

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

CHAS. HAWKINS Co., Inc./CORFAC INTERNATIONAL

FOR SALE

±25,830 Square Feet



114 PINNACLE DRIVE

SPRINGFIELD, ROBERTSON COUNTY, TN 37172

Exclusively Listed By

Hi Lewis

(615) 345-7230

hilewis@chco.com

Bill Hawkins, SIOR

(615) 345-7204

bhawkins@chco.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Chas. Hawkins Co., Inc./CORFAC International

776 Melrose Avenue Nashville, Tennessee
615.256.3189 phone / 615.254.4026 facsimile
www.chashawkins.com

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±25,830 Square Feet

THE PROPERTY



- Total of ±25,830 SF
- Office Area ±1,200 SF
- Clear Heights ±24' - ±27'
- 60' x 30' Column Spacing
- 4 (10' h x 8' w) Dock Door with Hydraulic Pit Levers, Dock Seals and Dock Bumpers
- 1 (14' h x 14' w) Electric Drive-In Door
- Ample Parking
- Wet Sprinkler System
- Wall-Mounted Exhaust Fans & Louvers
- ±5.21 Acre Site
- Suspended gas warehouse heaters
- Sidelights
- Male / Female Warehouse Restrooms
- Metal Halide Lighting
- Built in 1999
- Expandable to 50,000 sf
- 3-Phase 800 Amp 480 Volt Electrical Service
- Block & Metal Construction
- Mezzanine Storage
- 100' Truck Court
- Zoned Industrial
- Map 69; Parcel 23
- 2008 Taxes: \$10,285.18
- Sales Price: \$1,035,000.00

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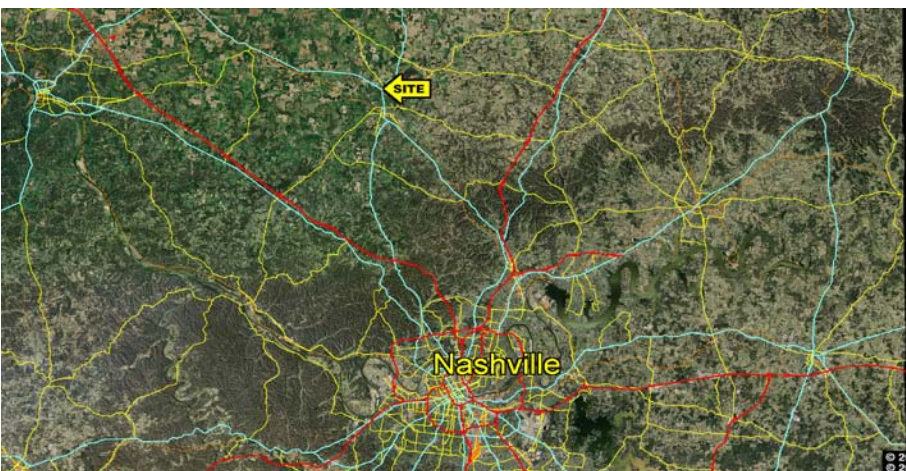
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ECONOMICS

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