

Available Industrial Building/Site Form Superior Industries Johnson City, TN

(X) Building () Site

Building/Site Name: Superior Industries

Address: 655 Woodlyn Road City: Johnson City Zip: 37601

County: Washington County Region: Northeast TN
Latitude: Longitude:

SITE ONLY: # Acres: 38.418 Adjacent acres available: Yes No #: Can acreage be subdivided? Yes No
SITE OWNERSHIP: Public Private Terrain: Level Level to Rolling Rolling Rolling to Hilly Hilly

Cost Per Acre: Negotiable: Yes No Soil Borings: Yes No
Environmental Assessment: Yes No TAXES: County: City:

City Limits: Yes No Zoned: Commercial Industrial Not Zoned Other
Enterprise Zone Free Trade Zone Brownfield

Industrial Park Name: N/A

Nearest Population Center: Johnson City Distance (miles): Population: 58,000

Nearest Metro Center: Johnson City Distance (miles):

BUILDING ONLY:

LAYOUT/PRICE

Number of Buildings: 3

All Buildings:	Main Building:	Sale/Lease Price	Lease Type:
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Total Sq. Ft.:	309,443	295,557	Lease Per Month: <input type="checkbox"/> Gross <input type="checkbox"/> Net <input type="checkbox"/> Triple Net
Manufacturing Sq. Ft.:	202,276	202,276	Lease Per Sq. Ft.: <input type="checkbox"/> Gross <input type="checkbox"/> Net <input type="checkbox"/> Triple Net
Warehouse Sq. Ft.:	86,690	86,690	Sale Price:
Office Sq. Ft.:	19,685	19,685	Speculative: <input type="checkbox"/> Yes <input type="checkbox"/> No
Call Center Sq. Ft.:			Taxes: County: City:

Building Ownership: Public Private Condition: Good Fair Poor

Date Available: 1/07 Construction Year: 1994/2004 Former Occupant: Superior Wheels Sits on # of acres: 38.418
Environmental Assessment: Yes No

CONSTRUCTION

Building Length (feet): 807	Building Width (feet): 366
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Construction Type:	<input type="checkbox"/> Metal	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input type="checkbox"/> Steel
	<input type="checkbox"/> Wood	<input type="checkbox"/> Tilt-Up	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Pre-Engineered Steel

Building Type	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Multi-Tenant	<input type="checkbox"/> Shell	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
X Industrial Building	<input type="checkbox"/> Multi (not tenant set)	<input type="checkbox"/> Distribution	<input type="checkbox"/> Call Center	<input type="checkbox"/> Handicap Accessible	

Roof Type:	<input type="checkbox"/> Tar	<input type="checkbox"/> Built-up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Metal Standing Beam	<input type="checkbox"/> Shingle	<input type="checkbox"/> EPD (Rubberized)
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Floor Type:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Dirt	<input type="checkbox"/> Gravel
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Lighting Type:	<input checked="" type="checkbox"/> Fluorescent	<input checked="" type="checkbox"/> Incandescent	<input checked="" type="checkbox"/> Metal Halide	<input checked="" type="checkbox"/> High Pressure Sodium	<input type="checkbox"/> Mercury Vapor
<input type="checkbox"/> High Intensity Discharge					

Ceiling Min (feet): 9	Ceiling Max (feet): 39
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Number of Floors: 1	Floor Thickness (inches): 6	Reinforced Concrete Floor: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Parking Lot: Paved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Gravel: <input type="checkbox"/> Yes <input type="checkbox"/> No	# Spaces: 251+	Lighted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Construction Notes:

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Sprinkler:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Type:	<input type="checkbox"/> Wet	<input type="checkbox"/> Dry
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A/C Available	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Heat Type

Heat Location

A/C Location

<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Manufacturing
<input checked="" type="checkbox"/> Propane Gas	<input checked="" type="checkbox"/> Radiant	<input checked="" type="checkbox"/> Warehouse	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Office	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Steam		<input type="checkbox"/> Other	<input type="checkbox"/> Other

EQUIPMENT DOCKS

Bays	<u>25</u>	Bays Dimensions (feet):	<u>24, 30, 73</u>
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Refrigeration Available	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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No. Bridge Cranes:	<u>1</u>	Height Under Hook (feet):		Tonnage	<u>3</u>
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No. Jib Cranes:		Height Under Hook:		Tonnage	
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# Truck Docks With Levelers:	<u>6</u>	<input checked="" type="checkbox"/> Dock <input type="checkbox"/> Ground	Comments:
# Truck Docks Without Levelers:	<u>1</u>	<input type="checkbox"/> Dock <input checked="" type="checkbox"/> Ground	Comments:
# Drive In Doors:	<u>2</u>	<input type="checkbox"/> Dock <input checked="" type="checkbox"/> Ground	Comments:
Rail Docks:		<input type="checkbox"/> Dock <input type="checkbox"/> Ground	Comments:

BUILDING & SITE:

TRANSPORTATION

Hwy. #	Hwy. Name	Distance To	Type			Lanes
SR 400	SR 400	¼ mile	<input type="checkbox"/> Interstate	<input checked="" type="checkbox"/> State	<input type="checkbox"/> US	
	I-26	3 ½ miles	<input checked="" type="checkbox"/> Interstate	<input type="checkbox"/> State	<input type="checkbox"/> US	<u>4</u>
			<input type="checkbox"/> Interstate	<input type="checkbox"/> State	<input type="checkbox"/> US	
			<input type="checkbox"/> Interstate	<input type="checkbox"/> State	<input type="checkbox"/> US	

<u>River Name</u>	<u>Distance to (miles)</u>	<u>Navigable</u>	
Tennessee River	<u>90</u>	<input checked="" type="checkbox"/> Yes	<u>9' channel</u>

<u>Nearest Port</u>	<u>Distance to (miles)</u>
Charleston, SC	<u>325</u>

<u>Railroad Name</u>	<u>Siding On-Site</u>		
N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Feasible
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Feasible

<u>Airport Name</u>	<u>Location</u>	<u>Distance to (miles)</u>	<u>Runway Length (feet)</u>	<u>Type</u>	
Tri-Cities Regional	Blountville	<u>15</u>	<u>8,000</u>	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> General
Johnson City Aviation	Johnson City	<u>1/4</u>	<u>3,500</u>	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> General

Transportation Notes:

UTILITIES

Electric Supplier: Johnson City Power Board

KVA: 6000	Amp: 8000	Voltage: 480	Phase:	<input type="checkbox"/> Single	<input checked="" type="checkbox"/> Three	<input type="checkbox"/> Other
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PROVIDER

Water Service: Johnson City Utility		Line Size (inches) 6 & 2		At Site: Yes		If no distance to:		
Sewer Service: Johnson City Utility		Line Size (inches) 8		At Site: Yes		If no distance to:		
Natural Gas Service: Atmos Gas		Line Size (inches) 4		At Site: Yes		If no distance to:		
Telecommunication Service: Embarq				At Site: Yes		If no distance to:		
Internet Connection:	<input type="checkbox"/> Dial Up	<input type="checkbox"/> ISDN	<input type="checkbox"/> Cable	<input type="checkbox"/> DSL	<input type="checkbox"/> Wireless	<input checked="" type="checkbox"/> T-1	<input type="checkbox"/> T-3	<input type="checkbox"/> Other
Building Networked: <input checked="" type="checkbox"/> Yes								
Fire Service: Johnson City Fire Department				Class: 3				

CONTACT

Name:	Robert D. Bracy
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Q	72701
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Additional Notes:

PUBLIC:

PRIVATE:

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