

JOHNSON CITY, TENNESSEE

155,490 SQUARE FEET ON 15.9 ACRES

(can divide to 105,000 s.f. and 50,000 s.f. buildings)



Description:	Main Building 105,000 s.f. plus Out Building of approximately 50,000 s.f. can be connected if desired but can be sold separately	Floors:	8" reinforced concrete
Year Built:	Mid-1970's – early 1980's	Walls:	Original Main Building & Out Building: Kirby pre-engineered insulated metal Main Building Addition: Block to 4' with insulated metal above
Dimensions:	Original Main Building: 380' x 250' with offset Out Building: 160' x 250' with offset	Roof:	Standing seam metal – Original Main Bldg and Addition recoated in 2003
Condition:	Good	Cranes:	Original Main Building: 1 @ 3T bridge, 40' T x 10' S, 16' cuh Main Building Addition: 1 @ 2T bridge, 75'T x 30'S, 16' cuh Out Building: 1 @ 3T bridge, 85' T x 25'S, 16' cuh
Ceiling Heights:	Primarily 18' – 24 under beam 15,000 S.F. - 15' – 22'		
Colum Spacing:	25' x 40', steel pole		
Office Area:	6,250 s.f. including some 2-story space. Finish includes carpeting, wood panel walls, dropped acoustic ceiling tile and recessed fluorescent lighting.		



CORPORATE HEADQUARTERS

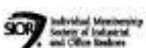
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SOUTHEAST REGION

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Power: Supplied by Johnson City Power Board via TVA
Primary: 480 V, 3 phase
Secondary: 1 – 1200 amp service
 1 - 800 amp service
Transformers: Pole mounted
 Electrical lines run underground from Main Bldg. Addition to Out Building
Distribution: Original Main Bldg and Out Bldg buss duct@ 460 and 110/280 V

Truck Loading: Original Main Bldg. & Addition:
East
 (3) 12' x 14' truck wells – 2 w/levelers
North
 (7) 8' x 8' tailgate w/levelers
 4 drive-in
Out Building:
West
 3 interior tailgate w/slots w/levelers accessed via 2 roll-up doors

Lighting: Combination of 200 & 1000 W mercury vapor

Parking: Approximately 300 paved and marked spaces

Natural Gas: Supplied by Atmos Energy

Compressed Air: (1) 50 hp Sullair compressor
 1 pneumatic dryer
 Lines throughout
 Air lines run underground from Main Bldg addition to Out Bldg

Heat: Gas fired ceiling suspended Modine and Reznor units

Air Conditioning: Office

Ventilation: Ceiling mounted exhaust fans

Zoning: Industrial

Sprinkler: Wet

Possession: Immediate

Water: Johnson City Water Department

Last Use: Manufactured commercial aluminum windows

Sewer: Johnson City Water Department

- Miscellaneous:**
- Majority of facility is fenced
 - Simplex Grinnel fire system and Fleenor security system
 - Cat 5 cable throughout plant
 - 2,500 SF meeting and vending room w/mezzanine in Main Bldg
 - Vending rooms in Main Bldg addition and Out Bldg
 - Exterior lighting on all bldgs
 - Tool crib in Main Bldg addition



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