



### ED Contact

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Building Information			
<b>Building Types:</b>	Industrial, Quick-Turn Building, Spec Building, Warehouse	<b>Maximum Contiguous Space:</b>	40,989
<b>Property ID:</b>	3758	<b>Column Spacing:</b>	38X38, 32X32 & 44X44
<b>Building Size:</b>	40,989	<b>Ceiling Height:</b>	24.5-33
<b>Total Available (sq ft):</b>	40,989	<b>Primary Construction Material:</b>	Metal
<b>Site Size (acres):</b>	7.5	<b>Docks with Levelers:</b>	5
<b>Floor Thickness:</b>	4	<b>Dock:</b>	Yes
<b>Business/Industrial Park:</b>	yes	<b>Updated:</b>	1/29/2015
<b>Zoning:</b>	Industrial	<b>Divisible (yes/no):</b>	No
<b>Year Built:</b>	2005	<b>Minimum Subdivide:</b>	40,989
<b>Office Area (sq ft):</b>	2,000		

Pricing Terms			
<b>For Sale:</b>	Yes	<b>For Lease:</b>	Yes
<b>Sale Price:</b>	\$995,000.00	<b>Lease Type:</b>	Negotiable

Geographic/Transportation Information			
<b>Latitude:</b>	35.97812	<b>Distance to Highway:</b>	0.25
<b>Longitude:</b>	-83.203491	<b>Interstate Name:</b>	40
<b>County:</b>	Cocke	<b>Distance to Interstate:</b>	1
<b>Rail Access:</b>	No	<b>Airport Name:</b>	Nashville International
<b>Flood Plain:</b>	No	<b>Distance to Airport:</b>	50
<b>Phase 1 Environmental Rpt:</b>	yes	<b>Rail Name:</b>	Norfolk Southern
<b>Highway Name:</b>	25/70	<b>Distance to Rail:</b>	0

Utility Information			
<b>Service to Property (Distribution):</b>	Yes	<b>Water On Site:</b>	Yes
<b>Electric Provider:</b>	Newport Utilities	<b>Water Provider:</b>	Newport Utilities
<b>Gas Provider:</b>	yes	<b>Water Main Size:</b>	12
<b>Size of Gas Main:</b>	6	<b>Sewer On Site:</b>	Yes
<b>Telecom on Site:</b>	No	<b>Sewer Provider:</b>	Newport Utilities

Additional Information			
<b>Brownfield:</b>	no	<b>Building Dimensions:</b>	261' X 156'
<b>Capacity of Largest Bridge Crane:</b>	20 Ton	<b>Soil Boring Report Available:</b>	yes
<b>Reinforced Concrete Floor:</b>	yes	<b>Region:</b>	NE Valley



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