



# 1600 Wilson Parkway Fayetteville, TN 37334

±203,000 SF

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### SPECIFICATIONS

#### SIZE:

±203,000 SF

*Expansion available:*

East Approximately 50,000 square feet

North Approximately 50,000 square feet

#### DIMENSIONS:

400' x 480'

#### GROUND:

±26 acres

#### DATE OF CONSTRUCTION:

1963 add-on in 1965

#### CEILING HEIGHTS:

16' clear

#### TRUCK LOADING:

(9) 8' x 8' tailgate doors with seals, levelers and dock lights

(1) 10' x 10' tailgate door with seals, levelers and dock lights

*North:*

(2) 8' x 8' tailgate doors with seals, levelers and dock lights

#### SPRINKLER

100% sprinklered, wet

#### VENTILATION

Exhaust fans and louvers throughout

#### POWER

Supplied by Fayetteville Public Utilities

480/277 volt with 2,500 amp switchgear

*Transformers: (3) 500 kVA*

#### GAS

Natural gas supplied by Fayetteville Public

Utilities 6" main

#### PARKING

Paved, lighted and marked for approximately

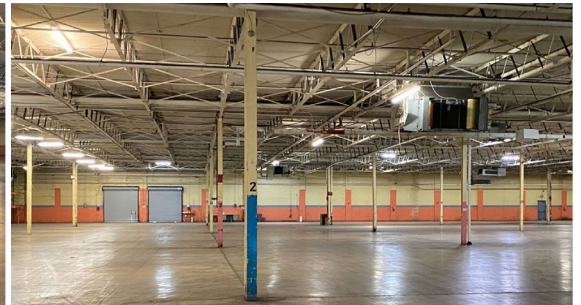
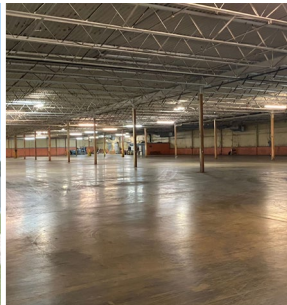
800 vehicles

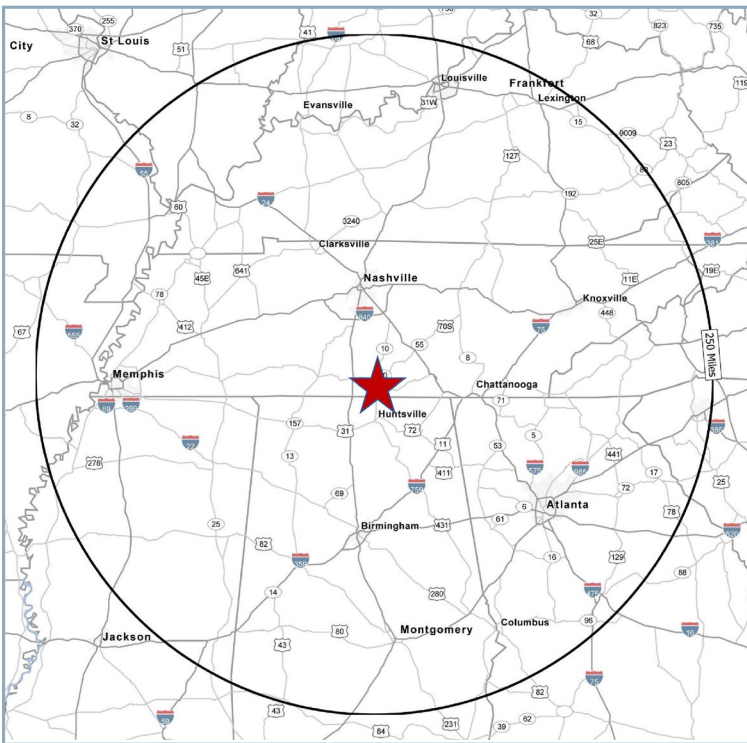
#### FENCING

Entire property surrounded by a 8' chain link fence

with two separate areas gated serving employee

parking area and truck loading area







Fayetteville and Lincoln County are ideally suited to growing enterprises large and small due to the relative proximity between Huntsville, AL (20 miles) and Nashville, TN (78 miles).

Fayetteville, on its own, has large economic activity however, it's gaining additional traction from the neighboring city of Huntsville, AL. With limiting Industrial space in Huntsville, companies are now finding commercial real estate availability at a lower rate in the comparable region of Fayetteville.

Located approximately 60 miles from the Port of Decatur in Decatur, Alabama and is within two hours of inland ports operated by the Alabama State Port Authority. The Port of Huntsville, an intermodal center, is located approximately 42 miles from Fayetteville.

Major companies operating in the area are Frito Lay, Genesco Inc. (GCO), Hirotec (automotive) and the opening of Mazda Motor Corporation and Toyota Motor Corporation in Huntsville, AL.

Currently, the property is partially occupied by Franke Foodservice and the offices are 100% occupied by Tennessee Workforce Alliance. A telephone tower located on the property provides additional income. Prior to that, the building use was warehousing for Goodman Industries as well as a manufacturing site for Lee Jeans.

CSX transportation has the main rail line which runs through southwestern Lincoln County, and an offloading rail spur located in Delrose. In addition, we also have access to full-service intermodal facilities (rail, motor freight, international air cargo) in Huntsville, which is served by Norfolk-Southern.

The Fayetteville-Lincoln County Industrial Development Board have multiple tools ranging from PILOTs (payment in lieu of taxes) to TIFs (tax increment financing) that can help facilitate local expansion and new development.

