

±219,144 SF on ±25 acres

AVAILABLE

DYER, TENNESSEE



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Company Name

Address 10 Industrial Drive, Dyer, TN 38330 – Gibson County

Size ±219,144 SF

Ground ±25 acres

Construction

| | |
|---------|---|
| Floors | 6" Reinforced concrete with pads |
| Walls | Combo – block to 8' with vinyl backed insulated metal above |
| Columns | 40' x 40' tubular steel |
| Roof | Manufacturing: Built-up (2008) Warehouse – Standing seam metal |

Date of Construction 1979; add-ons 1985, 1988, 1991

Condition of Property Very Good

Ceiling Heights 19' – 28' 7"

Column Spacing 40' x 40'

Office 5,700 SF

Parking Manufacturing: 270 paved, marked & lighted
Office: 10 paved, marked & lighted

Lighting T-5 fluorescent

Power Supplied By: City – TVA
Secondary - 2 - switchgear
Distribution - Bus duct throughout manufacturing area

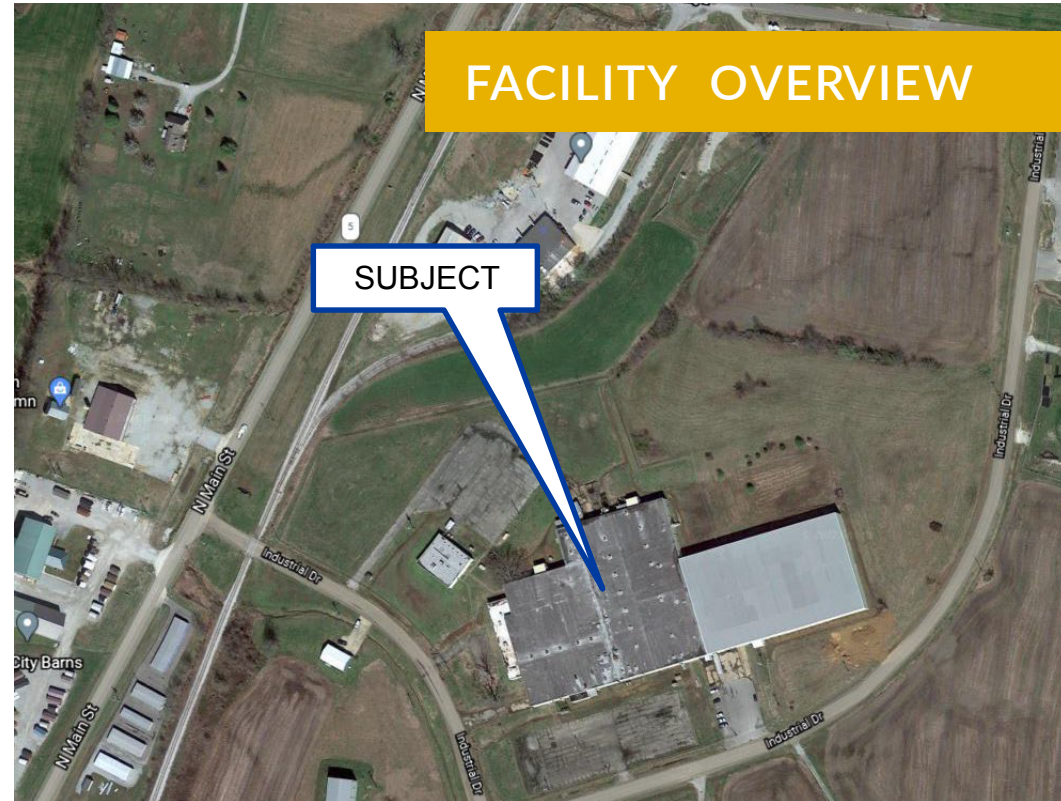
Natural Gas Supplied By: City

Water Supplied By: City

Sewer Supplied By:

Sprinkler System 100% wet Densities - .26 GPM PSF over max 2,000 SF when supplied water of 635.1 GPM at pressure of 85.6 at base of riser and 1135.1 GPM at 89.3 psi at source

FACILITY OVERVIEW



SUBJECT

| | |
|-----------------------------|--|
| Fencing | Facility 100% fenced and protected by guard shack |
| Heat | Gas - Manufacturing - Ceiling suspended gas fired units Warehouse - Suspended radiant heaters |
| Air Conditioning | Office only |
| Ventilation | Ceiling Mount |
| Rail Service | Rail borders property - West TN' Railroad |
| Truck Loading | South: 6 - tailgate with levelers; 1 - drive in West: 2 - tailgate with levelers; 1 - drive in North: 2 - drive in |
| Zoning | Industrial |
| Product Manufactured | Motors |
| Lab Space | 7,200 SF stand alone lab building |

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AREA MAP

