

## SALE OR LEASE

Two Industrial Buildings: ±15,369 Total SF  
Located In Hermitage, TN

3100-3108 Brandau Road, Hermitage, TN 37076



### HIGHLIGHTS

- ±15,369 Total SF
- Features 2 Industrial Buildings
- ±11.36 Acres
- Sale Price: \$2,900,000
- Lease Rate: \$14,000 / month NNN
- 1.9 Miles from I-40



**Robert Stout, SIOR**  
First Vice President  
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Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

For Sale or Lease  
+15,369 SF Available  
Industrial Buildings

3100-3108 Brandau Road  
Hermitage, TN 37076  
Davidson County

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## BUILDING SPECIFICATIONS / AERIAL

### Office/Warehouse -- 7,985 SF

- Truck Service Facility (Metal)
- 6,630 SF (inside walls)
- (2) 5-Ton Track Crane Service
- 20'10" to 16' Clear Height
- (4) Drive-Thru Doors (12'6" x 14')
- 800 amps; 120/208 voltage; 3 Phase
- Shop Restroom w/Showers
- Gas (Waste Oil) Heat
- Office (Masonry Block)
- 1,265 SF (inside walls)
- 5 Office Suites
- Kitchen area
- 1 Restroom

### Warehouse/Truck Wash Area --

- 4,598 SF (inside walls)
- (2) 12' x 12' Drive-in Doors
- 12'6" x 14' Drive-in Door
- 14' to 12' Clear Height
- Restrooms
- Gas (Waste Oil) Heat

### Office Trailer -- 2,346 SF (inside walls)

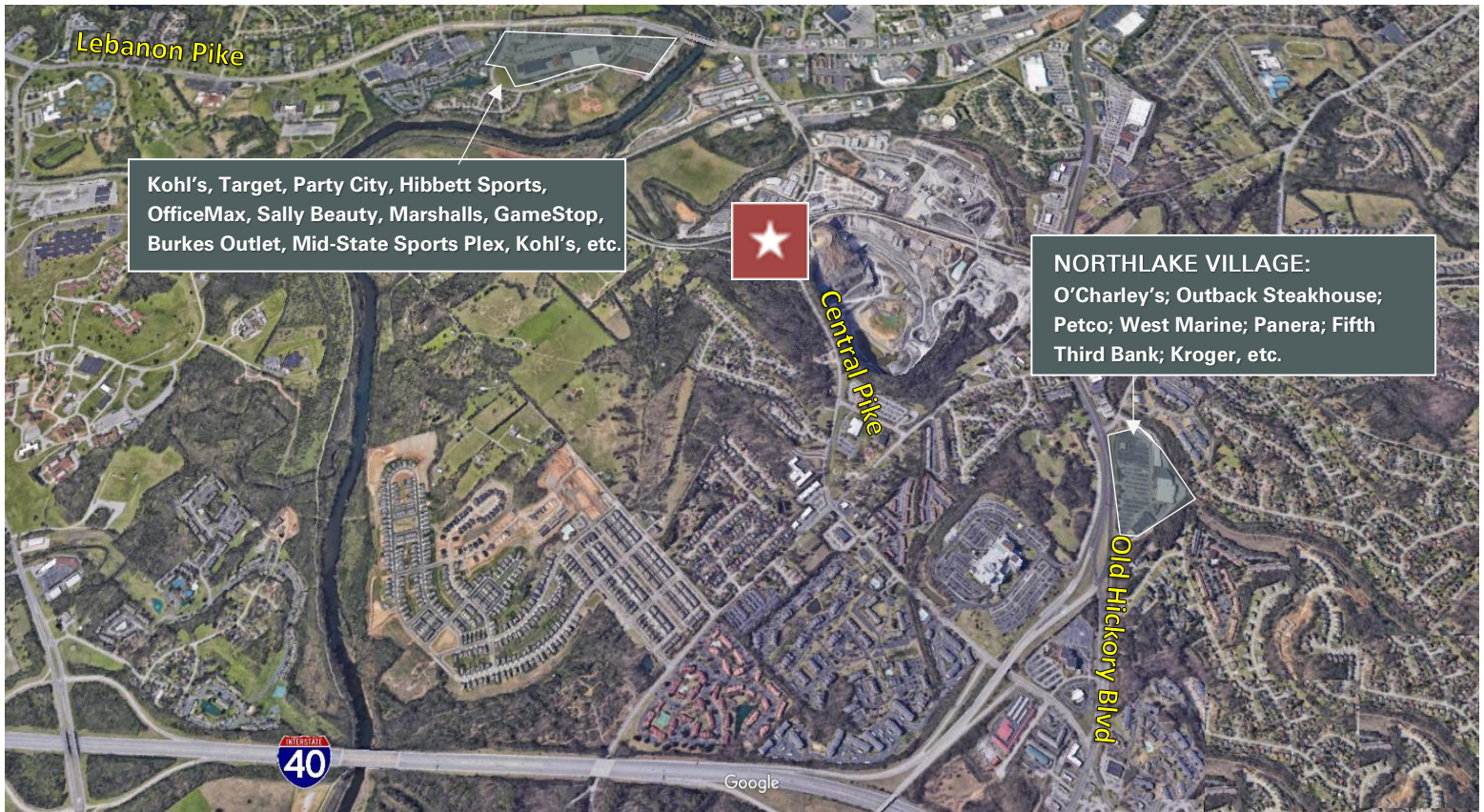
- 11 Office Suites
- Conference Room
- Kitchen Area
- 2 Restrooms

### Outside Storage Shed (metal)

- 2,640 SF
- 14' Clear Height

### Office Trailer

- 440 SF
- 2 Office Suites
- 1 Restroom



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## PHOTOS



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