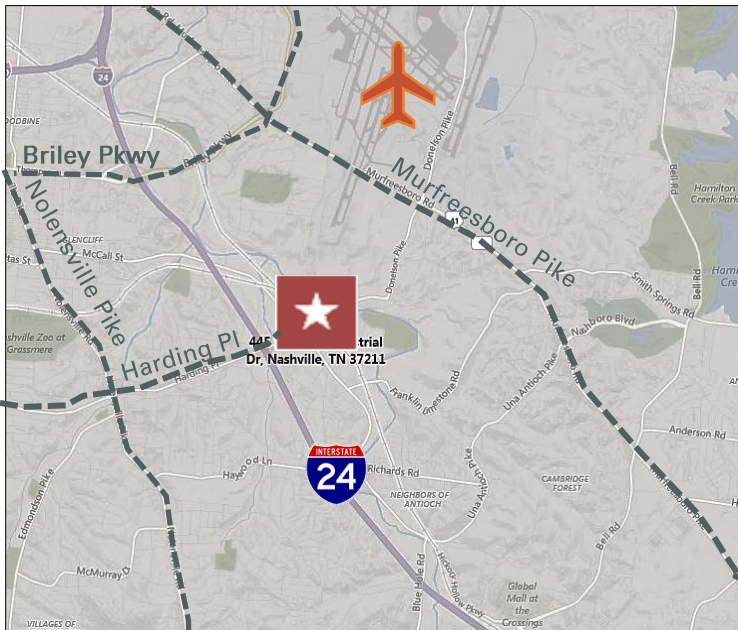
SPECIFICATIONS

- 16' Clear Height
- 1 (8' x 10') Dock Door
- 1 (10' x 12') Drive-In Door
- 25' x 40' Column Spacing
- 2 Hanging Gas Heaters in Warehouse
- Fluorescent and Metal Halide Lighting
- Fully Air-Conditioned
- Sprinklered
- Mezzanine Storage



OPERATING EXPENSES

CAM	0.53
Tax:	0.70
Ins:	0.14
Mgmt Fee:	0.49



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