

JOHNSON CITY, TENNESSEE

158,454 SQUARE FEET ON 15.9 ACRES

(can divide to 115,014 s.f. and 43,440 s.f.)



Description: Sections A, B and C were constructed as 3 separate buildings of 40,000 s.f. each. A 15,000 s.f. connector (A-1) was constructed to join Sections A and B, and two small additions were made to Section A

Year Built: Mid-1970's - 3 original sections
Early 1980's - connector and A additions

Dimensions: Sections A, A-1 & B: 380' x 250' plus offset
Section C: 160' x 250' plus offset

Expansion: A and B can be expanded to the north (rear)
C can be at least doubled to the east and somewhat to the north

Condition: Excellent

Office Area: 6,250 s.f. of offset office 1- and part 2-story. Finish out includes carpeting, wood panel walls, dropped acoustic ceiling tile and recessed fluorescent lighting. Section C has 1,700 s.f. additional office and restrooms.

Ceiling Heights: Primarily 18' - 24' under beam
15,000 s.f. - 15' - 22'

Column Spacing: 25' x 40'

Floors: 8" reinforced concrete

Walls: Sections A and A-1: Kirby pre-engineered insulated metal with full metal interior liner panel
Section B: Block to 4' with insulated metal above
Section C: Pre-engineered insulated metal

Columns: Steel pole

Roof: Standing seam metal - Sections A, A-1 and B re-coated in 2003

Power: Supplied by Johnson City Power Board via TVA

Primary: 277/480V, 3 phase, 4 wire

Secondary: (1) - 1200A service
(1) - 800A service

Transformers: (3) pole mounted @ 67kVA
Electrical lines run underground from Section B to Section C



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Power (cont'd.) Distribution: Sections A and A-1 bus duct @ 460V, 225A and 110/208V, 100A
Sections B and C via conduit

Lighting: Combination of 400 & 1000 W mercury vapor with translucent panels

Natural Gas: Supplied by Atmos Energy 4" main, 1.5" line

Heat: Gas fired ceiling suspended Modine and Reznor units

Air Conditioning: Office

Ventilation: Ceiling and wall mounted exhaust fans

Sprinkler: Wet
Density - .15 gpm s.f. over 120 s.f.
Area of application – 15,000 s.f.
Total system requirements –
103.27 gpm @ 74.06 psi
Static pressure – 105 psi
Residual pressure – 92 psi

Water: Supplied by City of Johnson City, 10" main, 1" line

Sewer: Supplied by City of Johnson City, 4" main, 1.5" line

Truck Loading: Sections A and B:
East
(3) truck wells with 12' x 14' dock doors (2) with levelers
North
(7) 8' x 8' tailgate with lip levelers
(5) 12' x 14' drive in doors

Section C:
West
3 internal tailgate with levelers, accessed via 2 roll-up doors
(1) 12' x 14' drive in door
North
(1) 10' x 15' drive in door

Parking: Approximately 300 marked spaces

Compressed Air: Lines throughout
Air lines run underground from Section B to Section C

Zoning: I-1 Light Industrial

Taxes: 2009
City - \$14,484.00
County - \$18,447.70

Possession: Immediate

Last Use: Manufactured commercial aluminum windows



Miscellaneous:

- Majority of facility is fenced
- Simplex Grinnel fire system and Fleenor security system
- Cat 5 cable throughout plant
- 2,500 s.f. meeting and vending room with mezzanine in Section A
- Vending rooms Sections in A and B
- Exterior lighting on all buildings
- Tool crib in Section A
- Stand alone chemical storage building

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