



REALSITE
COMMERCIAL

For Lease

Central Pike Business Center

Office / Flex Space

3640-3670 Central Pike

Hermitage TN 37076

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PROPERTY HIGHLIGHTS

ADDRESS	3640-3670 Central Pike, Hermitage TN 37076
COUNTY	Davidson
TOTAL BUILDING SQUARE FEET	± 68,265 SF in Three Buildings
SITE SIZE (AC)	± 5.08 AC
SPACE TYPE	Office / Flex
ZONING	IWD: Industrial
ESTIMATED OPEX	Opex: \$4.34/SF - Taxes \$2.36 - Insurance \$.70 - CAM \$1.28
LOADING	Large drive-in doors



AVAILABILITY

SUITE 3660 A-B

- + 3,828 SF
- + 1,500 SF SHOWROOM SPACE
- + AVAILABLE IMMEDIATELY
- + CONTACT BROKER FOR PRICING
- + 150 AMP, 3-PHASE POWER
- + TWO (2) 9 X 12 DRIVE-IN DOORS
- + SUSPENDED GAS HEATER IN WAREHOUSE
- + TWO (2) RESTROOMS
- + FIVE (5) OFFICES
- + MEZZANINE STORAGE SPACE

SUITE 3662

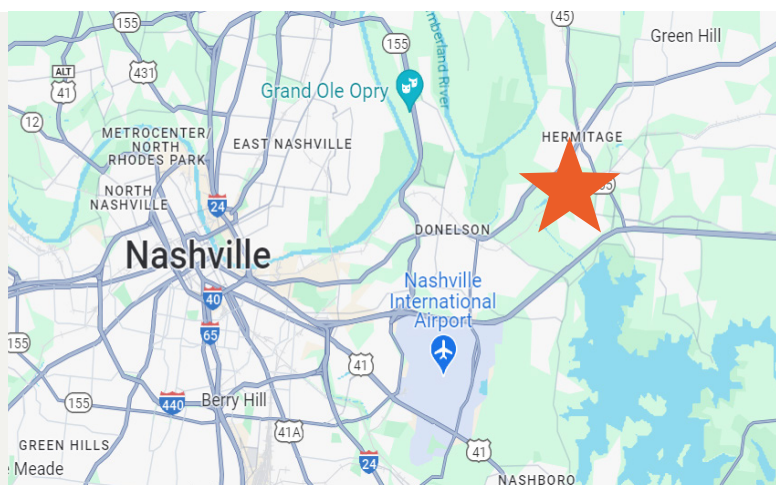
- + 5,833 SF TOTAL
- + 1,728 SF OFFICE
- + AVAILABLE NOW
- + ASKING RATE: REDUCED TO \$15.50/SF NNN
- + 250 AMP, 3-PHASE POWER
- + THREE (3) 10 X 10 DRIVE IN DOORS

SUITE 3668 B

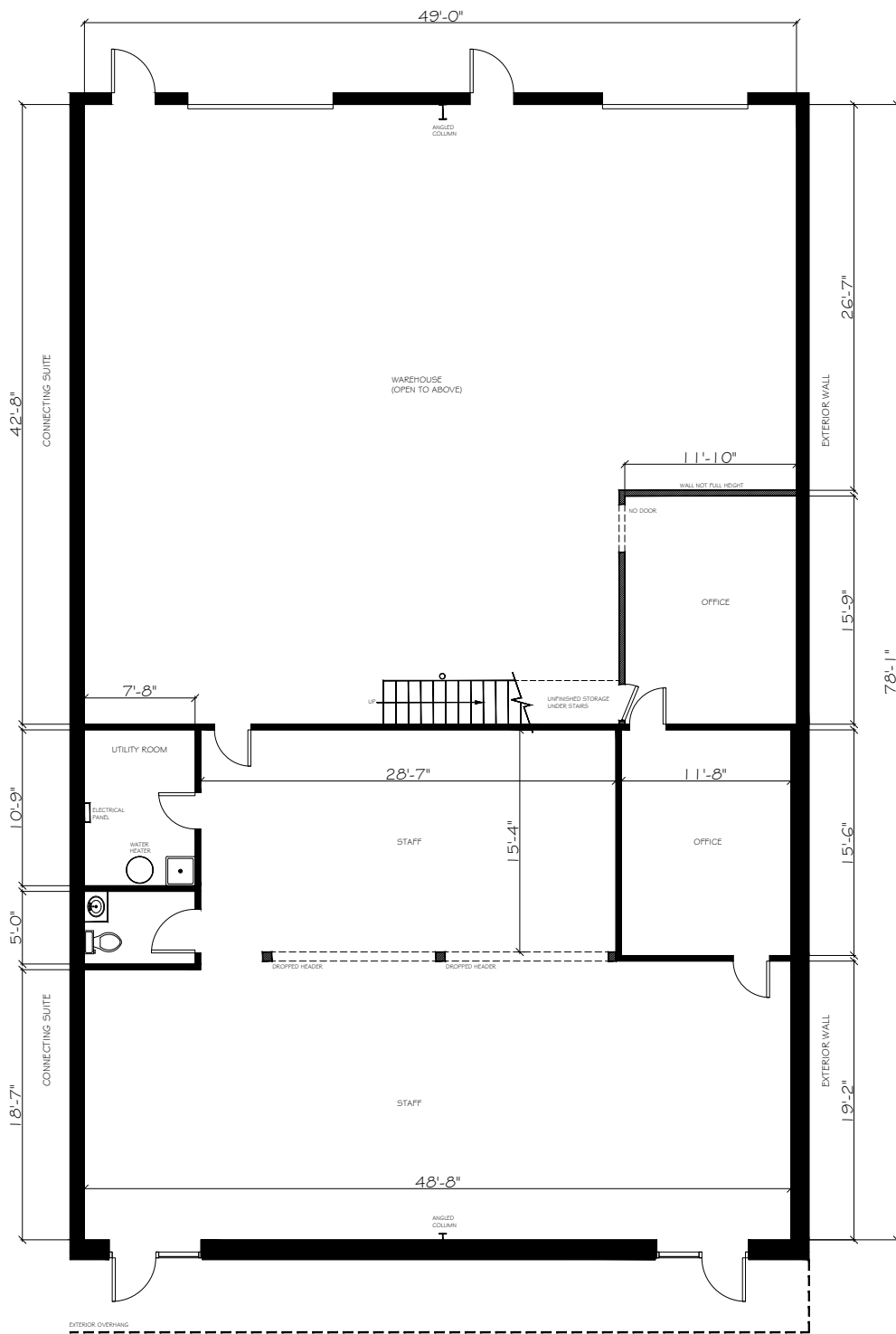
- + 1,910 SF
- + AVAILABLE IMMEDIATELY
- + CONTACT BROKER FOR PRICING
- + 150 AMP, 3-PHASE POWER
- + ONE (1) 8 X 10 DRIVE-IN DOOR
- + TEMPERATURE-CONTROLLED WAREHOUSE
- + ONE (1) RESTROOM
- + TWO (2) PRIVATE OFFICES

LOCATION HIGHLIGHTS

- + 1.4 MILES TO I-40
- + 9.4 MILES TO I-24
- + 13.7 MILES TO DOWNTOWN NASHVILLE
- + 6.0 MILES TO NASHVILLE INTERNATIONAL AIRPORT



3660 A-B FLOOR PLAN





Central Pike Business Center
3640-3670 Central Pike
Hermitage TN 37076

Architectural floor plan showing a building layout with dimensions and notes.

Overall Dimensions: 74'-4" (width) x 78'-5" (depth).

Room Dimensions (Top Section):

- Top Left Room: 16'-0" x 11'-8"
- Top Middle Room: 8'-0" x 13'-8"
- Top Right Room: 10'-3" x 15'-1"
- Top Far Right Room: 9'-0" x 13'-2"
- Top Far Right Room (smaller): 5'-6" x 13'-2"
- Top Far Right Room (smaller): 5'-0" x 15'-1"
- Top Far Right Room (smaller): 3'-9" x 3'-3"
- Top Far Right Room (smaller): 7'-8" x 5'-5"

Room Dimensions (Bottom Section):

- Bottom Left Room: 16'-0" x 12'-4"
- Bottom Middle Room: 6'-7" x 5'-8"
- Bottom Middle Room: 12'-0" x 9'-6"
- Bottom Right Room: 14'-6" x 9'-6"

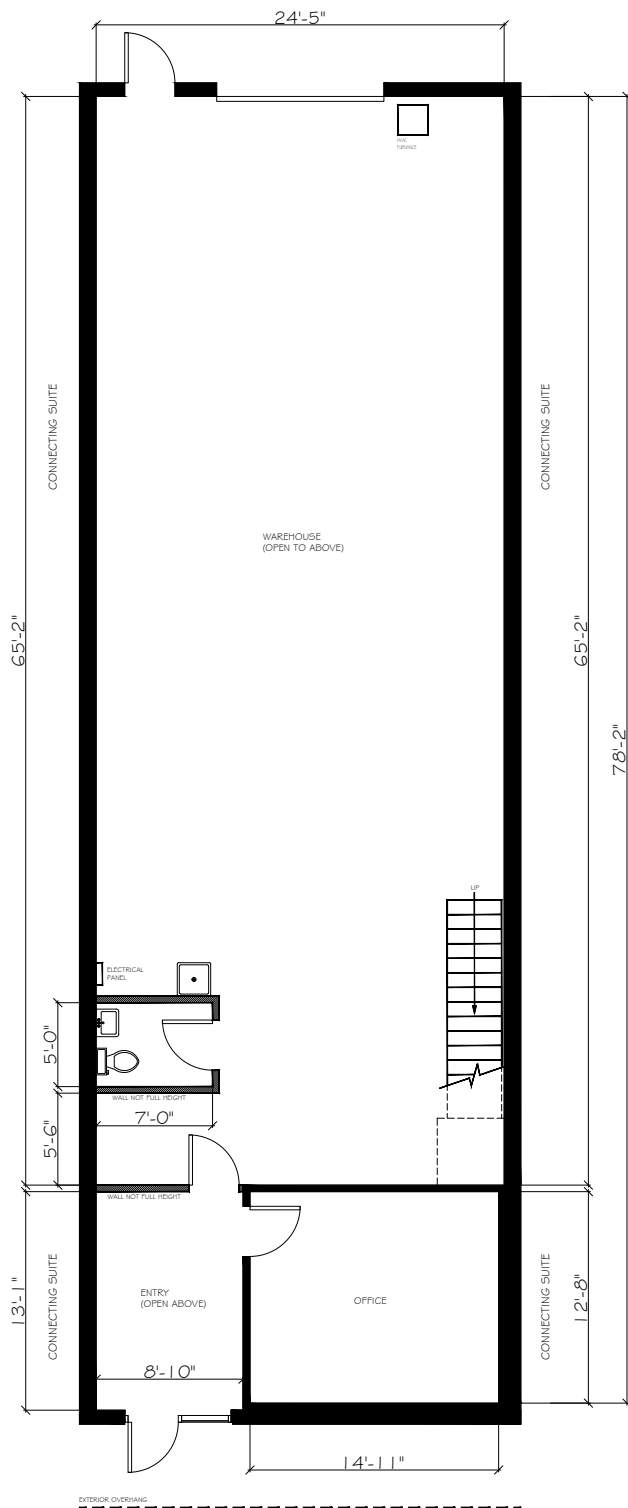
Notes:

- OR 7'-10" RYCA CEILING HEIGHTLESS RESPONSE
- OR 15'-10" LOWEST POINT OF SLOPED CEILING
- OPEN TO ABOVE

Other Features:

- Two restrooms are located in the bottom middle section.
- Corridors and doorways are shown throughout the plan.
- Dimensions for connecting sites are provided along the perimeter: 15'-1" (left), 15'-1" (right), 3'-9" (bottom right), 3'-3" (bottom right), 7'-8" (bottom right), 5'-0" (bottom right), 13'-2" (bottom right), 5'-6" (bottom right).

3668 B FLOOR PLAN





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