

Hermitage Logistics Hub

FOR SALE OR LEASE

53,460 – 213,840 SF Industrial Space Available

3600 Central Pike, Hermitage, TN 37076



LOVETT
INDUSTRIAL

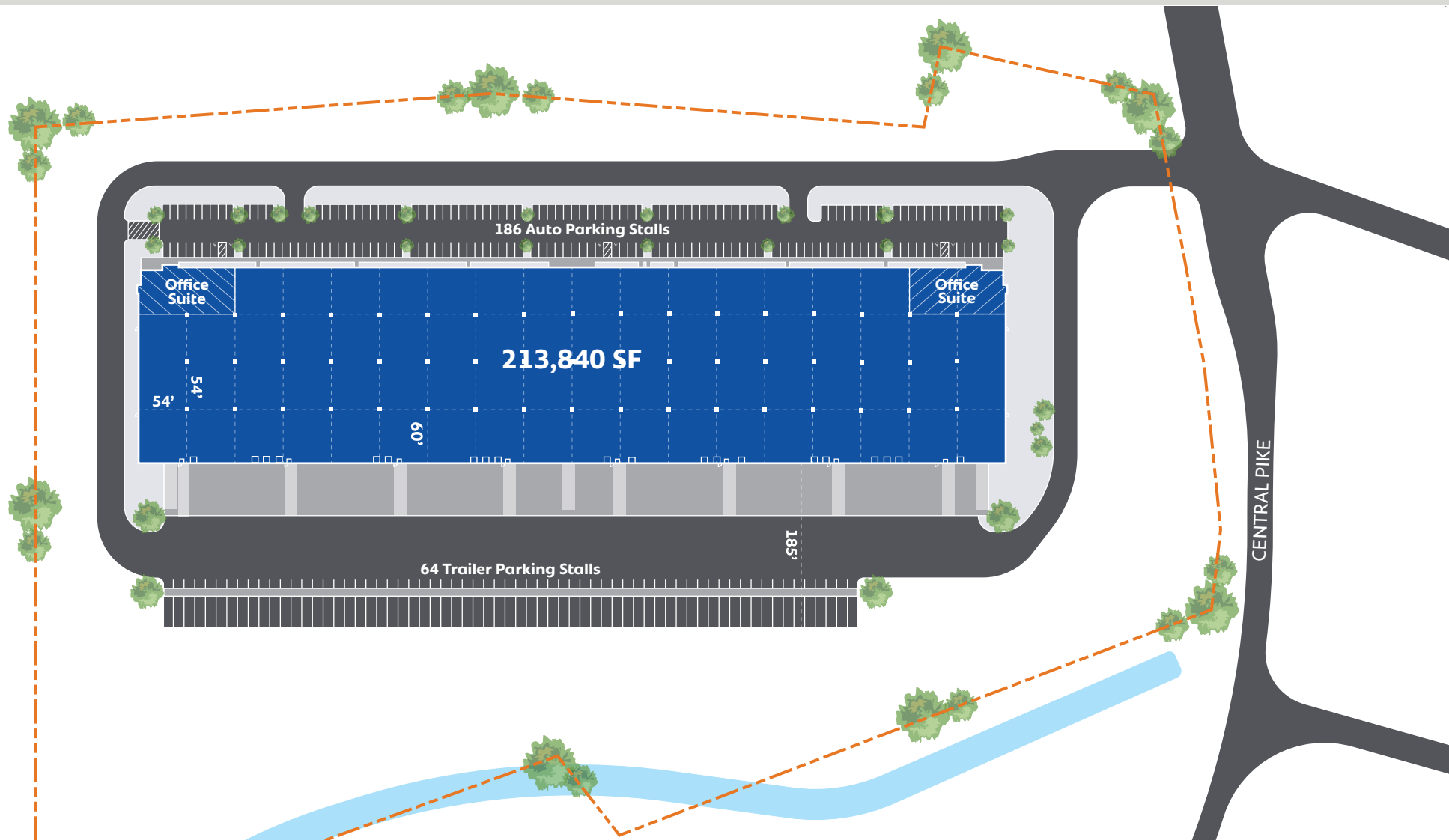
CROW
HOLDINGS
CAPITAL

STREAM®

Building Overview

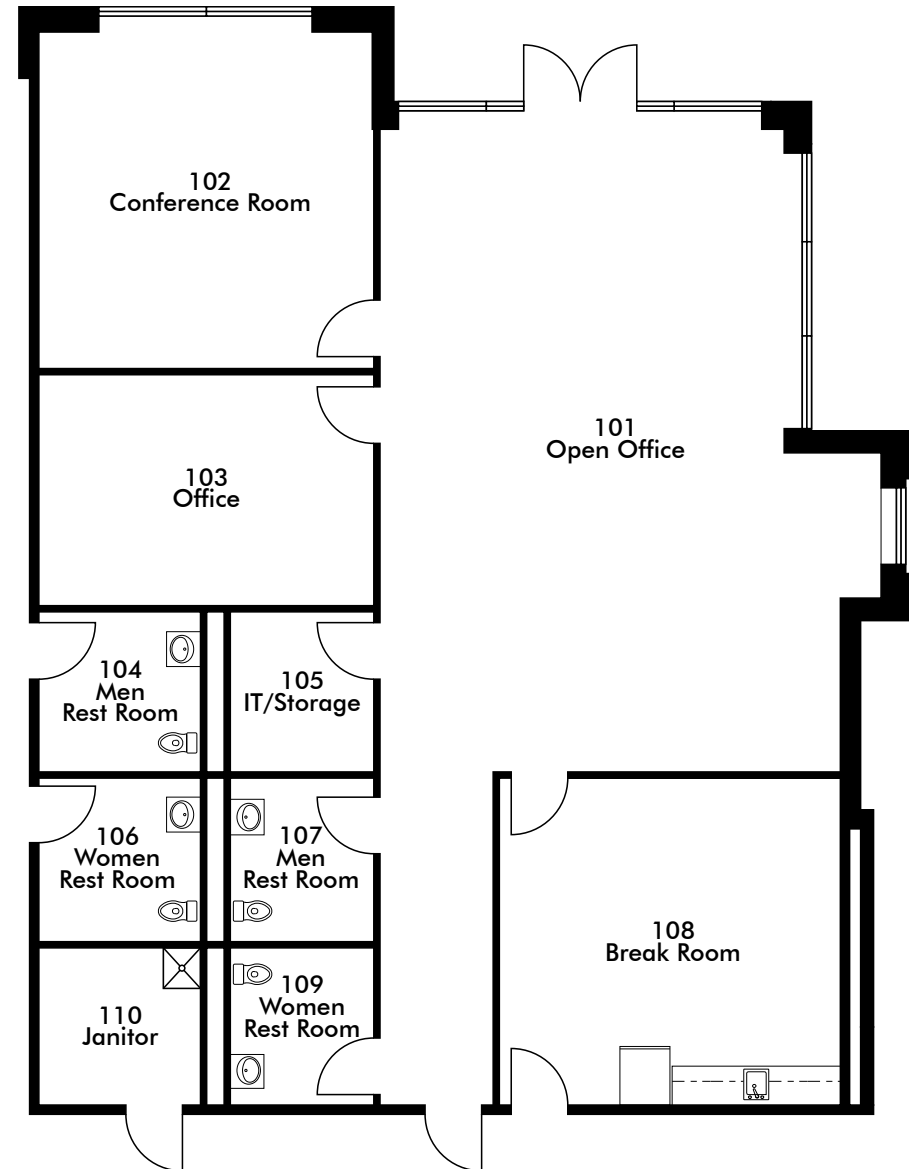
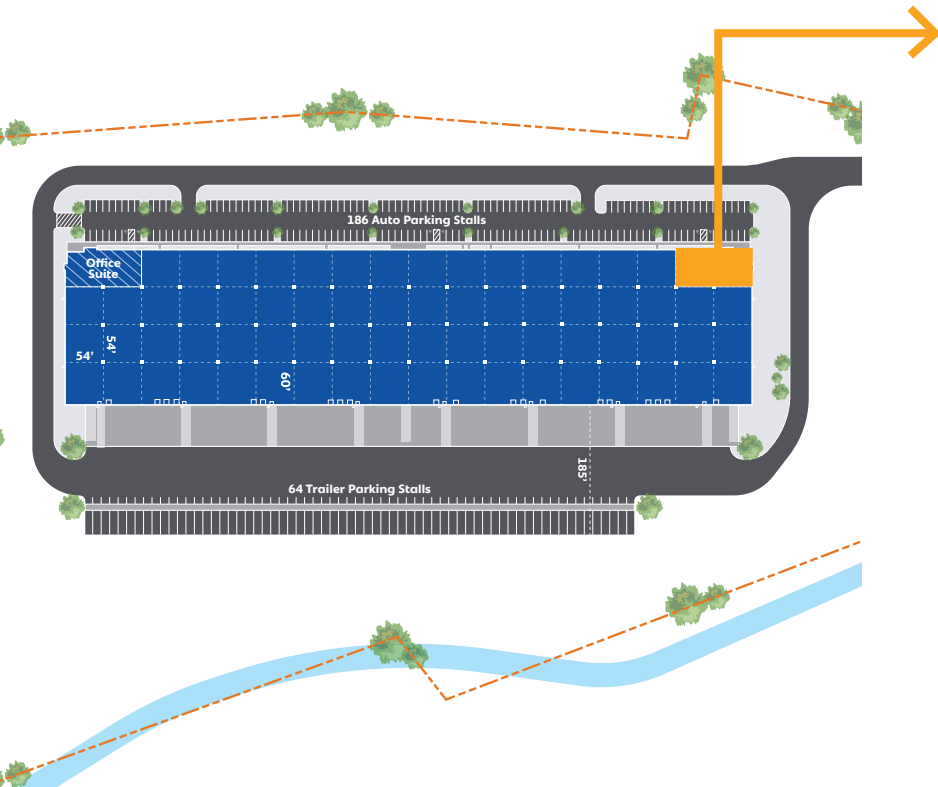
Building Size: 213,840 SF
Divisible To: 53,460 SF
Clear Height: 36'
Building Depth: 220'
Dock Doors: 55 (9' x 10') 18 with 35,000 LB Levelers
Drive-in Doors: 3 (12' x 16')
Column Spacing: 54' x 54' with a 60' Speed Bay
Truck Court: 185'
Slab: 7"

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



Spec Suite Floor Plan

2,418 SF



Location

1 MIN

Old Hickory Blvd

5 MIN

I-40

8 MIN

Nashville
International
Airport

15 MIN

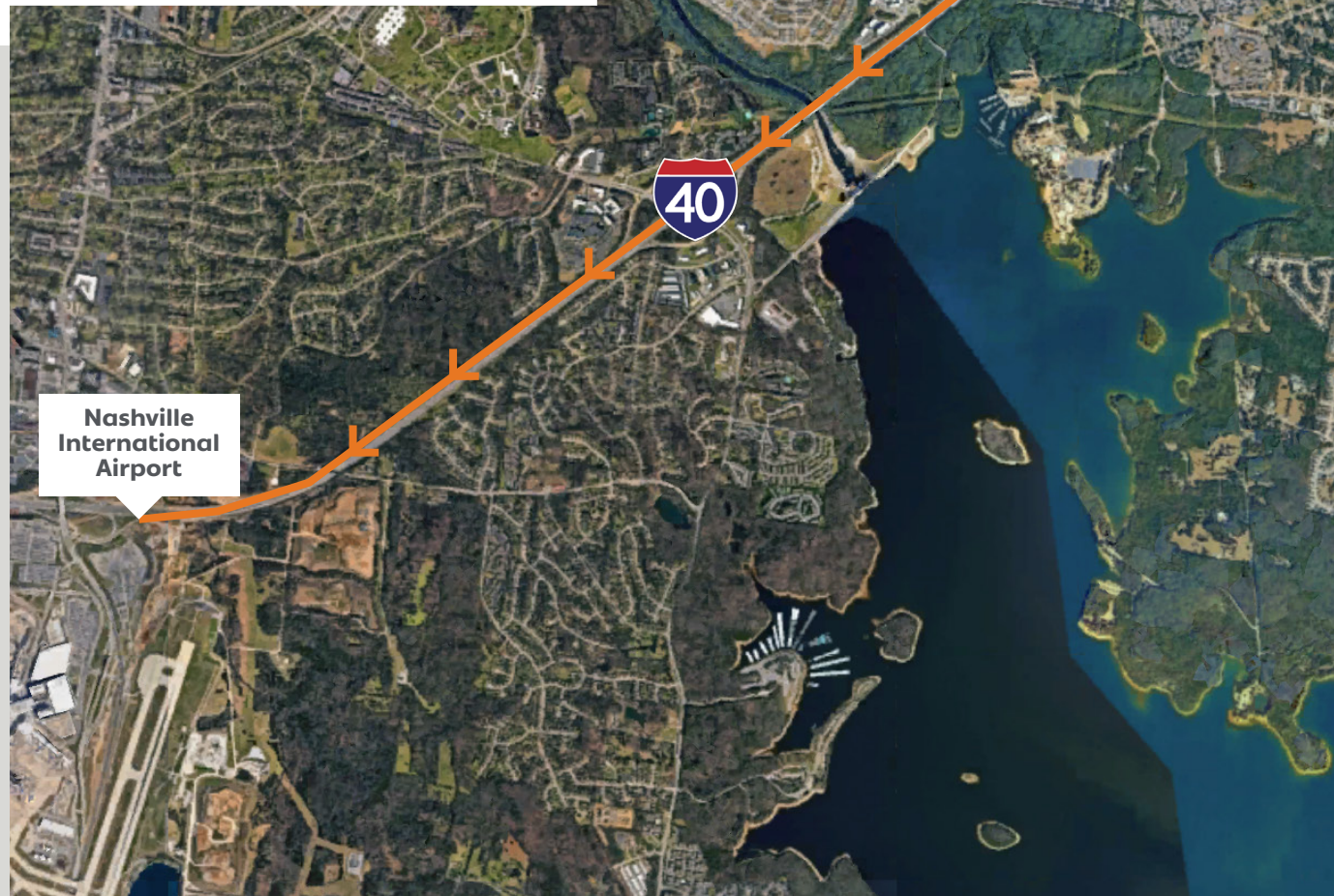
Downtown
Nashville

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

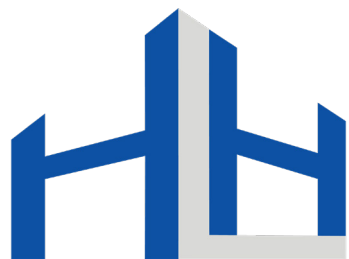
49%

UNITED STATES

6.8%

UNITED STATES

SOURCE: ESRI, NASHVILLE CHAMBER OF COMMERCE



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