



# For Lease

## Central Pike Business Center

**Office / Flex Space**

3640-3670 Central Pike

Hermitage TN 37076

Charlie Taylor

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## PROPERTY HIGHLIGHTS

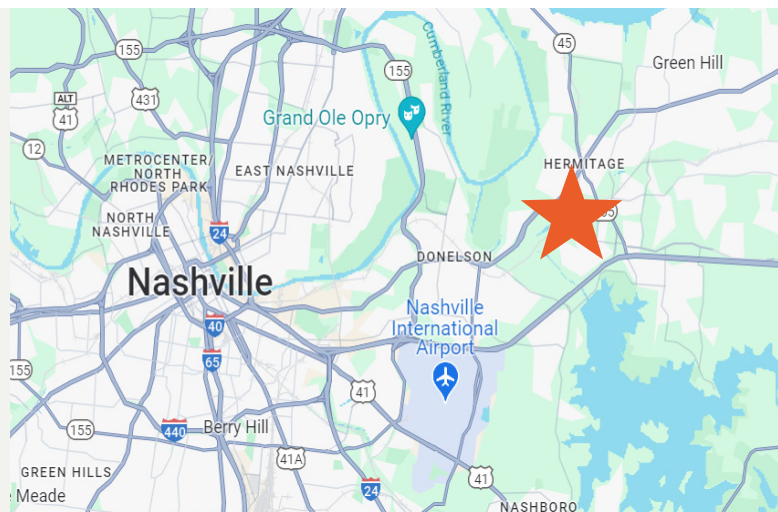
|                            |                                                                        |
|----------------------------|------------------------------------------------------------------------|
| ADDRESS                    | 3640-3670 Central Pike, Hermitage TN 37076                             |
| 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<br>- Taxes \$2.36<br>- Insurance \$.70<br>- CAM \$1.28 |
| LOADING                    | Large drive-in doors                                                   |

**AVAILABILITY**  
**\$15.50/SF NNN****3662**

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

**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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## CONTACT US

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