



Warehouse and Manufacturing Building Located in David Jones Industrial Park Building available February 2017, Parking can be increased up to 100 spaces, Office space can be constructed within the warehouse.

**ED Contact**

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Building Information			
<b>Building Types:</b>	Industrial, Quick-Turn/Spec, Warehouse	<b>Bay Length:</b>	60
<b>Property ID:</b>	74694	<b>Bay Width:</b>	60
<b>Building Size:</b>	127,950	<b>Primary Construction Material:</b>	Pre-engineered steel
<b>Total Available (sq ft):</b>	114,850	<b>Secondary Construction Material:</b>	Split face masonry
<b>Is Contiguous:</b>	Yes	<b>Drive In Doors:</b>	Yes
<b>Expandable:</b>	Yes	<b>Dock:</b>	Yes
<b>Expandable to (sq ft):</b>	160,000	<b>Heated:</b>	Yes
<b>Site Size (acres):</b>	12.89	<b>Air Conditioned:</b>	No
<b>Floor Thickness:</b>	6	<b>Sprinklered:</b>	Yes
<b>Floor Load Bearing:</b>		<b>Parking Paved:</b>	Yes
<b>Multi-tenant Building:</b>	Yes	<b>Previous Use:</b>	New Facility
<b>Business/Industrial Park:</b>	Yes	<b>Updated:</b>	3/21/2017
<b>Zoning:</b>	Industrial	<b>Divisible (yes/no):</b>	Yes
<b>Year Built:</b>	2017	<b>Minimum Subdivide:</b>	40,000
<b>Cranes:</b>	No	<b>Number of Stories:</b>	1
<b>Maximum Contiguous Space:</b>	114,850	<b>Number of Truck Docks:</b>	9
<b>Column Spacing:</b>	60 X 60	<b>Sprinkler Type:</b>	Wet
<b>Heat Type:</b>	Gas Heaters	<b>Warehouse (sq ft):</b>	114,500
<b>Number of Drive In Doors:</b>	1	<b>Number Of Parking Spaces:</b>	15
<b>Ownership:</b>	Private	<b>Parking:</b>	Yes
<b>Ceiling Height:</b>	32-38		

Pricing Terms			
<b>For Sale:</b>	Yes	<b>Price Per Sq Ft:</b>	\$4.35
<b>Price Negotiable:</b>	Yes	<b>For Lease:</b>	Yes
<b>Base Rental Rate (Annual):</b>	\$4.53	<b>Lease Type:</b>	Triple Net

Geographic/Transportation Information			
<b>County:</b>	Anderson	<b>Distance to Highway 2:</b>	1.3
<b>Rail Access:</b>	No	<b>Interstate Name:</b>	I-75

<b>Topography:</b>	Flat
<b>Foreign Trade Zone:</b>	No
<b>Airport Zone:</b>	No
<b>Tax Increment Financing Area:</b>	No
<b>Revitalization Area:</b>	No
<b>Phase 1 Environmental Rpt:</b>	Yes
<b>Highway Name:</b>	Hwy 441
<b>Distance to Highway:</b>	0.66
<b>Highway Name 2:</b>	Hwy 61

<b>Distance to Interstate:</b>	3
<b>Interstate Name 2:</b>	I-40
<b>Distance to Interstate 2:</b>	20
<b>Interstate Name 3:</b>	I-81
<b>Distance to Interstate 3:</b>	54
<b>Airport Name:</b>	McGhee Tyson Airport
<b>Distance to Airport:</b>	35
<b>Airport Name 2:</b>	Campbell County Municipal Airport
<b>Distance to Airport 2:</b>	177

Utility Information	
<b>Service to Property (Distribution):</b>	Yes
<b>Electric Provider:</b>	Clinton Utilities Board
<b>Electric Voltage:</b>	277
<b>Amps:</b>	1200
<b>Gas On Site:</b>	Yes
<b>Gas Provider:</b>	Powell Clinch Utility District
<b>Size of Gas Main:</b>	2
<b>Gas MainPSI:</b>	40
<b>Fiber Optics:</b>	Yes
<b>DSL Available:</b>	Yes
<b>Telecom on Site:</b>	Yes
<b>Telecom Provider:</b>	AT&T
<b>Water On Site:</b>	Yes
<b>Water Provider:</b>	Anderson County Water Authority
<b>Water Main Size:</b>	10
<b>Sewer On Site:</b>	Yes
<b>Sewer Provider:</b>	Anderson County Water Authority
<b>Sewer Main Size:</b>	8
<b>Septic:</b>	No

Additional Information	
<b>Brownfield:</b>	No
<b>Reinforced Concrete Floor:</b>	Yes
<b>Building Dimensions:</b>	300' X 420'
<b>Soil Boring Report Available:</b>	Yes
<b>Freight Elevator:</b>	No
<b>County Tax Rate:</b>	\$2.79
<b>Region:</b>	Northeast Valley
<b>Sustainability:</b>	No



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