

AVAILABLE

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ideas for life

KNOXVILLE, TENNESSEE 277,525 SF on 28.54 Acres

- Air-Conditioned
- Clean Manufacturing
- R&D / Engineering / Executive Office

Size:	277,525 Square Feet	Office:	
	Clean Production and Support: 148,990 sq. ft. Warehouse: 89,021 sq. ft. Office/Employee Support: 39,514 sq. ft.	First Floor:	16,750 sq. ft. featuring: large cafeteria with kitchen, (2) rest rooms, (2) private offices, conference room, telecom room, computer room with raised vented floors, air filtration and a Liebert Challenger 3000 with iCOM for climate control, open office areas. Additional 6,785 sq.ft. of in-plant office featuring: (3) offices, (2) conference rooms, (6) rest rooms, lunch room.
Dimensions:	288' x 647' plus office and offsets	Second Floor:	15,979 sq. ft. featuring: (4) conference / executive offices, (2) rest rooms, telecom room, open office areas. Finishes include: carpeting and vinyl tile floors, painted sheetrock walls, acoustical ceiling tiles with recessed lighting, and 3' x 6' windows.
Lot Size:	28.54 acres	Power:	Supplied by Knoxville Utilities Board
Expansion:	Ample acreage to the north	Primary Power:	13 KV feeding two pad mounted transformers: (1) 1250 kVA, (1) 3750/4200 kVA
Paved Parking:	535 paved and marked	Secondary:	(2) main Square D switchgear, 480/277 volt, 3 phase, 4 wire
Condition:	Excellent	Distribution:	Bus duct and conduit throughout plant above dropped ceiling tile
Dates of Construction:	1982, 7 additions through 2000	Sprinkler:	100% wet: (11) 8" risers in 5 locations. Static pressure: 95 psi Residual pressure: 70 psi
Construction:		Water:	Supplied by Knoxville Utilities Board Main: 10" Fire Protection: 8" Line: 3"
Floors:	5", 6" and 7" reinforced concrete, double epoxy coating in clean production areas.	Sewer:	Supplied by Knoxville Utilities Board Main: 8" Line: 8"
Walls:	Double-T concrete and pre-engineered metal	Natural Gas:	Supplied by Knoxville Utilities Board Main: 8" Four Service Lines: (3) 1" and (1) 2"
Columns:	Steel tubular		
Ceiling:	Metal deck		
Roof:	Mechanically fastened .045" TPO over insulation (replaced 2011) and metal standing seam		
Ceiling Height:	11' 6" - 28' clear		
Warehouse:	26' 6" - 28' clear		
Clean Production:	11' 6" - 14' clear under acoustic tile, 17' 2" - 28' clear under structural beam		
Column Spacing:	Primarily 50' x 50' in warehouse and production areas		



Miscellaneous:

- Security gate house, fully fenced
- Certifications: ISO / IEC 27001 and EMS – 53398
- Freestanding 1,650 sq.ft. Haz Mat building
- Hand wash sinks throughout
- 2,500 sq.ft. mezzanine with mini freight elevator
- DI water lines to specific production areas; DI water system not in place
- Industrial Boiler Co, gas fired boiler: 517 sq.ft. steam lbs/hr, for process steam
- Water supply and floor drains in specific production areas
- (2) 1000 gal. outdoor HPDE tanks

HVAC: Office and Clean Production areas: 52 gas fired rooftop package units for A/C and heat

Warehouse: (37) 24,300 BTU and (4) 160,000 BTU gas fired suspended heaters

Compressed Air:

(1) Gardner Denver Electric Saver EAU99L - 200hp, distributed throughout plant

Air Dryer:

(1) Airtek TW1000, 1000 SCFM, with Silvan Industrial Corp .60G2200 – 2200 gal air receiver tank

Acoustic Anechoic Chamber:

Full Chamber - cut off frequency: 40 Hz; tip to tip dimensions: 15'8"W x 16'8"D x 11'8"H

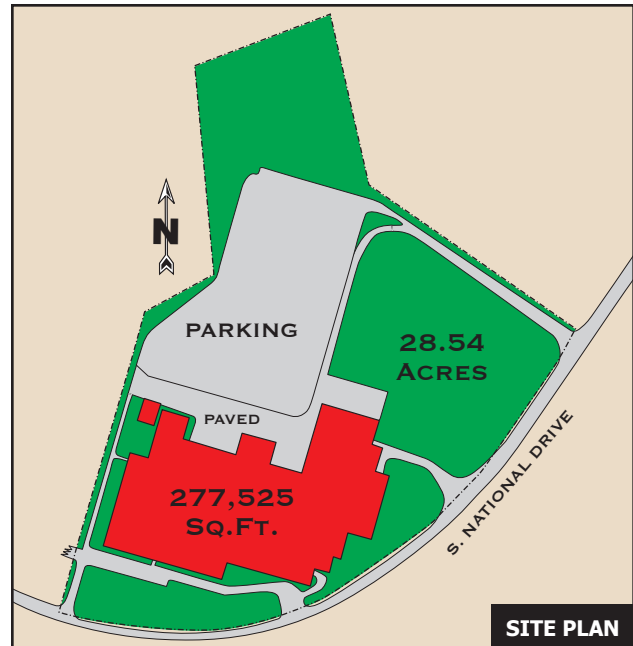
Lighting: T-12 and T-5 fluorescent and 400W metal halide

Truck Loading:

North Wall: (12) 8' x 10' electric tailgate docks with levelers, shelters, bumpers & bollards
(3) 8' x 10' drive-in doors
(3) 10' x 10' drive-in doors
(2) 10' x 12' drive-in doors

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

Last Use: Manufacturing electronics: capacitors and speakers



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