

Hermitage Logistics Hub

# FOR LEASE

53,460 – 213,840 SF Industrial Space Available

3600 Central Pike, Hermitage, TN 37076



LOVETT  
INDUSTRIAL

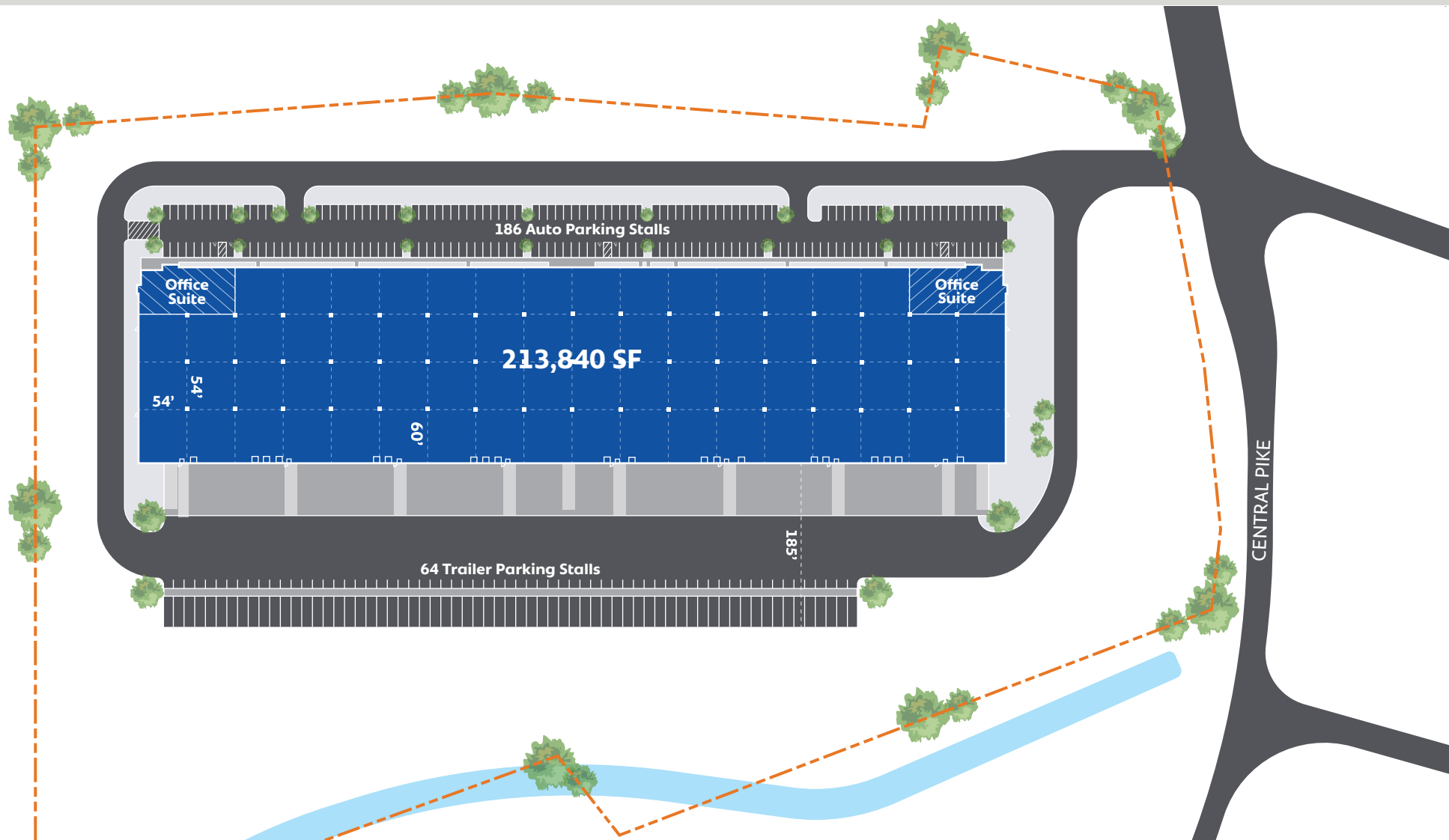
CROW  
HOLDINGS  
CAPITAL

STREAM®

# Building Overview

**Building Size:** 213,840 SF  
**Divisible To:** 53,460 SF  
**Clear Height:** 36'  
**Building Depth:** 220'  
**Dock Doors:** 55 (9' x 10') 18 with 35,000 LB Levelers  
**Drive-in Doors:** 3 (12' x 16')  
**Column Spacing:** 54' x 54' with a 60' Speed Bay  
**Truck Court:** 185'  
**Slab:** 7"

**Roof:** 60 MIL TPO (R-20 Insulation)  
**Fire Protection:** ESFR  
**Lighting:** 30 FC Lighting with 10' Whips  
**Power Service:** 3,000 Amps (Expandable)  
**Completion Date:** Q4 2026  
**Site Area:** 52.65 Acres  
**Parking:** 186 Auto Spaces, 64 Trailer Stalls  
**Construction Type:** Concrete Tilt Up





# Location

**1 MIN**

Old Hickory Blvd

**5 MIN**

I-40

**8 MIN**

Nashville  
International  
Airport

**15 MIN**

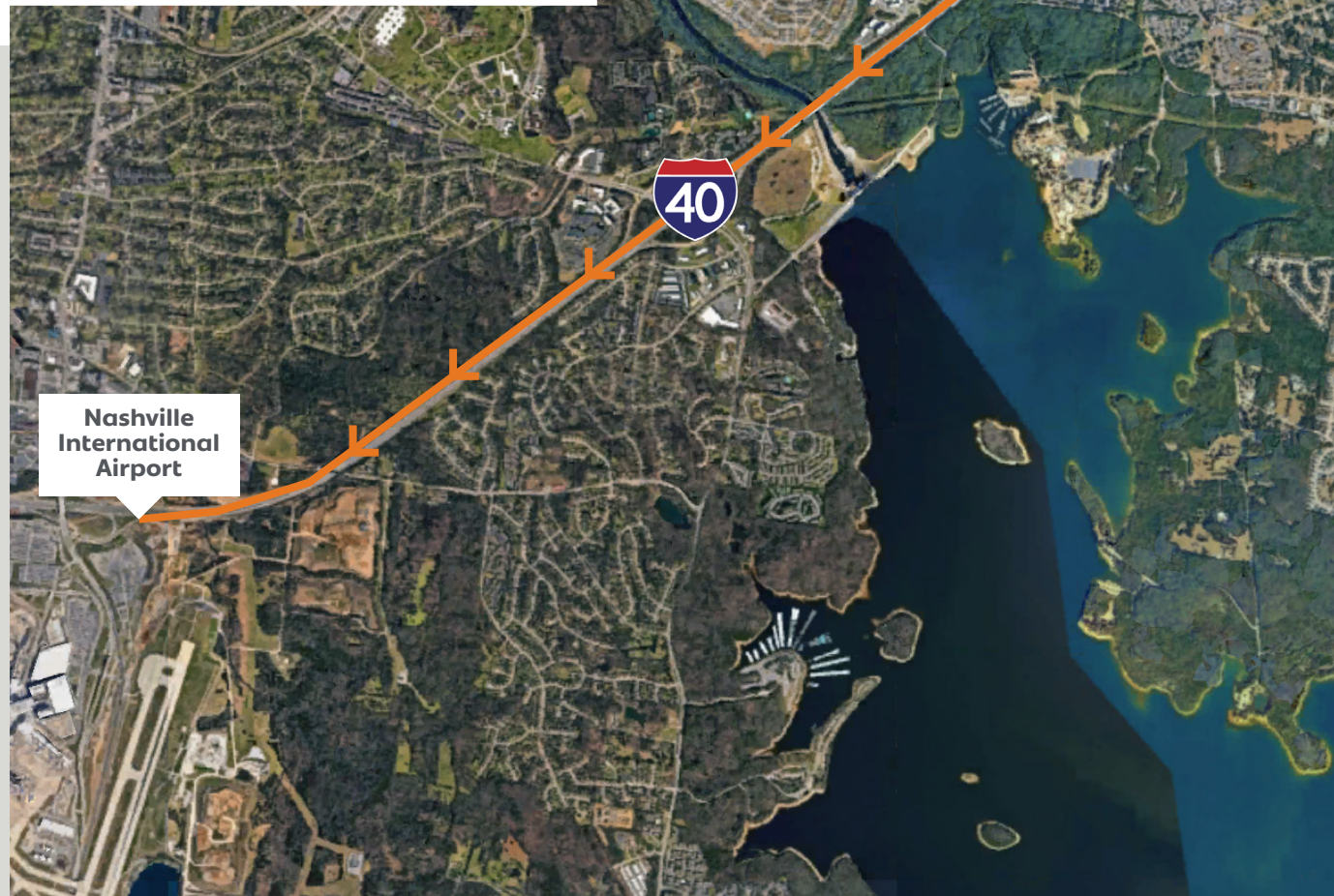
Downtown  
Nashville

**1 of 6**

U.S. Cities With 3  
Major Interstates

**12M**

People Live Within  
a 2.5 Hour Drive



# Demographics

**9%** YOY Blue Collar Job Growth  
in Davidson County

**100,479** Blue Collar Jobs Within  
a 15 Mile Radius

**JOB GROWTH**  
2012-2022

**84%**

NASHVILLE MSA

**POPULATION GROWTH**  
2012-2022

**26%**

NASHVILLE MSA

**49%**

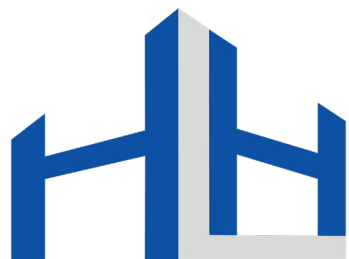
UNITED STATES

**6.8%**

UNITED STATES

SOURCE: ESRI, NASHVILLE CHAMBER OF COMMERCE





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