

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

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AVAILABILITY

SUITE 3660 A-B

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

SUITE 3662

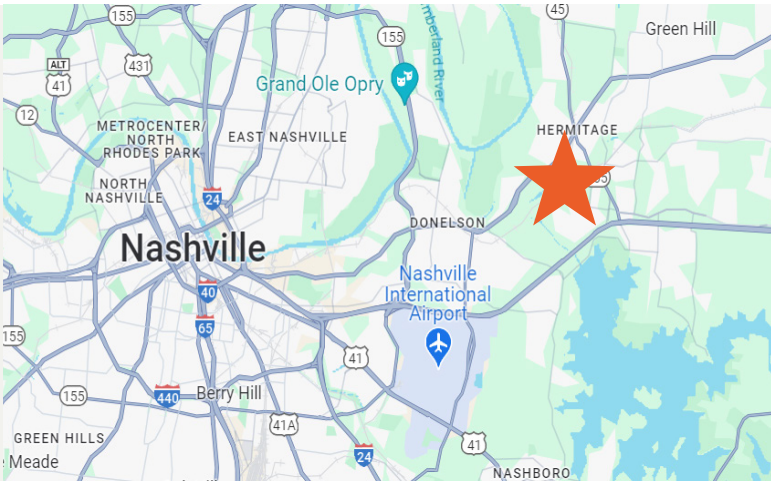
+ 5,833 SF TOTAL
+ 1,728 SF OFFICE
+ AVAILABLE NOW
+ ASKING RATE: REDUCED TO $15.50/SF NNN
+ 250 AMP, 3-PHASE POWER
+ THREE (3) 10 X 10 DRIVE IN DOORS

SUITE 3668 B

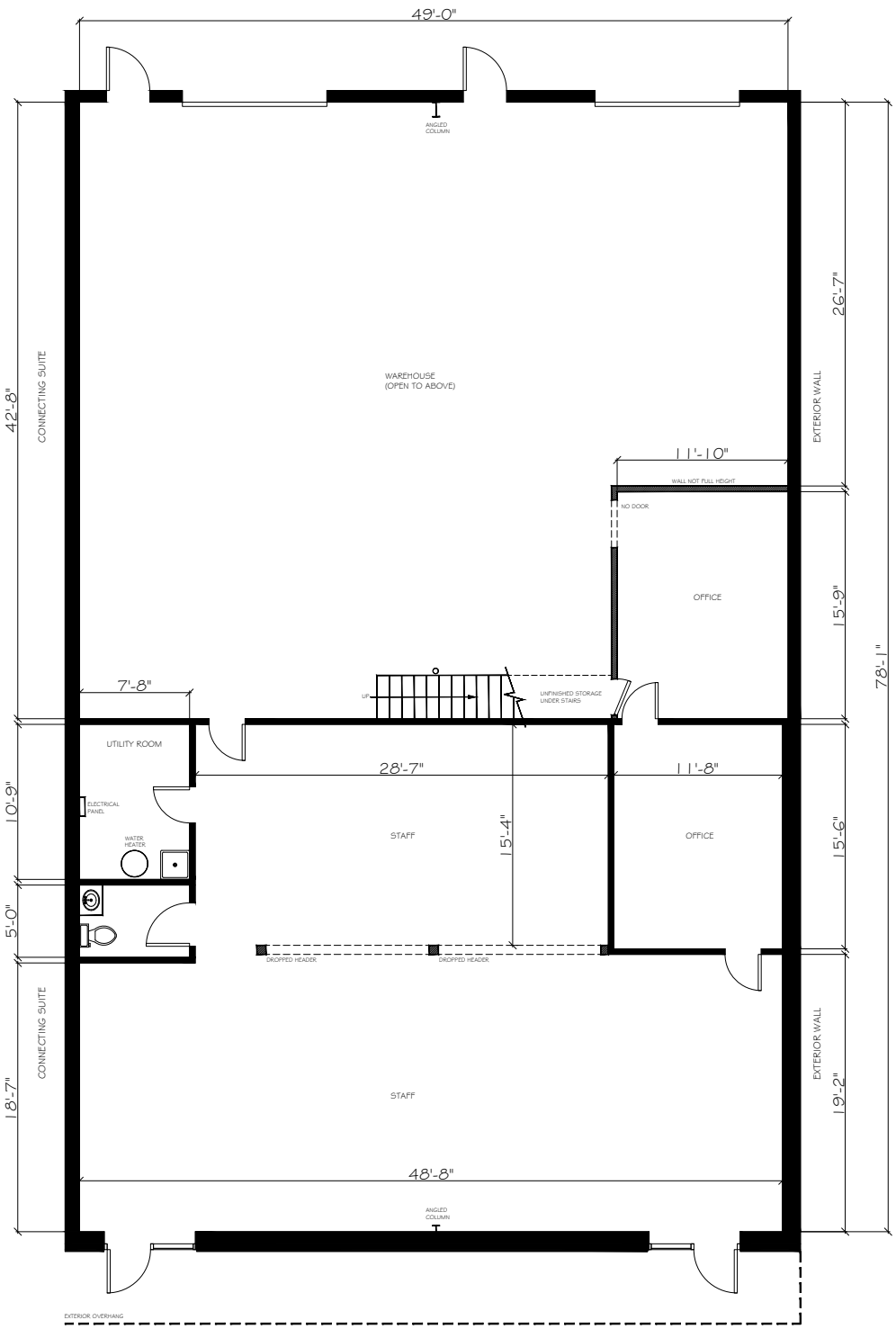
+ 2,100 SF
+ AVAILABLE IMMEDIATELY
+ CONTACT BROKER FOR PRICING
+ SINGLE PHASE ELECTRICAL SERVICE
+ ONE (1) 8 X 10 DRIVE-IN DOOR
+ TEMPERATURE-CONTROLLED WAREHOUSE
+ ONE (1) RESTROOM
+ TWO (2) PRIVATE OFFICES

LOCATION HIGHLIGHTS

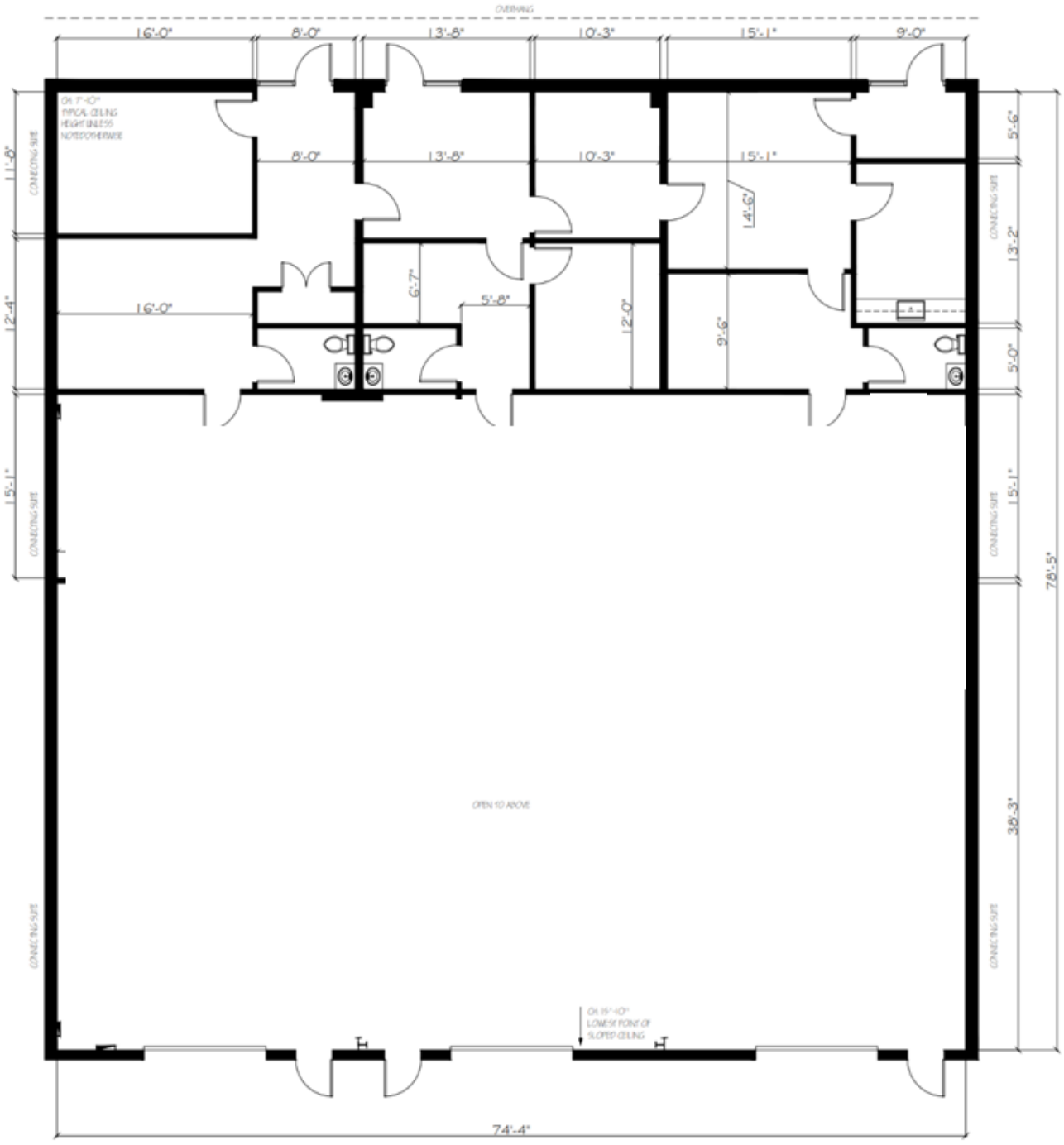
+ 1.4 MILES TO I-40
+ 9.4 MILES TO I-24
+ 13.7 MILES TO DOWNTOWN NASHVILLE
+ 6.0 MILES TO NASHVILLE INTERNATIONAL AIRPORT



3660 A-B FLOOR PLAN



3662 FLOOR PLAN

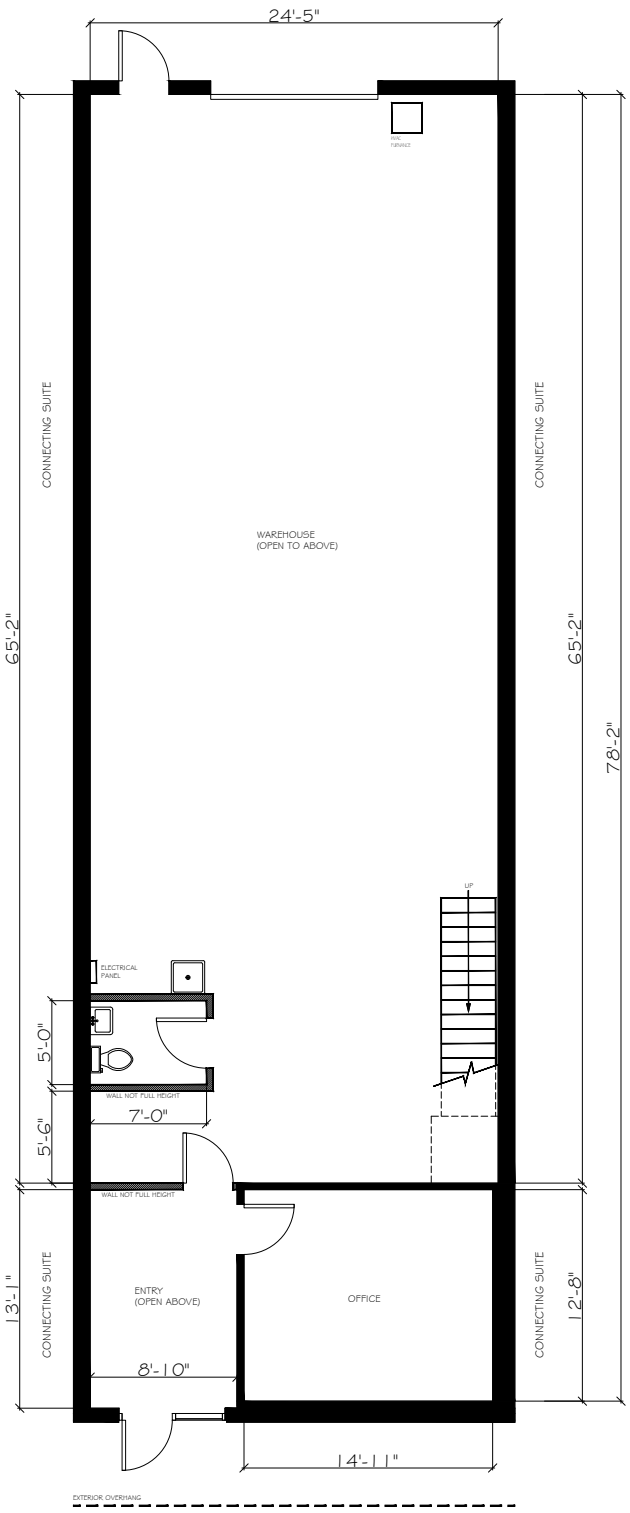


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