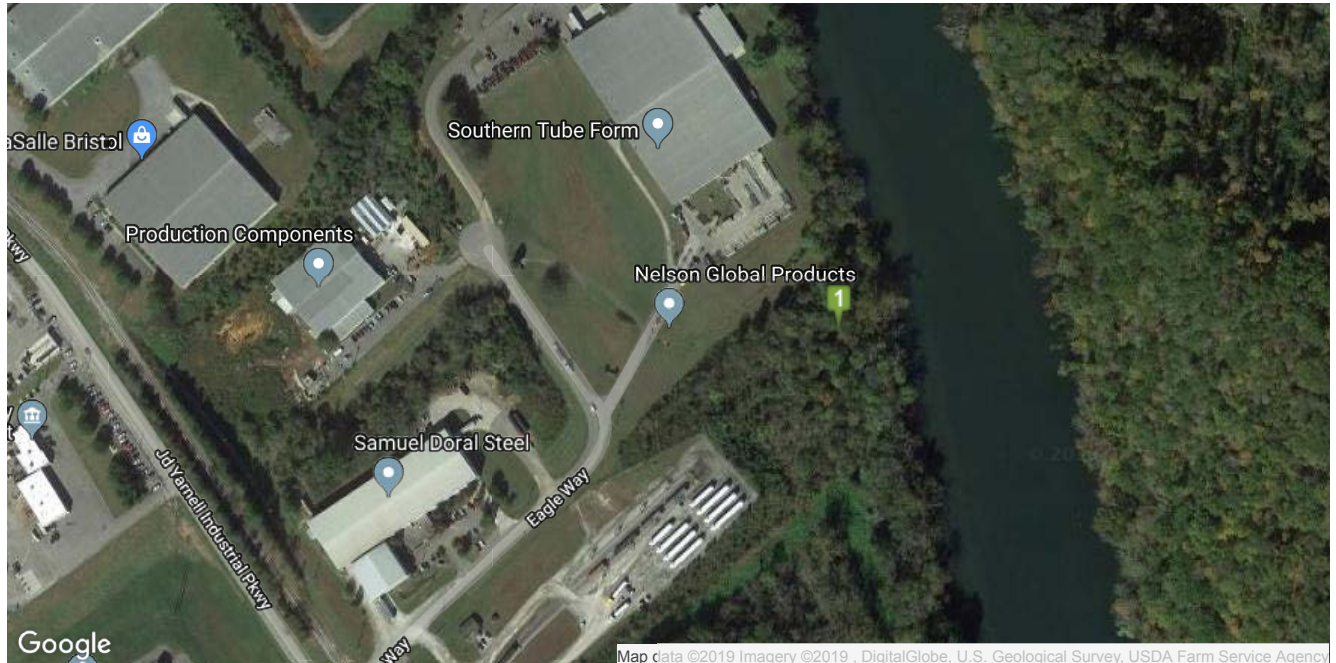


Eagle Way
130 Eagle Eay
Clinton, TN 37716



<https://prod.tva.atlas-advertising.com/InSite3-local/insite3-local-rida.aspx?details=84134&Local=ETEDA>



100,000 SF Warehouse/MFG/Distribution, 6,160 SF Office, building in Clinton, TN.

ED Contact

Jennifer Karp, Marketing Assistant
East Tennessee Economic Development Agency
10215 Technology Drive, Suite 202
Knoxville, TN 37932
Phone: 865-777-3833
Email: jkarp@eteda.org

Building Information			
Building Types:	Industrial	Heated:	Yes
Status:	Available	Heat Type:	Gas
Ceiling Height:	17-26	Air Conditioned:	No
Building Size:	106,160	Dock:	Yes
Total Available (sq ft):	106,160	Number of Truck Docks:	6
Building Dimensions:	400' x 250'	Docks with Levelers:	6
Divisible (yes/no):	No	Drive In Doors:	Yes
Expandable:	Yes	Number of Drive In Doors:	2
Expandable to (sq ft):	206,160	Bay Length:	30
Warehouse (sq ft):	100,000	Parking:	Yes

Office Area (sq ft):	6,160
Year Built:	1993
Primary Construction Material:	Pre Fab Metal
Secondary Construction Material:	Steel
Site Size (acres):	16.6
Is Contiguous:	Yes
Maximum Contiguous Space:	106,160
Zoning:	M-2 Industrial
Cranes:	No
Freight Elevator:	No

Parking Paved:	Yes
Number Of Parking Spaces:	237
Sprinklered:	Yes
Sprinkler Type:	Wet
Floor Thickness:	6
Reinforced Concrete Floor:	Yes
Multi-tenant Building:	No
Previous Tenant:	Nelson Global
Number of Stories:	1

Pricing Terms			
For Sale:	No	Price Negotiable:	No
For Lease:	Yes	Base Rental Rate (annual):	\$4.25
Lease Type:	Triple Net		

Geographic/Transportation Information			
Latitude:	36.1109132	Distance to Highway:	1
Longitude:	-84.1073236	Interstate Name:	75
County:	Anderson	Distance to Interstate:	5
Rail Access:	No	Interstate Name 2:	40
Airport Zone:	No	Distance to Interstate 2:	24
Foreign Trade Zone:	No	Interstate Name 3:	81
Revitalization Area:	No	Distance to Interstate 3:	58
Topography:	Level	Airport Name:	McGhee Tyson
Tax Increment Financing Area:	No	Distance to Airport:	37
Enterprise Zone:	No	Airport Name 2:	Campbell County
Flood Plain:	No	Distance to Airport 2:	19
Wetlands:	No	Port Name:	Charleston
Highway Name:	61	Distance to Port:	356

Utility Information			
Service to Property (Distribution):	Yes	Gas On Site:	Yes
Electric Provider:	Clinton Utilities	Gas Provider:	Powell Clinch
Amps:	2000	Gas MainPSI:	40
Electric Voltage:	480	Size of Gas Main:	2
Sewer On Site:	Yes	Water On Site:	Yes
Sewer Provider:	Clinton Utilities	Water Provider:	Clinton Utilities
Sewer Main Size:	8	Water Main Size:	8
Septic:	No		

Additional Information			
City Tax Rate:	\$.94	Plastics:	Yes
County Tax Rate:	\$2.76	Sustainability:	No
New Market Tax Credit:	No	InvestPrep:	No



East Tennessee Economic Development Agency,
10215 Technology Drive, Suite 202, Knoxville, TN 37932 | 865-777-3833 | aclear@eteda.org

Material on this website is protected by copyright and trademark laws. The information contained in this website or linked sites is provided on an "as is" basis. We make no guarantee or representation about the accuracy or completeness of the information, and disclaim all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. We are not responsible for any damages arising from the use of information on this site. It is your responsibility to independently investigate the information's accuracy and completeness, and to determine to your satisfaction the suitability of the property for your needs. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of any property.