

SALE OR LEASE

NEW CONSTRUCTION

Industrial Facilities: $\pm 4,800$ SF Available
Conveniently Located Only One Mile from I-24 Via
Waldron Road

165 Jones Blvd, La Vergne, TN 37086

General Representation of Facility Planned to be Built



HIGHLIGHTS

- New construction
- Estimated completion: June / July 2020
- $\pm 4,800$ SF Industrial buildings (6 total buildings)
- ± 594 SF Office per building
- ± 2.31 Acres (shared among 6 buildings)
- Lease Rate: \$4,200 per month (Net) Sale Price: \$695,000
- (2) 12' x 14' drive in doors
- 18' Eave height
- Building dimensions: (60' x 80')
- Conveniently located only one mile from I-24 (off Waldron Road)



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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

For Sale or Lease
±4,800 SF
Industrial Buildings

165 Jones Blvd
La Vergne, TN 37086
Rutherford County

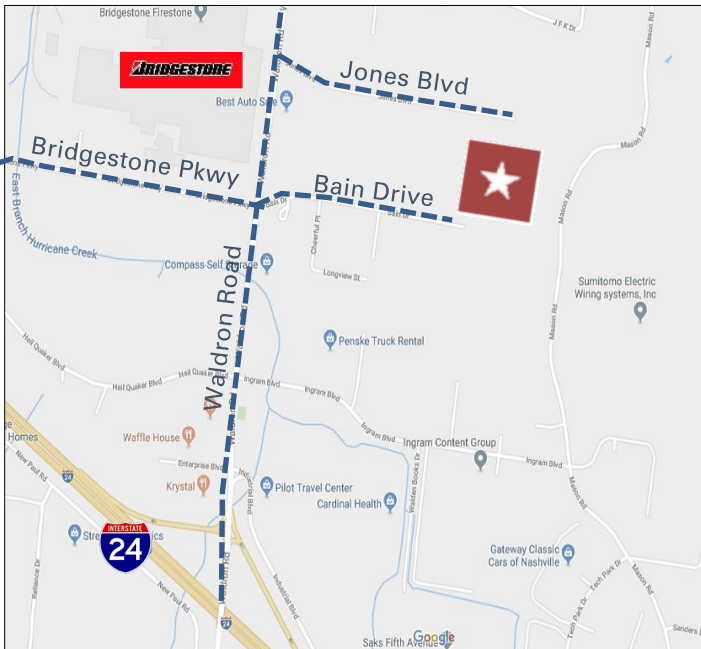
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CURRENT PROGRESS



ESTIMATED OPERATING EXPENSES

Taxes:	\$1.60/ SF
Insurance:	\$0.27/ SF
HOA/CAM:	\$0.69/ SF



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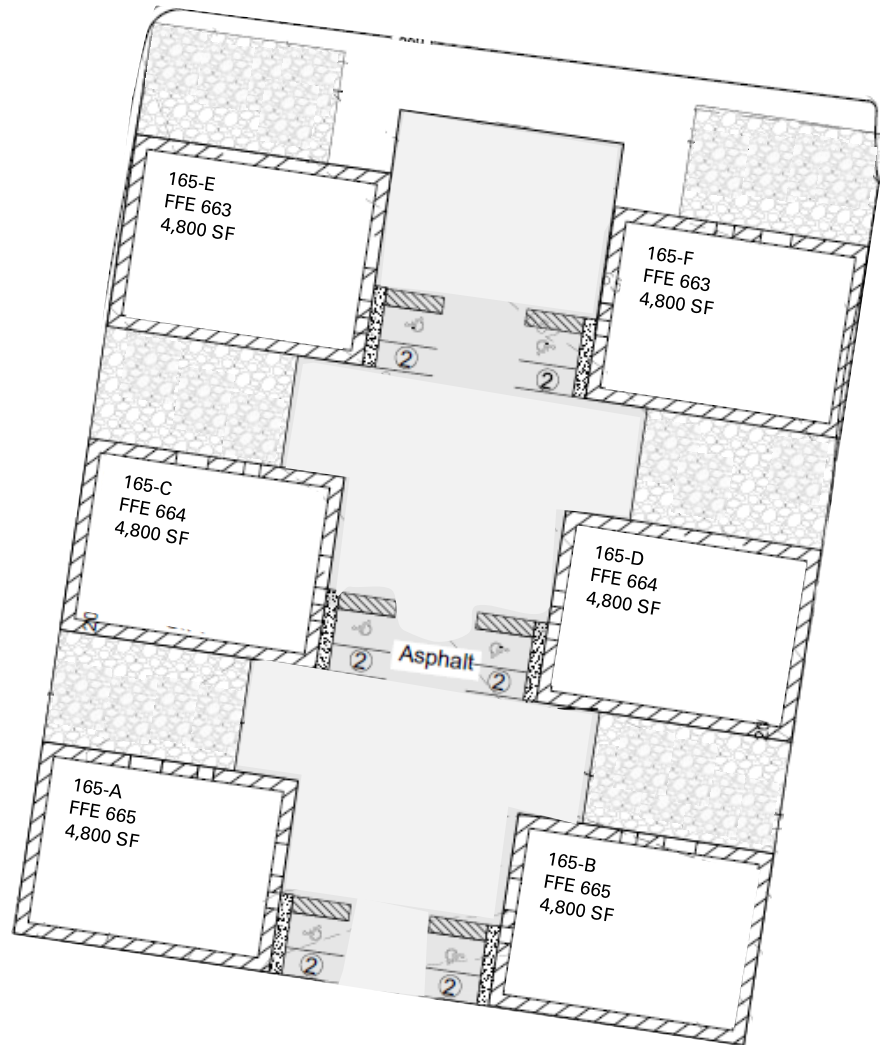
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SITE PLAN



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