

# JOHNSON CITY, TENNESSEE

## 287,772 SQUARE FEET ON 26.42 ACRES



<b>Year Built:</b>	<b>1961- 218,331 SF</b> <b>1980- 69,441 SF</b>	<b>Rail:</b>	<b>Possible- Clinchfield Railroad – spur removed</b>
<b>Dimensions:</b>	<b>900' x 400' with offsets</b>	<b>Gas:</b>	<b>Atmos Energy- 4" line</b>
<b>Quality:</b>	<b>Excellent</b>	<b>Sewer:</b>	<b>City – 10" main</b>
<b>Ceiling Heights:</b>	<b>20'8" min 21' max</b>	<b>Water:</b>	<b>City- 4" line</b>
<b>Colum Spacing:</b>	<b>30'x40'</b>	<b>Power:</b>	<b>Johnson City Power Board via TVA- 2 substations at 13,200V, 480V 3phase; 4- 2000kVA</b>
<b>Office Area:</b>	<b>10,041 SF</b>	<b>Heat:</b>	<b>Gas fired suspended heaters</b>
<b>Floors:</b>	<b>Predominantly 12" reinforced concrete with approximately 15,000 SF with 6" reinforced concrete</b>	<b>Air Conditioning:</b>	<b>Office area and tool crib</b>
<b>Walls:</b>	<b>Concrete block</b>	<b>Loading Doors:</b>	<b>(10) tailgate (2) Drive-in doors (2) Internal Dock Wells (1) Trash Dock</b>
<b>Lighting:</b>	<b>High efficiency fluorescent</b>	<b>Parking:</b>	<b>340 paved, marked and lighted spaces</b>
<b>Roof:</b>	<b>Built up roof with gravel ballast over ultra light concrete</b>	<b>Last use:</b>	<b>Manufacturing brake drums, rotors and wheel hubs</b>
<b>Sprinklers:</b>	<b>100% wet</b>		
<b>Crane:</b>	<b>2 ton bridge in maintenance shop</b>		



### CORPORATE HEADQUARTERS

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