

AVAILABLE

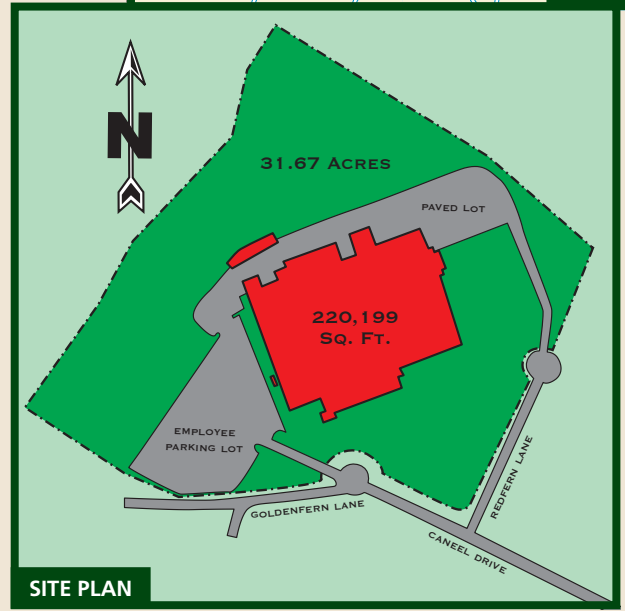


Knoxville, Tennessee 220,199 SF on 31.67 ACRES

SIZE	220,199 square feet	<i>Front Office (con't)</i>	Finishes include carpet and ceramic tile flooring, recessed fluorescent lighting, painted sheetrock walls and dropped acoustic ceiling tile.
DIMENSIONS <i>Main Plant</i> <i>Office</i>	350' x 550' with offsets 75' x 200'		Locker rooms, cafeteria, quality labs, tool room and maintenance areas located within building.
LOT SIZE	31.67 acres	CEILING HEIGHT	20'9" – 22'6" clear under beam
EXPANSION	East – 70,400 square feet West – 55,500 square feet Southeast – 40,000 square feet	COLUMN SPACING	50' x 50'
PAVED PARKING	285 marked and lighted	POWER	Supplied by Lenoir City Utility Board (TVA)
CONDITION	Excellent	<i>Primary</i>	Direct feed of 12,470 volt – 25,000 kw
DATE(S) OF CONSTRUCTION	1998	<i>Secondary</i>	480 volt with (4) 4000 amp switchgear
CONSTRUCTION <i>Floors</i>	6" reinforced concrete @ 4,000 psi	<i>Transformer</i>	(4) 2500 kVA pad mounted
<i>Walls</i>	(3) walls 6 ½" precast concrete with 2" rigid insulation, north wall 22 gauge metal with R-19 insulation and metal liner panel	HVAC	(13) 60-ton and (2) 25-ton Trane combination rooftop units supply production area and office. Warehouse heated via heat recovery system and cooled via spot cooling units. Supplemental gas-fired suspended heating units throughout facility .
<i>Columns</i>	10" steel "I" beams	SPRINKLER	100% sprinklered wet, loop system
<i>Ceiling</i>	Steel decking		30 gallons per minute over most remote 3,000 s.f.
<i>Roof</i>	EPDM membrane with ballast		1,057 gallons per minute
OFFICE <i>Front Office</i>	15,000 square feet modern offset office includes — (3) conference rooms, large bullpen area, (2) meeting rooms and numerous private offices.	<i>Flow</i> <i>Residual pressure</i>	102.3 psi
		WATER	Supplied by West Knox Utility District 12" main; 4" line



SEWER	Supplied by West Knox Utility District 8" main; (2) 6" lines
NATURAL GAS	Supplied by Knoxville Utilities Board 4" main; 4" line 30,000 gallon propane tank (leased) for back up
COMPRESSED AIR	Air lines throughout
LIGHTING	400 watt metal halide
VENTILATION	Wall and roof mounted fans and wall mounted louvers in warehouse area.
TRUCK LOADING	
<i>North</i>	(6) 8' x 10' tailgate doors complete with locks, seals, levelers and pads (4) 8' x 8' automatic roll-up tailgate doors complete with locks, seals, levelers and pads (1) 10' x 10' trash compactor door (3) 12' x 10' drive in doors (1) 12' x 18' drive in doors
<i>East</i>	(1) 12' x 14' drive in door
<i>West</i>	(1) 14' x 14' drive in door
ZONING	Industrial
TAXES	\$81,006.53
LAST USE	Manufactured truck brake systems
POSSESSION	Immediate



ADDITIONAL INFO

- Parking, office and loading areas fenced with controlled ingress and egress to site
- External cameras on building
- Wastewater Pre-Treatment System – Filtration portion removed
- Trailer storage area with dolly pad
- Truck scale
- Employee entrance w/ card reader system
- Stand alone covered storage area for chemical and materials
- Located in West Bridge Business Park



CORPORATE HEADQUARTERS
900 Jaymor Road
Southampton, PA 18966-3820
Phone: (215) 322-5100
Fax: (215) 322-5840/41

SOUTHEAST REGION
3200 Cobb Galleria Parkway, Suite 270
Atlanta, GA 30339
Phone: (770) 874-7980
Fax: (770) 874-7985

Web Site - <http://www.hartcorp.com> E-Mail - hart@hartcorp.com



10101 Sherrill Boulevard
Knoxville, TN 37932
Phone: (865) 777-3030
Fax: (865) 777-3049

**Email Sam Tate at: state@naiknoxville.com
Web Site - <http://www.naiknoxville.com>**



REGIONAL OFFICES

ATLANTA ▪ CHARLOTTE ▪ HARTFORD ▪ KANSAS CITY ▪ PHILADELPHIA

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All rights reserved. You may not mirror, modify or otherwise alter, republish, or print the information contained herein, without written permission from Hart Corporation.