

INDUSTRIAL BUILDING FOR SALE OR LEASE

**84,900 SF ON 14 ACRES
1208 INDUSTRIAL PARK DRIVE
SOUTH FULTON, TN**



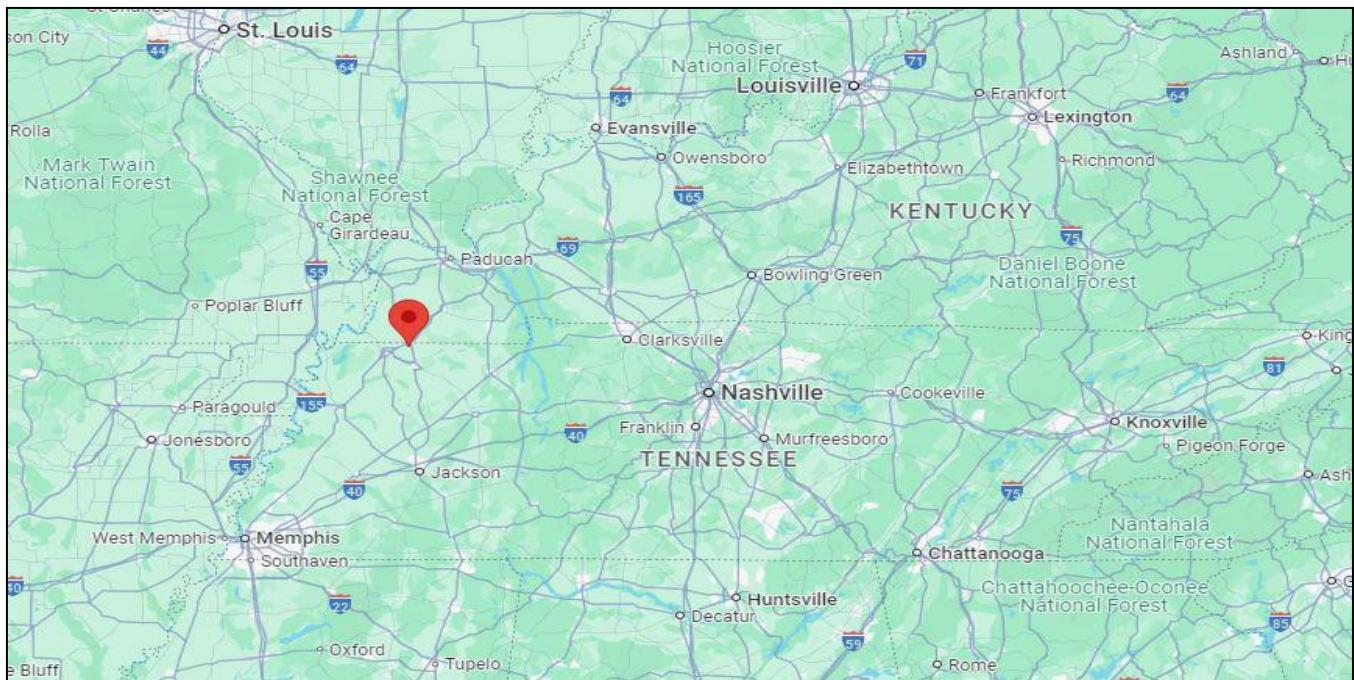
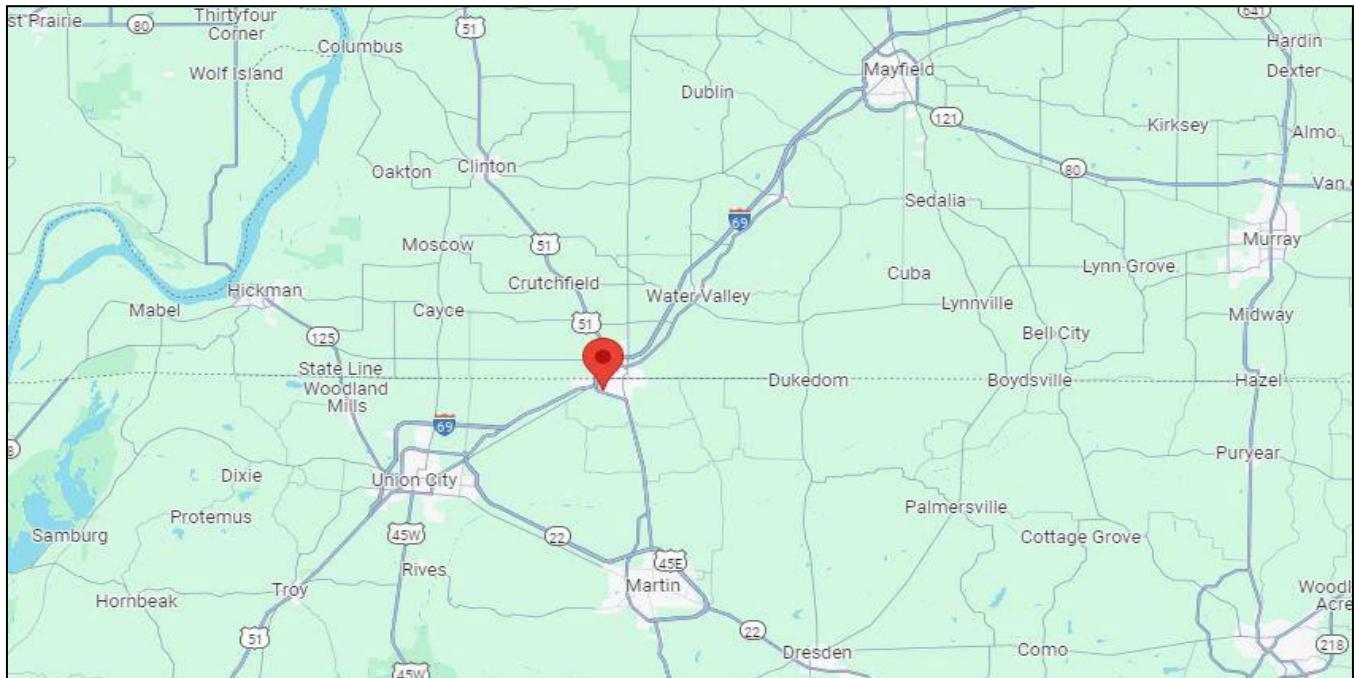
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BUILDING SIZE:	Approximately 84,900 sq. ft.
GROUNDS:	Approximately 14 acres
NUMBER OF BUILDINGS:	Two 100' x 400' facilities connected by two 1,200 square foot enclosed, covered tractor trailer pull-throughs, which provides access directly through both buildings for all material handling equipment.
CONSTRUCTION:	<p>Floors: 8" reinforced concrete</p> <p>Walls: Insulated metal</p> <p>Roof: East Bldg – 8" round columns West Bldg – 8" square columns</p> <p>Columns: Metal standing seam</p>
CONSTRUCTION DATE:	2002
PROPERTY CONDITION:	Excellent, clean
BUILDING DIMENSIONS:	Gross 200' x 400'
CEILING HEIGHTS:	24' at the eaves, 27' at the center
COLUMN SPACING:	30' x 50'
TRUCK LOADING:	<p><u>East Building:</u></p> <ul style="list-style-type: none"> • Six (6) 8' x 10' truck docks with dock seals and electric levelers. • One (1) 18' x 24' metal roll-up door at grade for drive in access and aligns with pull through opening for access to west building as well. <p><u>West Building:</u></p> <ul style="list-style-type: none"> • Four (4) truck docks with dock seals and manual levelers. • One (1) 18' x 24' metal roll-up door at grade level for drive-in access.
LIGHTING:	High pressure sodium
POWER:	Supplied by Weakley County Municipal Electric

WATER:	Supplied by City of South Fulton
SEWER:	Supplied by City of South Fulton
NATURAL GAS:	Supplied by City of South Fulton
FIRE PROTECTION:	100% wet sprinkler
HEAT:	East building
COMPRESSED AIR:	East building partially piped
OFFICE SPACE:	Office space of approximately 375 square feet in the East building
LAVATORIES:	<u>OFFICE:</u> Unisex: 1 toilet, 1 sink
	<u>EAST BUILDING:</u> Men: 2 toilets, 2 sinks, Women: 2 toilets, 2 sinks
PARKING:	Ample asphalt paved and graveled area for employee and truck parking.
LOCATION:	Industrial Park setting just off I-69, SR 51 (Hwy 45E) located in Obion County, TN, just north of Union City, TN and south of Mayfield, KY.
FORMER USE:	Seed warehouse
MISCELLANEOUS:	<ul style="list-style-type: none"> Well maintained, expandable, flexible loading 50' x 50' covered, lighted storage area adjacent to East Building.
SALE PRICE:	\$10,000,000
LEASE PRICE:	\$10/SF

LOCATION MAPS:



BUILDING PHOTOS:

