

FOR SALE - 277,525± SQFT on 28.54 Acres

Forks of the River Industrial Park
5105 S. National Drive • Knoxville, TN 37914



Panasonic

Former Panasonic Facility



HART CORPORATION
INTERNATIONAL INDUSTRIAL REAL ESTATE

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The information contained herein has been given to us by the owner of the property or derived from sources which we deem reliable. NAI Knoxville has no reason to doubt its accuracy, but we do not guarantee it. All pertinent facts should be independently verified prior to acquisition. NAI Knoxville is Independently Owned and Operated. Licensed in Tennessee.

Property Details

5105 S. National Drive • Knoxville, TN 37914

Size: 277,525 Square Feet

Clean Production and Support: 148,990 sf
Warehouse: 89,021 sf
Office/ Employee Support: 39,514 sf

Dimensions: 288' x 647' plus office and offsets

Lot Size: 28.54 acres

Expansion: Ample acreage to the north

Paved Parking: 535 paved and marked

Condition: Excellent

Dates of Construction: 1982 with 7 additions up until 2000

Construction:

Floors: 5" - 7" reinforced concrete. Floors are double epoxy coated in all clean production spaces.

Walls: Double-T concrete & pre-engineered metal

Columns: Steel tubular

Ceiling: Metal deck

Roof: EPDM and standing seam metal
80% replaced - 2011

Ceiling Height: 11' 6" – 28' clear

Warehouse: 26'6" – 28'

Clean Production: 11' 6" – 14' under acoustic tile with
17' 2"-28' clear under structural beam.

Column Spacing: Primarily 50' x 50' in warehouse and production areas.

Office:

First Floor: 16,750 square feet featuring a large cafeteria with kitchen (2) rest rooms, (3) private offices, conference room, telecommunications room, computer room with raised vented floors, air filtration and a Liebert Challenger 3000 with iCOM for climate control, and numerous large open office areas. Finishes include carpeting and vinyl tile floors, painted sheet rock walls, acoustical ceiling tiles with recessed lighting, and 3' x 6' windows.

In Plant: 6,785 square feet featuring (3) large open offices, (2) conference rooms, (6) rest rooms and lunch room.

Second floor: 15,979 square feet – former capacitor engineering and speaker engineering departments featuring (4) conference rooms, (2) rest rooms, and several large open office areas. Finishes include carpeting and vinyl tile floors, painted sheet rock walls, acoustical ceiling tiles with recessed lighting and 3' x 6' windows.

Power: Supplied by Knoxville Utilities Board
3500 kVA, 480/277V, 3 phase

Heat: Rooftop units

Sprinkler: 100% wet

Water: Supplied by Knoxville Utilities Board
8" fire protection
3" domestic tapped into fire line

Sewer: Supplied by Knoxville Utilities Board
8" line

Natural Gas: Supplied by Knoxville Utilities Board
3 service lines to building
6" main, 3" lines

Compressed Air: Gardner Denver Electric Saver EAU99L, 200hp.
Compressed air distributed throughout production areas and warehouse.

Air Dryer: Airtek TW1000 with Silvan Industrial Corp.60G2200 – 2800 gallon tank

Air-Conditioning: Office and Clean Production areas

Lighting: Fluorescent and metal halide

Sprinklers: 100% Wet

Truck Loading: North Wall
(4) 8' x 10' drive-in
(2) 10' x 10' drive-in
(1) 10' x 12' drive-in
(12) 8' x 10' tailgate

East Wall
(1) 10' x 12' drive-in

Electric dock doors have levelers, shelters, bumpers & bollards.

Land Use: Manufacturing electronics:
capacitors and speakers

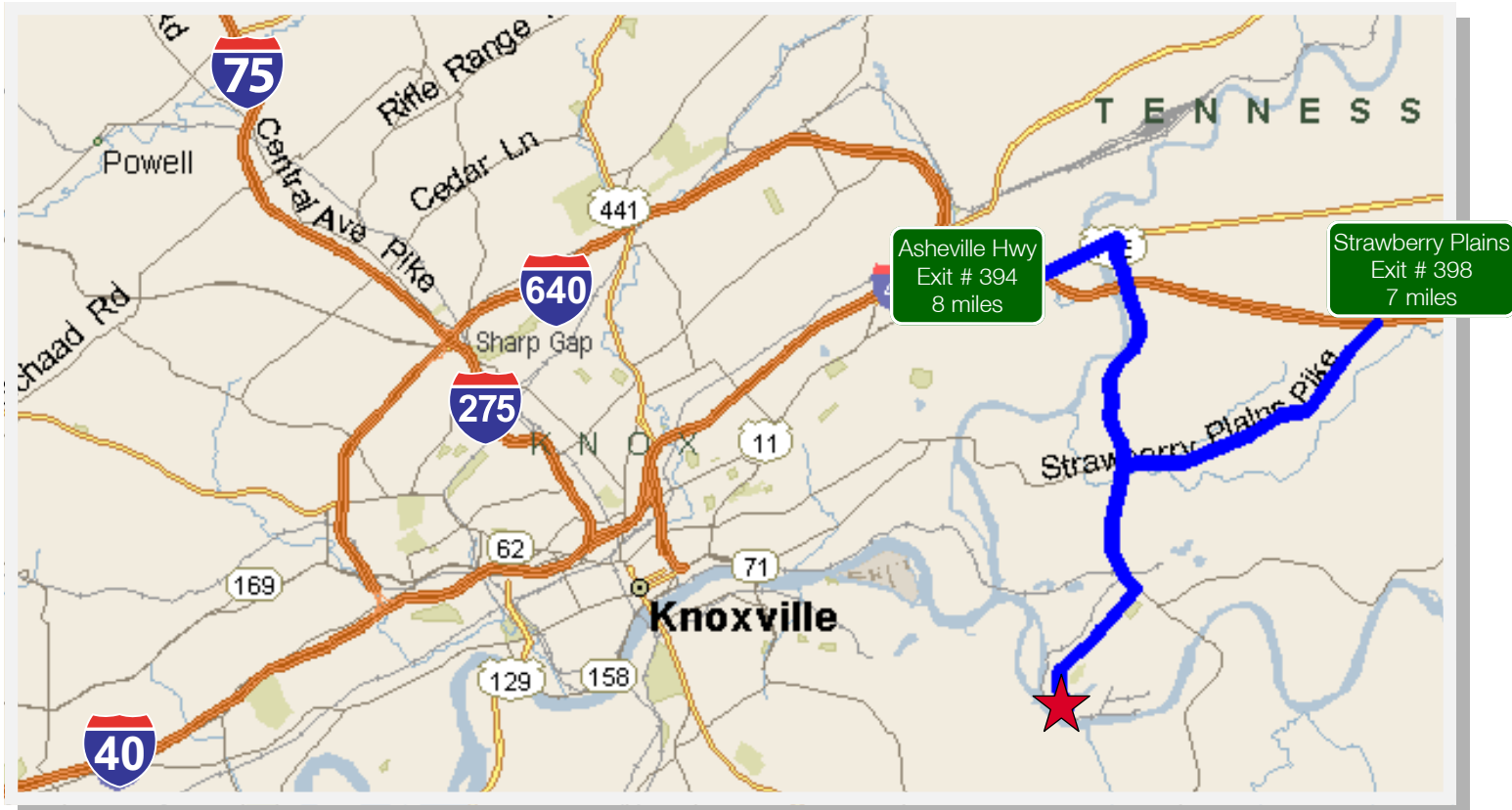
Possession: Immediate

Additional Information:

- Freestanding 1,650 sf Haz Mat storage building
- 2,500 sf in-plant mezzanine
- Anechoic chambers designed for acoustic speaker testing
- Additional boiler, compressor, and air dryer
- DI Water lines distributed to specific production areas
- Steam lines distributed to specific production areas
- Water supply and floor drains located in portions of the production areas

Location Maps

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Exterior Photos

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New roof shown in white



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Exterior Photos

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Interior Photos

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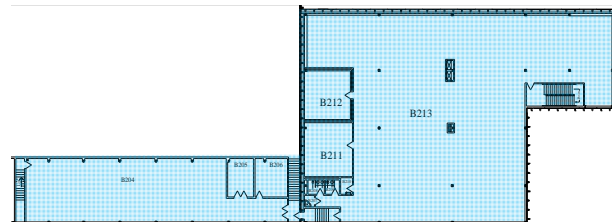
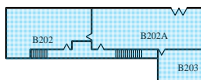
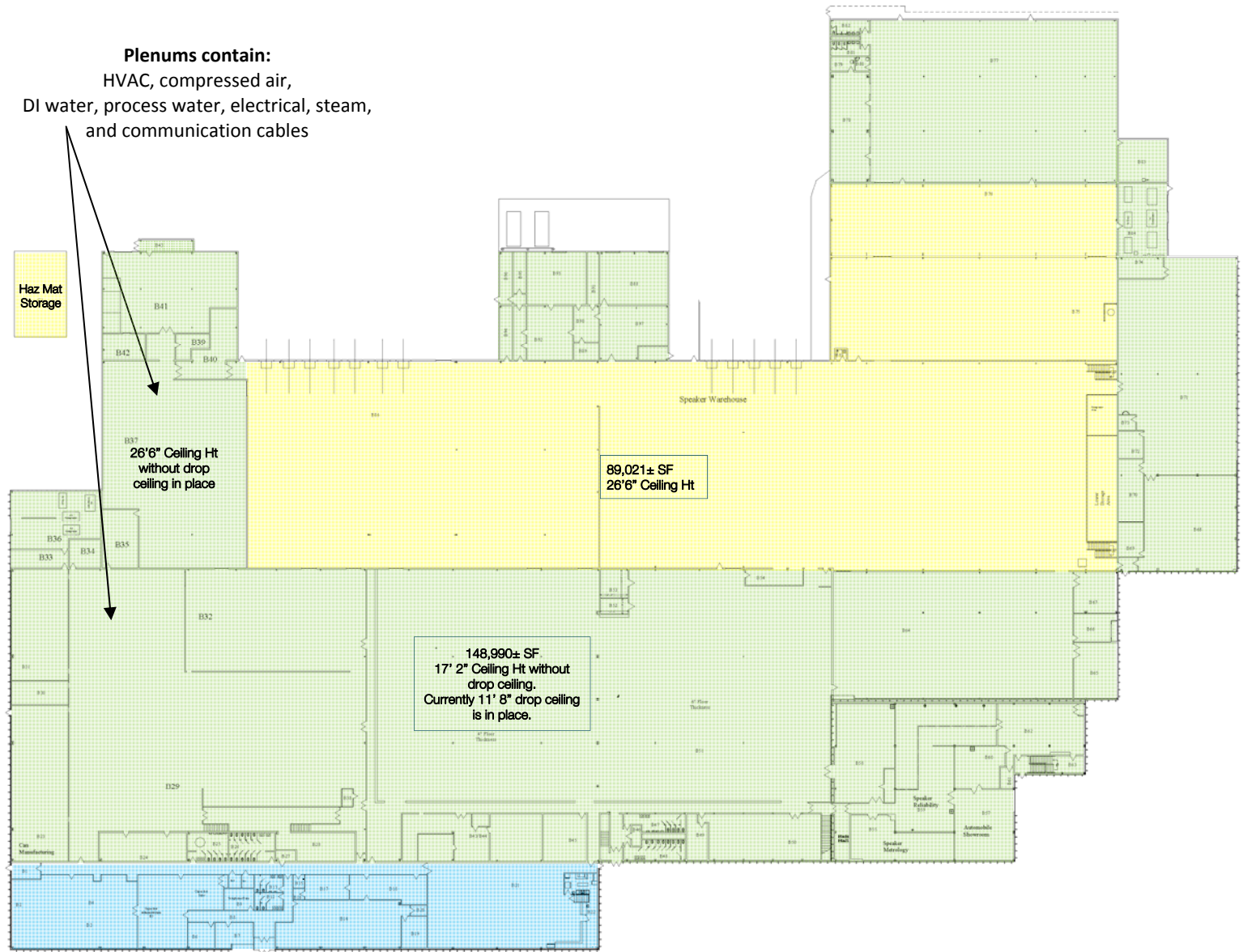
Interior Photos

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Floor Plan

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Warehouse



Clean Production & Support



Office & Employee Support



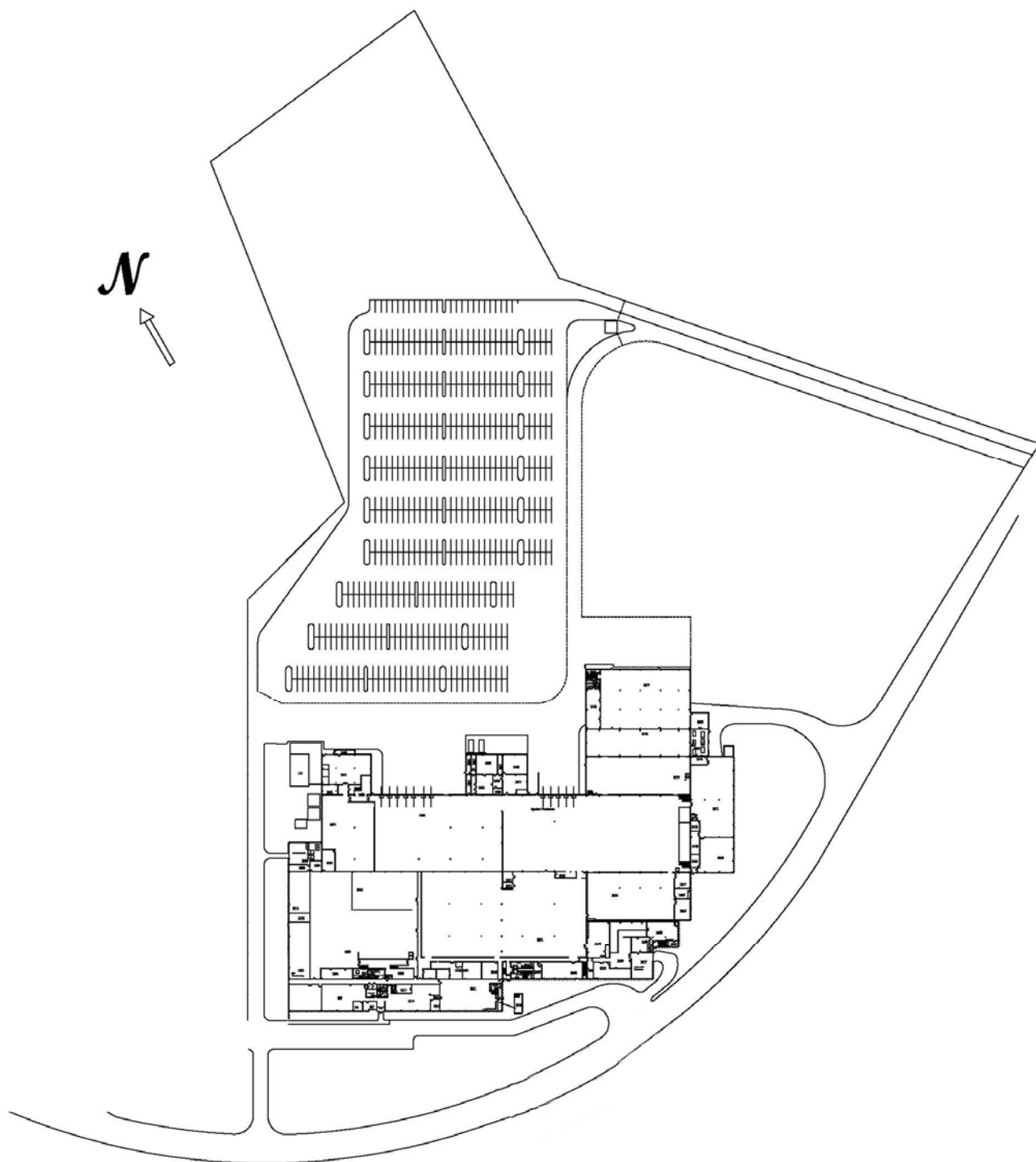
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Site Plan

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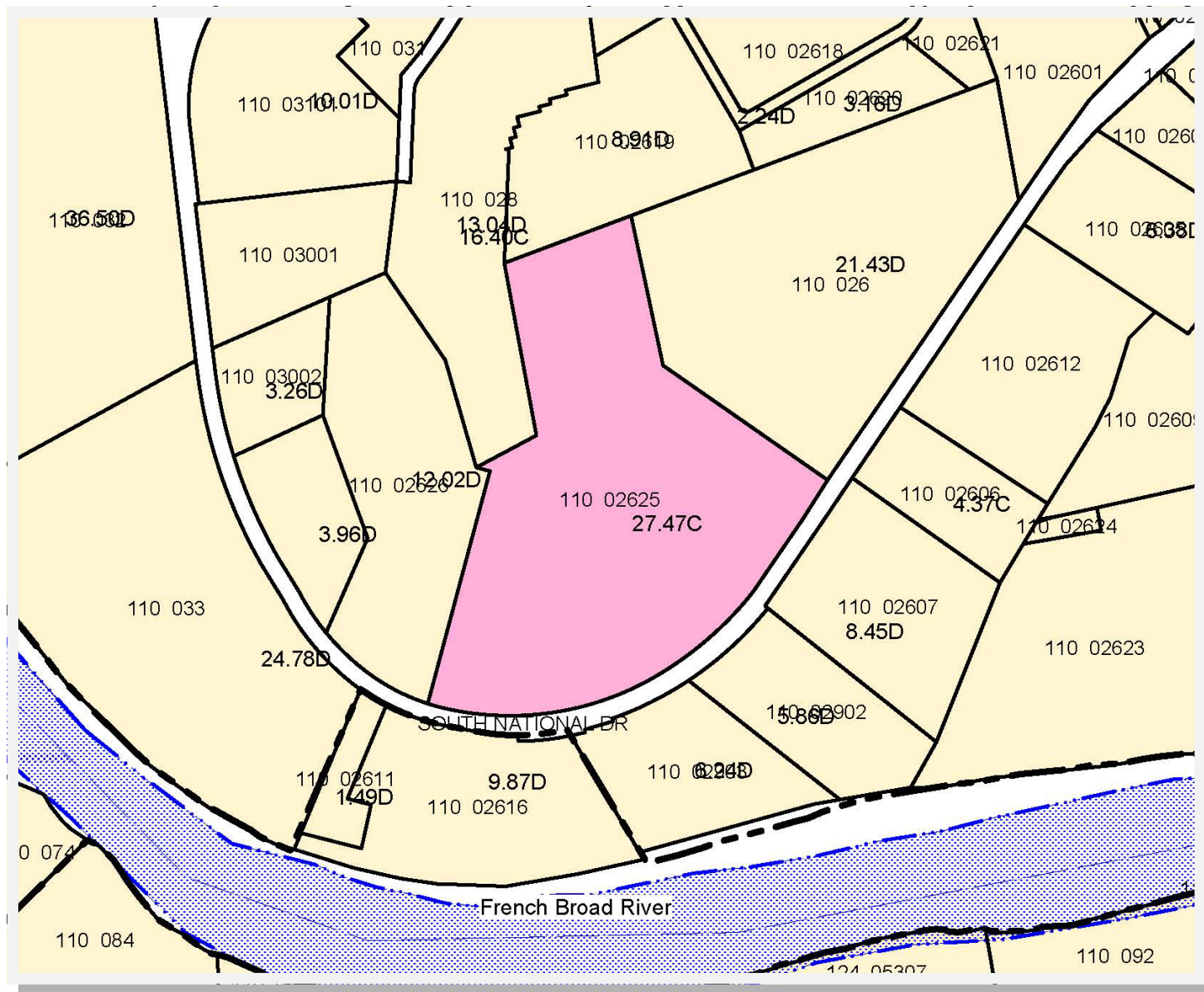


Tax Map

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Knox Count Data Sheet

5105 S. National Drive • Knoxville, TN 37914



Knox County Data Sheet

State of Tennessee
Department of Economic and Community Development
Division of Research and Planning

January 14, 2013

Knox Count Data Sheet

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Knox County Data Sheet

Quick Facts

County Seat: Knoxville
County: Knox County
County Land Area: 508.2 square miles
Persons per square mile (2010): 850.5
County Seat: Knoxville
MSA: Knoxville, TN MSA

Population

	Knox County	Knoxville, TN MSA
Population, 2010	432,226	698,030
Population, percent change, 2000 to 2010	13.1%	13.3%
Source: U.S. Census Bureau – www.census.gov		

County Forecast Estimates

	Knox County	Knoxville, TN MSA
Population, 2010	432,226	698,030
Population Estimate, 2020	480,538	768,287
Population Estimate, 2030	527,740	841,406
Source: Center for Business and Economic Research, University of Tennessee – http://cber.bus.utk.edu/		

Labor Force Estimates (November 2012, preliminary)

Area	Labor Force	Employment	Unemployment	Unemployment Rate
Knox County, TN	239,480	227,100	12,380	5.2%
Knoxville, TN MSA	377,410	357,170	20,240	5.4%

All information is not-seasonally adjusted.

Source: U.S. Bureau of Labor Statistics – www.bls.gov

Annual Labor Force Estimates for Knox County

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	231,885	214,442	17,443	7.5%
2011	237,269	220,779	16,490	6.9%

All information is not-seasonally adjusted.

Source: U.S. Bureau of Labor Statistics – www.bls.gov

Sales Tax Collections for Knox County

Year	State Sales	Local Sales
FY2010	\$490,452,261	\$139,648,686
FY2011	\$514,295,049	\$143,702,808
FY2012	\$566,834,256	\$158,422,676

Source: Tennessee Department of Revenue – www.state.tn.us/revenue

Knox Count Data Sheet

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Private Employment, Establishments and Wages for Knox County (2011)

Sector (NAICS)	Employment	Establishments	Average Annual Wage
All Industries	186,259	10,554	\$40,467
Agriculture, forestry, fishing and hunting (11)	188	23	\$32,315
Mining, quarrying, and oil and gas extraction (21)	133	12	\$74,775
Utilities (22)	Not Available	Not Available	Not Available
Construction (23)	9,403	859	\$44,458
Manufacturing (31-33)	11,239	398	\$50,878
Wholesale trade (42)	11,320	873	\$58,694
Retail Trade (44-45)	28,970	1,638	\$27,168
Transportation and warehousing (48-49)	7,614	246	\$45,016
Information (51)	4,994	192	\$66,448
Finance and insurance (52)	8,368	677	\$59,234
Real estate and rental and leasing (53)	2,744	436	\$37,398
Professional and technical services (54)	11,582	1,288	\$64,433
Management of companies and enterprises (55)	3,699	87	\$73,290
Administrative and waste services (56)	18,447	640	\$31,496
Educational services (61)	2,009	110	\$32,662
Health care and social assistance (62)	32,656	1,116	\$47,388
Arts, entertainment, and recreation (71)	2,544	126	\$20,003
Accommodation and food services (72)	23,278	823	\$15,443
Other services, except public administration (81)	7,047	1,002	\$26,045
Unclassified (99)	24	10	\$72,900

Source: U.S. Bureau of Labor Statistics – www.bls.gov

Income in Knox County

Median Household Income (2010) \$47,277

	2008	2009	2010	2011
Per capita personal income (dollars)	\$37,339	\$35,811	\$37,144	\$38,894

Sources: Bureau of Economic Analysis – www.bea.gov ; U.S. Census Bureau – www.census.gov

Educational Attainment, Population 25 to 64 Years

	Knox County
Population 25 to 64 Years	228,092
High School Graduate or Higher	91.6%
Bachelor's Degree or Higher	37.2%

Source: U.S. Census Bureau – www.census.gov

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Public Education

	Knox County
Schools	87
Students	55,160
Teachers	3,373
Per Pupil Expenditures per ADA	\$8,479
% Core Courses Taught by Highly Qualified Teachers	97.5%
Number of High School Graduates From Public Schools 2010-2011	3,634

Source: Tennessee Department of Education – <http://tn.gov/education>

Retail Sales for Knox County

2011: \$8,661,782,921

Source: TN Dept. of Revenue – www.tn.gov/revenue

Livability for Knox County

Median value of owner-occupied housing units, 2007-2011: \$154,900

Area Parks and Recreation

Park	City	Acres
Big Ridge State Park	Maynardville	3,687
Cove Lake State Park	Caryville	667
Frozen Head State Park	Wartburg	13,122
Indian Mountain State Park	Jellico	200
Norris Dam State Park	Lake City	4,000
Panther Creek State Park	Morristown	1,435
House Mountain State Natural Area	Corryton	
Ijams Nature Center	Knoxville	

Golf Courses

Course	City
Beaver Brook Golf & Country Club	Knoxville
Beverly Park Par 3, Beverly Park Course	Knoxville
Cherokee Country Club, Cherokee Course	Knoxville
Concord Park Par 3	Knoxville
Dead Horse Lake Golf Course	Knoxville
Fox Den Country Club, Fox Den Course	Knoxville
Gettysvue Country Club, Gettysvue Course	Knoxville
Holston Hills Country Club, Holston Hills Course	Knoxville
Knoxville Golf Course	Knoxville
The Wee Course at Williams Creek, Wee Course	Knoxville
Three Ridges Golf Course	Knoxville
Whittle Springs Golf Course	Knoxville
Willow Creek Golf Club	Knoxville



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County Investment Growth (2002-2012)

New Plants and Expansions
Number of Projects: 537
Total Investment: \$1,237,997,580

Current Area Employment for Knoxville, TN MSA (November 2012, preliminary)

Industry	Employment
Total Nonfarm	341,100
Total Private	289,400
Mining, Logging and Construction	18,100
Manufacturing	33,100
Trade, Transportation and Utilities	68,700
Wholesale Trade	15,600
Retail Trade	41,700
Transportation and Utilities	11,400
Information	5,600
Financial Activities	16,500
Professional and Business Services	50,000
Education and Health Services	50,100
Leisure and Hospitality	34,600
Other Services	12,700
Government	51,700

All information is not-seasonally adjusted.

Source: U.S. Bureau of Labor Statistics – www.bls.gov



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Largest Employers in Knox County, TN*

Company Name	Employment	Products and Services
Southeast Service Corporation	6,000	Disinfecting and pest control services
GCA Services Group, Inc.	3,500	Building maintenance services, nec, nsk
University Health System, Inc.	3,000	General medical and surgical hospitals
Baptist Hospital East TN Inc.	2,500	General medical and surgical hospitals
Anderson Services, LLC	2,328	Local trucking, without storage, nsk
Turkey Creek Medical Center	2,000	General medical and surgical hospitals
Fort Sanders Regional Medical Center	1,500	General medical and surgical hospitals
East Tennessee Children's Hospital	1,200	Hospital specialty, except psychiatric
Parkwest Medical Center	1,100	General medical and surgical hospitals
Brunswick Corporation	1,042	Internal combustion engines, nec
Atwork Franchise, Inc.	1,000	Patent owners and lessors
Sheet Metal Workers International Association	930	Labor organizations, nsk
Sea Ray Boats, Inc.	800	Boatbuilding and repairing, nsk
ARC Automotive Inc.	610	Motor vehicles and car bodies
Wolf Tree Inc.	602	Lawn and garden services

* - Does not include retail or non-medical government employers.

Source: Hoover's – www.hoovers.com

Licensed Health Care Facilities in Knox County

Type of Facility	Total Facilities	Number of Beds
Assisted Care Living Facility	15	1,200
Home for the Aged	7	279
Hospitals	10	5,392
Nursing Home	16	2,011

Source: Tennessee Department of Health – <http://health.state.tn.us>

Child Care Providers in Knox County: 285

Source: Tennessee Department of Human Services – www.tn.gov/humanserv

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Tax Structure

Excise Tax	Tax rate is 6.5% and is based on the net earnings of the company derived from doing business in Tennessee.
Personal Income Tax	Tennessee does not impose a personal income tax on wages. Tax is imposed only on individuals and other entities receiving interest from bonds and notes and dividends from stock at a rate of 6%.
Sales Tax	The sales tax rate on food is 5.25%. All other tangible personal property, unless specifically exempted, is 7%. The local rate in Knox County is 2.25%.
Franchise Tax	0.25% of the greater of net worth or real and tangible property in Tennessee.
Unemployment Insurance	The new employer premium rate for most industries, including manufacturing sector 31, is 2.7%. The rate is higher for construction (8.6%), mining (6.6%), manufacturing sector 32 (6.1%) and manufacturing sector 33 (8.6%). The taxable wage base is \$9,000.
Property Tax	City rate - \$2.4600 County rate - \$2.3600 The Assessment Ratio for the different classes of property is established by state law (residential and farm at 25% of appraised value, commercial/industrial at 40% of appraised value).

Transportation

Highways

- Interstates: Centrally located at the junction of three major interstates: I-40, I-75, and I-81
- U.S. Highways: 11, 25, 70, 129, 441
- State Highways: 1, 9, 33, 62, 71, 115, 131, 158, 162, 168, 169, 331, 332

Air Service

- Nearest Commercial Air Service – McGhee Tyson Airport (Knoxville)
- Served by Allegiant, American Airlines, Delta, Frontier, United and U.S. Airways

Rail

- CSX Transportation, Norfolk Southern
- Knoxville and Holston River Railroad

Waterways

- Nearest Port – Knoxville



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Climate

Monthly Average High Temperature

January: 47°

July: 88°

Monthly Average Low Temperature

January: 29°

July: 68°

Annual Average Precipitation

47.8"

Annual Average Snowfall

6.5"

Utilities

Electricity, Water, Sewer, Gas

Knoxville is the headquarters of the Tennessee Valley Authority (TVA), the nation's largest public power provider.

The Knoxville Utilities Board (KUB) provides natural gas, water, and wastewater services and distributes electric power generated by the Tennessee Valley Authority throughout much of Knox County. Beyond KUB's service area, Knox County receives electrical service from the Lenoir City Utility Board and water is supplied by six utility districts, five of which also provide wastewater treatment service.

Natural Resources

Minerals: Limestone, Zinc

Timber: Various hardwoods, Pine and Cedar



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Notes

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