

# AVAILABLE



## JOHNSON CITY, TENNESSEE 293,600 Square Feet on 24.32 Acres

**TOTAL SQ. FT:** 293,600 square feet

**DIMENSIONS:** 766' x 366' with offsets

**LOT SIZE:** 24.32 Acres

**PARKING:** 345 paved, marked & lighted spaces

**CONDITION:** Very Good

**DATES OF CONSTRUCTION:** 1994- 257,000 s.f. - Original  
2004-36,600 s.f. - Addition

### CONSTRUCTION:

**Floors:** Original: 6" concrete with 6x6x6 wwm with sealer  
Addition: 5" concrete with 6x6x6 wwm (4,000 psi)

**Walls:** Pre engineered insulated metal with 6' interior metal liner panel and translucent wall panels

**Columns:** 8" steel "I" beam

**Ceiling:** Steel bar joists with 3" batt insulation

**Roof:** Standing seam metal

**OFFICE AREA:** 13,28400 s.f. of offset office includes: conference room, training room, break room, (2) labs, (12) private offices, small bullpen areas and corporate office with private bath

Finish includes vinyl tile flooring and carpet, painted sheetrock walls, dropped acoustic ceiling tile with recessed fluorescent lighting.

**CEILING HEIGHTS:** 23'-30'—243,600 s.f.  
36'-40' —50,000 s.f.

**COLUMN SPACING:**  
*High Bay:* 28'x73'—50,000 s.f.  
*Manufacturing:* 24'x30'x50'/55'—193,716 s.f.  
*Warehouse:* 22'x31'—36,600 s.f.

**POWER:** Supplied by Johnson City Power Board  
*Primary:* Twin 345kVA, 12,470V  
*Secondary:* 480V, 3 phase, (2) 4000amp Siemens switchgear  
*Transformer:* (6) Pad mounted, 1250kVA each  
*Distribution:* Conduit

**HEATING:** Steam heat distributed to manufacturing area via ceiling suspended units from a 500 hp boiler. Additional heat via ceiling suspended gas-fired units and minimal heat via (4) pad mounted gas-fired Applied Air units in warehouse.

**AIR CONDITIONING:** Factory spot cooling via Carrier 400 ton unit. Office heated/cooled via Carrier combination unit.

**SPRINKLER:**

Manufacturing: .3 GPM over 3,000 s.f. wet system  
Warehouse: .2 GPM over 3,000 s.f. wet system  
Office: .15 over 2,000 s.f. wet system  
Foundry: Not sprinklered  
Covered Loading: Dry system

Fire loop around entire facility  
Building in compliance with Factory Mutual standards

**WATER:** Supplied by city  
6 and 12" main  
4" line

**SEWER:** Supplied by city  
8" main

**GAS:** Supplied by Atmos Energy  
4" high pressure main  
6" line(heat)  
8" line (process)

Pumping station for propane as back-up for boiler system.  
Propane tanks removed.

**COMPRESSED AIR:** Air lines throughout manufacturing area

**LIGHTING:** Metal halide

**PROCESS STEAM:** (1) 500 hp boiler

**VENTILATION:** Wall mounted fans on north and south walls

**TRUCK LOADING:**

West Wall: 6- 8'x10' tailgate with levelers, seals, pads and trailer locks  
1-16'x20' drive-in door

South Wall: Covered loading area  
2- exterior dock wells, (1) with leveler  
1-Dock well with 9'x10' door, leveler, seals and pads  
1-16'x20' drive-in  
2- 14'x16' drive-in  
3-10'x12' drive-in

**RAIL:** Southern Railroad adjacent to property

**POSSESSION:** Immediate

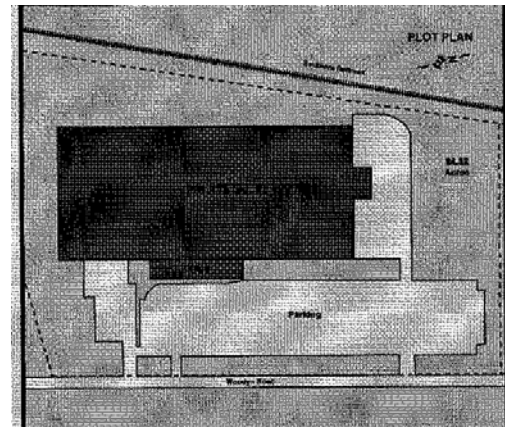
**ZONING:** I-1 Light Industrial

**TAXES:** 2009 Taxes  
County--\$27,234.80  
City--\$21,914.00

**LAST USE:** Manufacturing aluminum wheels

**MISCELLANEOUS:**

- 8' fence around the entire facility
- Wall mounted exterior perimeter lighting
- Process Water: (1) 200 ton Evapco cooling tower (1) 400 ton Marley cooling tower



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