



REALSITE
COMMERCIAL

For Lease

Central Pike Business Center

Office / Flex Space

3640-3670 Central Pike

Hermitage TN 37076

Charlie Taylor

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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



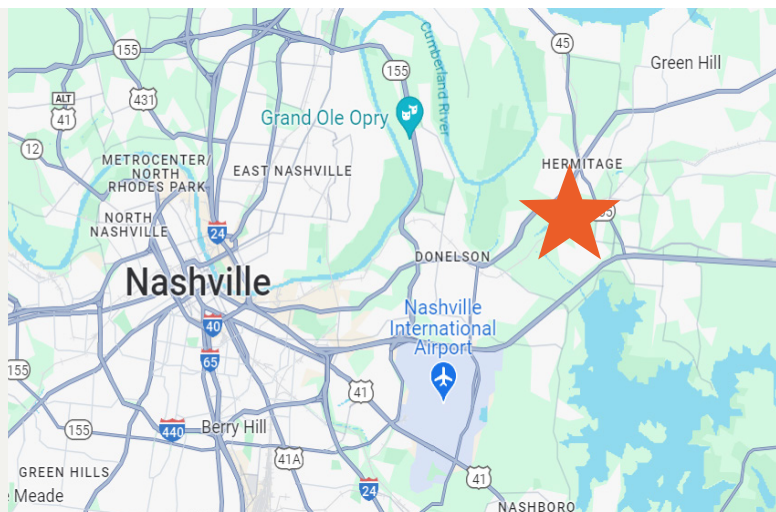
AVAILABILITY
CONTACT BROKER FOR PRICING

- 3662**
- + 5,833 SF TOTAL
 - + 1,728 SF OFFICE
 - + AVAILABLE NOW
 - + 3 PHASE 250 AMPS
 - + THREE (3) 10 X 10 DRIVE IN DOORS

- 3660 - SUITE C**
- + 2,000 SF
 - + TWO (2) PRIVATE OFFICES
 - + ONE (1) 9 X 12 ROLL UP DOOR
 - + 200-AMP 3 PHASE POWER

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



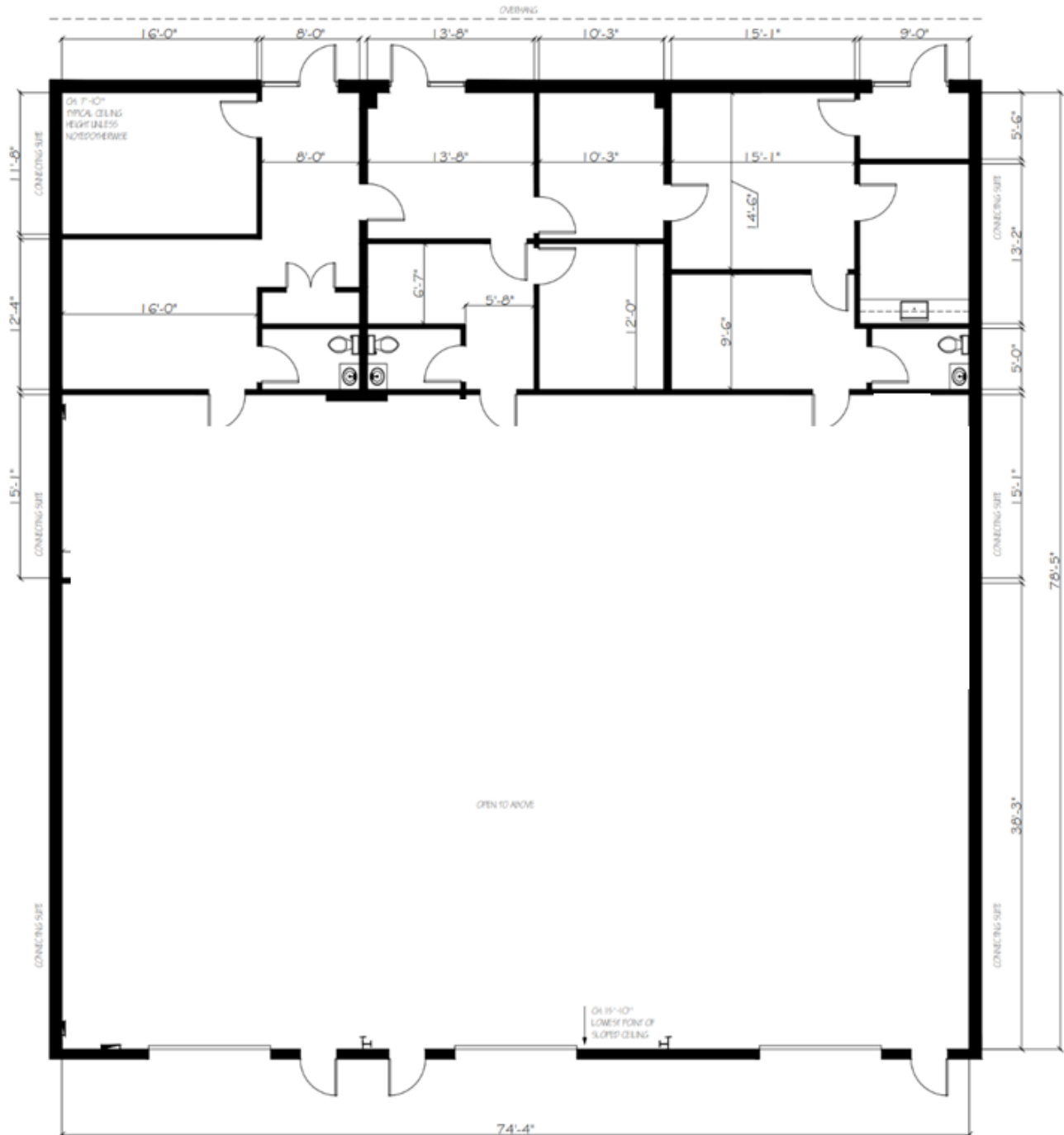


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3662 FLOOR PLAN





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