

## Cool Springs High Tech Building



Commercial Real Estate Brokerage Leasing Management

**For Sale**

1005 Flagpole Ct.

Brentwood TN 37027

[www.LochCompany.com](http://www.LochCompany.com) Ph: 615-790-5099 Fax: 615-953-9554

**Disclaimer:** The information contained in this Market Offering Package is proprietary and strictly confidential. It is intended to be reviewed only by the recipient. The information contained in this Market Offering Package is not a substitute for a thorough investigation by the recipient. Recipient is encouraged to seek legal, financial, environmental consulting, structural engineering advice about the subject property and the information contained in this Market Offering Package. Loch Company is providing this Market Offering Package to the recipient as general information only. Loch Company has not audited or investigated beyond what is provided and does not guarantee the complete accuracy of the information contained herein. Loch Company makes no warranties or guarantees with respect to the income, expenses, future values, condition of the property, financial state of the tenant or seller, square footage of the property, accuracy of the tax information, environmental contamination of the subject property or if the subject property meets any code compliance with the State, City or Federal government.

## Property Details

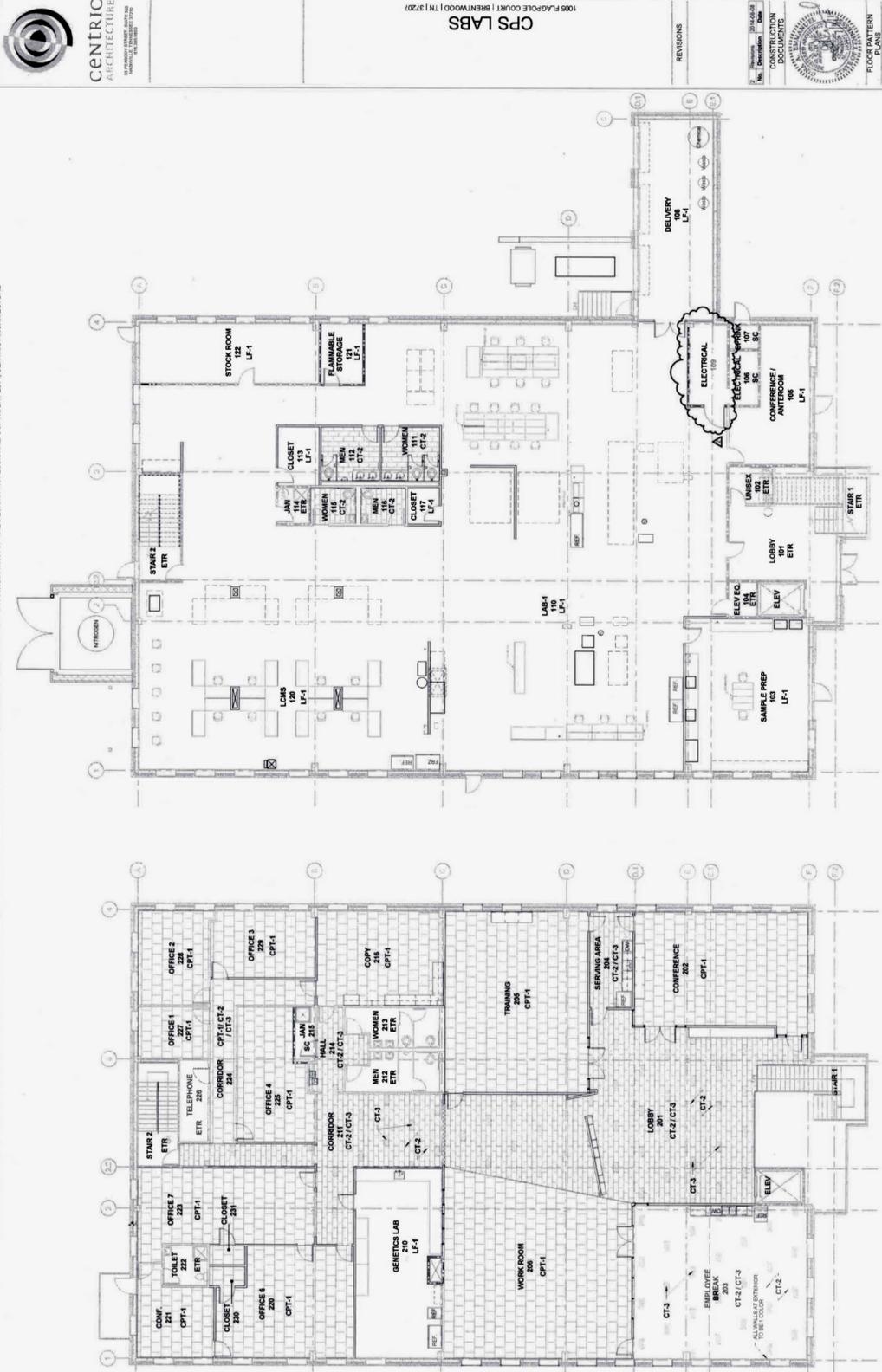
Sales Price:	\$5,750,000
Total RSF	25,320 Sq. Ft.
Year Build-Out	2016
Stories	2
Acres	1.69
Property is Vacant	



- Property is Vacant
- Climate Controlled Zoned Rooms
- Cummins Natural Gas Generator 400 AMP
- Cummins/ASCO Transfer Switch
- Eaton 9390 UPS (400 AMP)
- 600 AMP, 440 AMP back up
- LED lighting system
- Zoned Card Access
- Epoxy Resin Acid Resistant floors in WH
- Contained Flammables Room
- 3000 Gal Bulk Nitrogen Tank
- 25 Staff Cubicles
- 24 Person Conference Room
- 30 Person Break Room
- Dedicated Class rooms
- 75 Parking Spaces
- 3 Loading Docks



THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2014, CENTRIC ARCHITECTURE





# LOCH

COMPANY

## For Sale

1005 Flagpole Ct.

Brentwood TN 37027

www.LochCompany.com Ph: 615-790-5099 Fax: 615-953-9554

