



PRELIMINARY
HUMBOLDT, TENNESSEE
241,000 SQ. FT. ON 26 ACRES



**1 AMERICAN WOODMARK DRIVE
HUMBOLDT, TENNESSEE 38343
241,000 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 241,000 sq. ft., broken out as follows: Manufacturing & Storage: 223,500 sq. ft. Office: 7,500 sq. ft. Maintenance: 10,000 sq. ft.
ACRES:	Approximately 26 acres, level contour
GROUNDS:	Fully improved industrial park-type setting
NUMBER OF BUILDINGS:	One modern, single-story industrial facility
CONSTRUCTION:	Floors: 6" reinforced concrete Walls: Metal with vinyl covered insulation Roof: Insulated, 45 Mil, TPO; replaced in 2018 with a 15-year warranty Columns: Steel "I" beams
CONSTRUCTION DATE:	2000, built by H&M Construction
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	Main manufacturing area: 650' x 300'
CEILING HEIGHTS:	27' in the center, 18' at the eaves under beam
COLUMN SPACING:	50' x 50'
TRUCK LOADING:	20 loading doors as follows: <i>Southeast Wall (Shipping Area):</i> 15 (8' x 10) dock high doors equipped with seals, lights and levelers <i>Upper Northwest Wall (Receiving Area):</i> 5 (8' x 10') dock high doors equipped with seals, lights and levelers Northwest Side (Wood Chip and Saw Dust) Recycle Bin Areas
OVERHEAD DOORS:	Southeast Corner: One (12' x 14') South Wall (Middle): One (12' x 12') Northwest Corner: Two (12' x 14')

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LIGHTING:	Mostly T-5 fixtures with some metal halide
POWER:	Supplied by City of Humboldt; Two 3,000 amp transformers supplying 480/277 volt, 3-phase, 4-wire service. Buss bar distribution.
WATER:	Supplied by City of Humboldt
SEWER:	Supplied by City of Humboldt
NATURAL GAS:	Supplied by Humboldt Utilities; 2" gas line
FIRE PROTECTION:	100% of the facility is covered by wet sprinkler system
HEAT:	Supplied from ceiling-suspended gas-fired space heaters
VENTILATION:	Facility is ventilated via wall-mounted exhaust fans with louvers
COMPRESSED AIR:	Entire facility is looped for compressed air. Supplied by three Ingersoll-Rand R90 A-145 compressors with dryer.
OFFICE SPACE:	Approximately 7,500 sq. ft. of modern, one-story, air-conditioned office space featuring 11 private offices, 4 conference rooms, carpet and tile flooring area, acoustical tile ceiling, fluorescent lighting, cafeteria, vending areas, and outdoor picnic and grilling areas.
RESTROOMS:	Restrooms located in the northeast and southeast areas of the facility as follows: <u>OFFICE:</u> Men: 1 toilet, 1 sink, 1 urinal Women: 2 toilets, 2 sinks <u>WAREHOUSE:</u> Men: 3 toilets, 3 sinks, 2 group basins, 2 urinals Women: 4 toilets, 1 sink
PARKING:	Paved parking is available for approximately 122 cars and 25 truck trailers with a separate finished 8" concrete slab across from shipping dock area

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LOCATION:

U.S. Route 79 and U.S. Route 45W intersect in Humboldt offering 4-lane divided access to Interstate 40 about 13 miles away in Jackson. U.S. Route 55 is about 36 miles away in Dyersburg.

The nearest airports with regularly scheduled commercial service are Memphis International, about 90 miles away, and Nashville International, about 150 miles away.

FORMER USE:

Manufacturing of kitchen and bathroom cabinets

MISCELLANEOUS:

Motion sensor-controlled lighting

Wood scrap and dust collection capabilities provide built-in recycling for certain types of users, if needed

Security monitoring

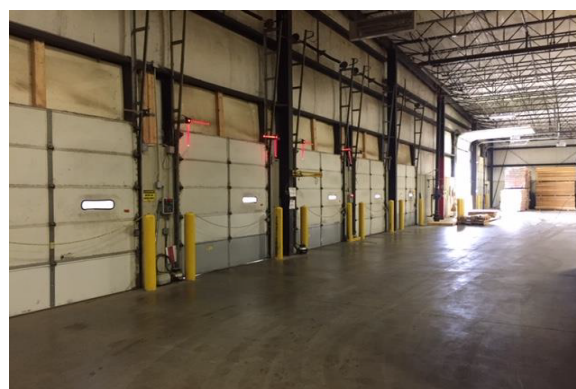
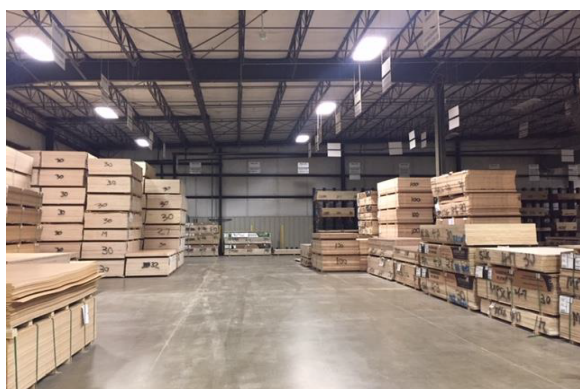
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LOCATION MAPS:



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BUILDING PHOTOS:



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FLOOR PLAN:

