

# **SPECIFICATIONS**

129 ROWELAND DRIVE  
JOHNSON CITY, TN 37601

- Property: Property of FM& W, General Partnership  
C/O Fred M. Leonard  
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Bristol, TN 37620  
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Email: [fredmleonard@earthlink.net](mailto:fredmleonard@earthlink.net)
- Location: 129 Roweland Drive  
Johnson City, TN 37601
- Zoned: I-2 (heavy industrial district)
- Property Taxes: Subject to Johnson City and Washington County Taxes
- Land Area: 10.3 Acres
- Improvements: \*One-Story concrete block/brick and pre-engineered steel manufacturing facility containing 122,861 sq. ft.  
\*Asphalt paving for 257 parking spaces and circulation  
\*6 ft. High chain link fenced site perimeter.  
\*Currently the building is divided as follows:  
    Manufacturing           92,007 Sq. Ft.  
    Warehousing            18,500 Sq. Ft.  
    Office                    12,354 Sq. Ft.  
\*The exterior wall height ranges from 14 ft. for the office space to 20 ft. for the manufacturing area.  
\*The interior wall height ranges from 12 ft. for the office space to 17 ft. for the manufacturing area.  
\*Truck access is provided by a loading dock on the north end of the building, which includes two 8 ft. wide overhead doors at dock height. An additional loading dock is located at the building addition on the southwest corner of the building.  
\*Interior lighting is provided by suspended fluorescent fixtures and the building includes a 100% wet sprinkler system.  
\* The manufacturing and warehouse areas are fully heated by suspended, gas fired unit heaters. In addition, the office areas and the north warehouse are air conditioned.  
\*The building includes adequate men's and women's employee restrooms.
- Site Data: This rectangular shaped site includes about 841.04 ft. along the

west side of Roweland Drive with 515 ft. along the south boundary. The rear or west boundary includes about 847 ft. The north boundary includes about 515 ft. In addition, a small 50 ft. x 464 ft. tract is located along the north boundary. The industrial district is surrounded by single-family residential subdivisions and is located in an industrial park for the City of Johnson City and/or Washington County, TN.

**Building Age:** Original building was completed in 1966 with additions in 1973 and 1986.

**Condition of Building:** Good

**Utilities:** Electric: AMP 6600, Voltage 277-480, Phase: 3  
Water: 8" line, Pressure 90 psi  
Natural Gas: 4" line, 30 million BTUs  
Public utilities, including water, electricity, sewer, gas and telephone service are available to the property. All municipal (City of Johnson City) services, including police and fire protection are also available.

**Flood Map Data:** Not located within a flood hazard area, as shown on Flood Map No. 47179C-0041-C, dated October 16, 1996.

**Transportation:** Motor freight carriers serve the area along with Norfolk Southern Railroad. The good transportation network within Johnson City, Tennessee includes Interstate 81, I-26 (approximately 3.5 miles from site) and U.S. Hwy. 11E. The Tri-Cities Regional Airport is about 10 miles northeast of Johnson City and near Interstate 81.