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115,300 SF Building expandable to 161,800 SF with 19' to 24' ceilings located on 8.32 acres just 3 miles from Interstate 75.

**ED Contact**

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Building Information	
<b>Building Types:</b>	Industrial
<b>Status:</b>	Available
<b>Business/Industrial Park:</b>	Yes
<b>Ceiling Height:</b>	19-24
<b>Building Size:</b>	115,300
<b>Total Available (sq ft):</b>	115,300
<b>Column Spacing:</b>	30 x 50
<b>Divisible (yes/no):</b>	No
<b>Expandable:</b>	Yes
<b>Expandable to (sq ft):</b>	161,800
<b>Air Conditioned:</b>	No
<b>Dock:</b>	Yes
<b>Number of Truck Docks:</b>	6
<b>Docks with Levelers:</b>	6
<b>Drive In Doors:</b>	Yes
<b>Number of Drive In Doors:</b>	1
<b>Bay Length:</b>	30
<b>Bay Width:</b>	50
<b>Parking:</b>	Yes
<b>Parking Paved:</b>	Yes

Warehouse (sq ft):	114,088
Office Area (sq ft):	1,212
Year Built:	1997
Primary Construction Material:	Steel
Site Size (acres):	8.32
Is Contiguous:	Yes
Maximum Contiguous Space:	115,300
Zoning:	1-2
Cranes:	No
Heated:	Yes
Heat Type:	Natural Gas

Number Of Parking Spaces:	66
Sprinklered:	Yes
Sprinkler Type:	Type II, Wet
Floor Thickness:	6
Floor Load Bearing:	4,000 psi
Reinforced Concrete Floor:	yes
Multi-tenant Building:	No
Previous Tenant:	Advance Auto
Previous Use:	Distribution
Networked:	Yes
Number of Stories:	1

<b>Pricing Terms</b>			
For Sale:	Yes	Price Negotiable:	Yes
Sale Price:	\$5,986,900.00	Price Per Sq Ft:	\$51.92
For Lease:	Yes	Base Rental Rate (annual):	\$3.87 sf/yr
Lease Type:	Triple Net		

<b>Geographic/Transportation Information</b>			
Latitude:	36.1867617	Distance to Highway 2:	1.15
Longitude:	-84.0492859	Interstate Name:	75
County:	Anderson	Distance to Interstate:	3
Rail Access:	No	Interstate Name 2:	40
Airport Zone:	No	Distance to Interstate 2:	22
Foreign Trade Zone:	No	Interstate Name 3:	81
Revitalization Area:	No	Distance to Interstate 3:	56
Topography:	Level	Airport Name:	McGhee Tyson
Tax Increment Financing Area:	No	Distance to Airport:	35
Enterprise Zone:	No	Airport Name 2:	Campbell County
Flood Plain:	No	Distance to Airport 2:	17
Wetlands:	no	Port Name:	Charleston
Soil Boring Report Available:	No	Distance to Port:	354
Highway Name:	441	Rail Name:	Norfolk Southern
Distance to Highway:	4	Distance to Rail:	20
Highway Name 2:	66		

<b>Utility Information</b>			
Service to Property (Distribution):	Yes	Gas On Site:	Yes
Electric Provider:	Clinton Utilities	Gas Provider:	Powell Clinch
Amps:	1200	Gas MainPSI:	40
Electric Voltage:	480	Size of Gas Main:	4
Electric Phase:	3	Water On Site:	Yes
Sewer On Site:	Yes	Water Provider:	Anderson County
Sewer Provider:	Anderson County	Water Main Size:	10
Sewer Main Size:	8	Telecom on Site:	Yes

<b>Additional Information</b>			
County Tax Rate:	2.79	Sustainability:	No
New Market Tax Credit:	No	InvestPrep:	No
Plastics:	Yes		



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