

AVAILABLE



**157,124 SF / 57.08 Acres**

**Carroll County • Huntingdon, TN**

**Newmark  
Knight Frank**



**Huntingdon, TN**

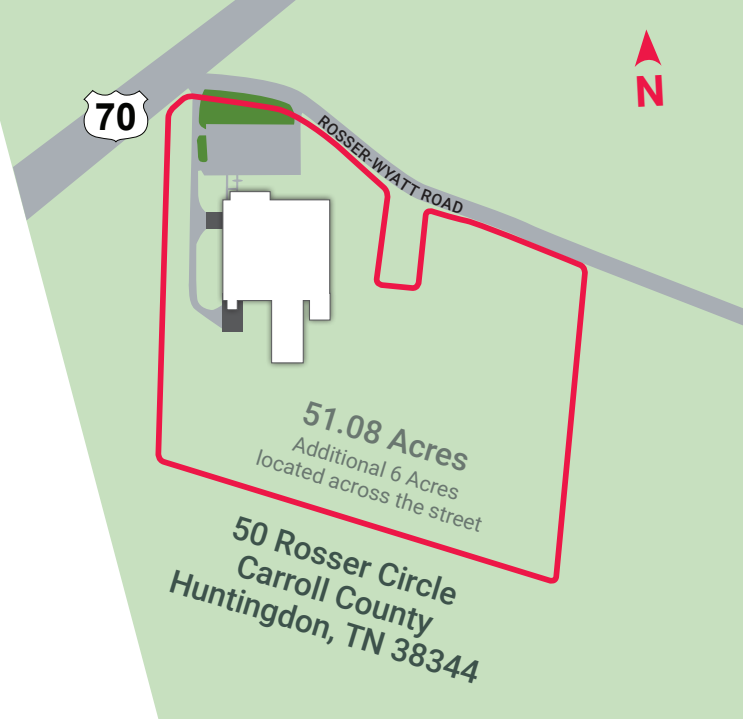
Western Tennessee  
30 miles northeast of Jackson  
Off US 70



# AVAILABLE

## 157,124 SF / 57.08 Acres

<b>Year Built</b>	1984
<b>Office</b>	5,000 SF
<b>Office Description</b>	Offset air-conditioned office space featuring painted drywall, vinyl tile flooring and carpet, recessed fluorescent lighting and acoustical ceiling tiles
<b>Quality</b>	Very Good
<b>Dimensions</b>	Mfg: 362' x 402' + offsets / Office: 40' x 125'
<b>Ceilings</b>	Metal - Steel Truss
<b>Ceiling Heights</b>	20' 4" (Min) - 22' (Max)
<b>Column Spacing</b>	40' x 40'
<b>Column Comments</b>	Steel I beams
<b>Roof</b>	Carlisle rubber membrane
<b>Floors</b>	6" reinforced concrete with 8" reinforced concrete in 32,000 SF (southwest corner)
<b>Walls</b>	6" thick pre-cast insulated concrete panels with exposed aggregate to 6' with insulated metal panels above and 6' high metal interior liner panels
<b>Lighting</b>	Mercury vapor
<b>Loading</b>	<p><u>West</u> (5) - 8' x 10' tailgate doors with levelers</p> <p><u>East</u> (1) - 16' x 20' drive-in door</p> <p><u>South</u> (1) - 18' x 16' drive-in (2) - 8' x 10' tailgate with levelers (1) - 12' x 16' door access to truck well (1) - 14' x 16' drive-in</p> <p>24,000 SF covered, lighted storage area with 5 recessed truck wells</p>
<b>Cranes</b>	<ul style="list-style-type: none"> <li>◆ (1) - 7 1/2 ton bridge crane - 40' x 480' span, 15'4" CUH</li> <li>◆ (1) - 7 1/2 ton bridge crane - 40' x 280' span, 13'3" CUH</li> <li>◆ (1) - 3 ton bridge crane with 40' x 200' span, 13'3" CUH</li> <li>◆ (1) - 5 ton bridge crane with 40' x 200' span, 13'3" CUH</li> </ul>



<b>Gas</b>	West TN Gas - 2" line, 6" main
<b>Water</b>	City of Huntingdon - 4" line, 8" main
<b>Sewer</b>	City of Huntingdon - 6" line, 6" main
<b>Power</b>	Carroll County Electrical Department - (1) 3,000 amp switchgear and (1) 4,000 amp switchgear each @ 480/277V, 3 phase, 4-wire; (6) transformers owned by electric company, substations protected by lightning arrestors and surge protectors
<b>HVAC</b>	<ul style="list-style-type: none"> <li>◆ Building is 100% heated and air-conditioned via roof top combination units</li> <li>◆ Units have not been used in a number of years</li> </ul>
<b>Sprinklers</b>	100% wet
<b>Ventilation</b>	Roof vents and wall mounted fans and louvers
<b>Air Line</b>	Air lines throughout the plant
<b>Security</b>	<ul style="list-style-type: none"> <li>◆ Exterior security lighting</li> <li>◆ 100% fenced with controlled egress and ingress</li> </ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"> <li>◆ Waste water treatment system</li> <li>◆ Large lay down area for outside storage</li> <li>◆ (1) storage silo - 2813 cubic feet</li> </ul>
<b>Parking</b>	Approximately 300 paved, marked and lighted
<b>Last Use</b>	Mfg. metal farm implements



For further information, please contact our exclusive agent:  
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