

FOR SALE / LEASE

Fayetteville, TN



Address:	1700 Wilson Parkway Fayetteville, TN 37334	Sprinkler System:	100% wet sprinkler system; with backup fire pump
Building Size	±78,800 SF	Office Facilities:	Approximately 5,400 SF of modern air conditioned office area.
Ground:	Approximately 15 acres	Parking:	Ample
Structure:	<u>Walls:</u> Brick on block	HVAC:	Gas fired ceiling units in plant, office is heated and airconditioned
Construction:	<u>Floors:</u> 6" reinforced concrete <u>Columns:</u> Steel "I" beam <u>Roof:</u> Built up tar and gravel. Replaced in 1998	Ventilation:	Exhaust fans and louvers throughout
Dimensions:	@ 192' x 342'	Truck Loading:	<u>East</u> (7) 8' x 8' Tailgate doors with levelers, seals and pads (2) 12' x 16' Drive-in doors
Date of Construction:	Built in 1971	Compressed Air:	1 – 15 hp Ingersoll Rand with air tank and air dryer
Condition of Property	Very good	Fencing:	Property sides and rear surrounded by a 6' chain-link fence
Ceiling Heights:	21' clear ceiling height	Taxes:	2019: \$12,607.00 (\$0.16 psf)
Column Spacing:	25' x 38'	Insurance:	2019: \$17,500.00 (\$0.23 psf)
Power:	Supplied by Fayetteville Public Utilities 5,000 amp – 480/277 volt	Transportation:	Ideally located on 4-lane US 64 providing interstate grade access to I-65 (19 miles), Huntsville, Huntsville Int'l Airport (35 miles), I-840 (50 miles), I-40, I-24, Nashville, Nashville Int'l Airport (90 miles)
Natural Gas:	Supplied by Fayetteville Public Utilities	Additional Information:	(2) Stand-alone buildings of approximately 2,000 square feet each
Water:	Supplied by Fayetteville Public Utilities		
Sewer:	Supplied by Fayetteville Public Utilities		
Lighting:	T-5 fixtures		



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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PROPERTY PHOTOS

Fayetteville, TN



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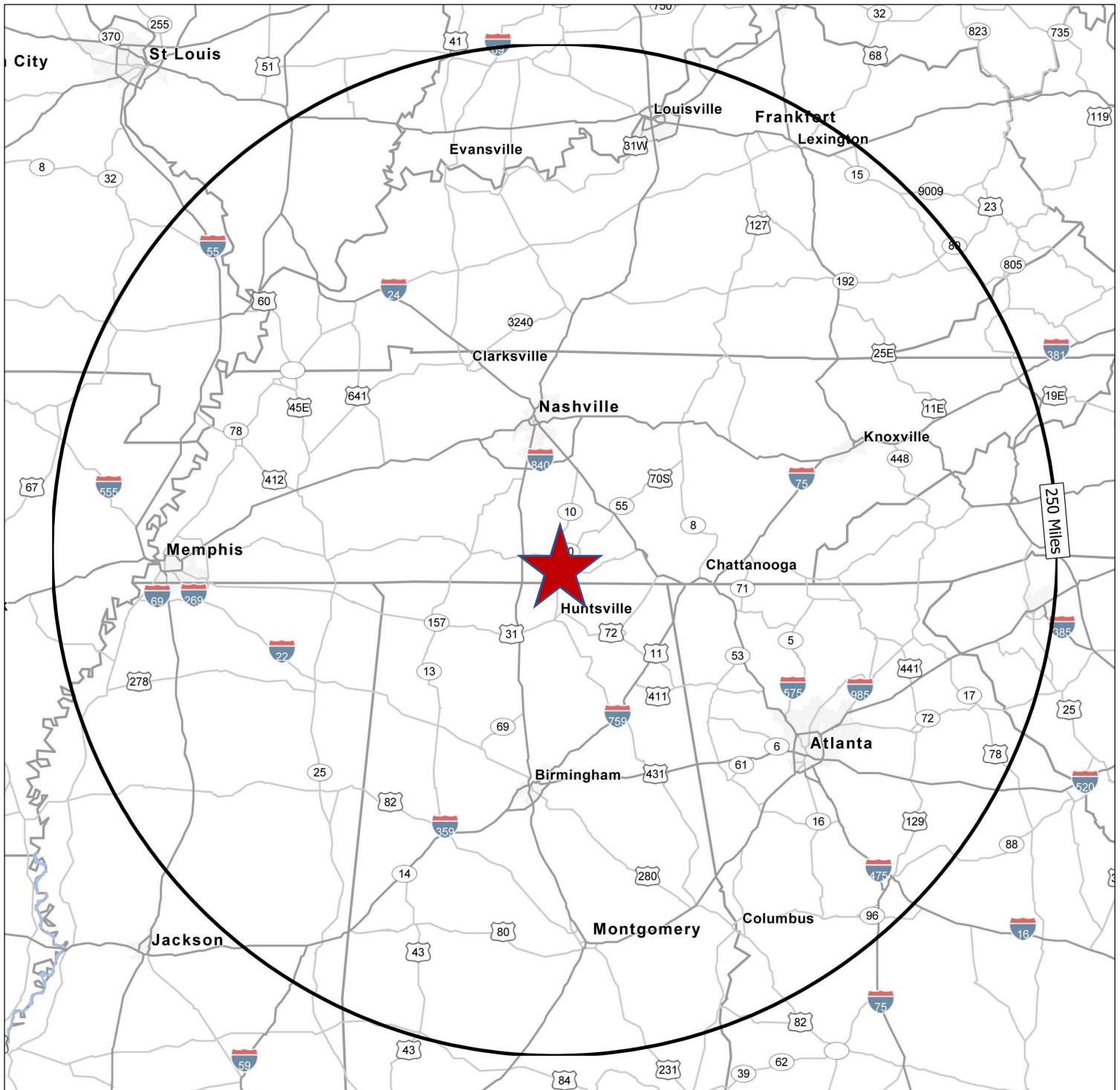
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REGIONAL MAP

Fayetteville, TN



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AERIAL Fayetteville, TN



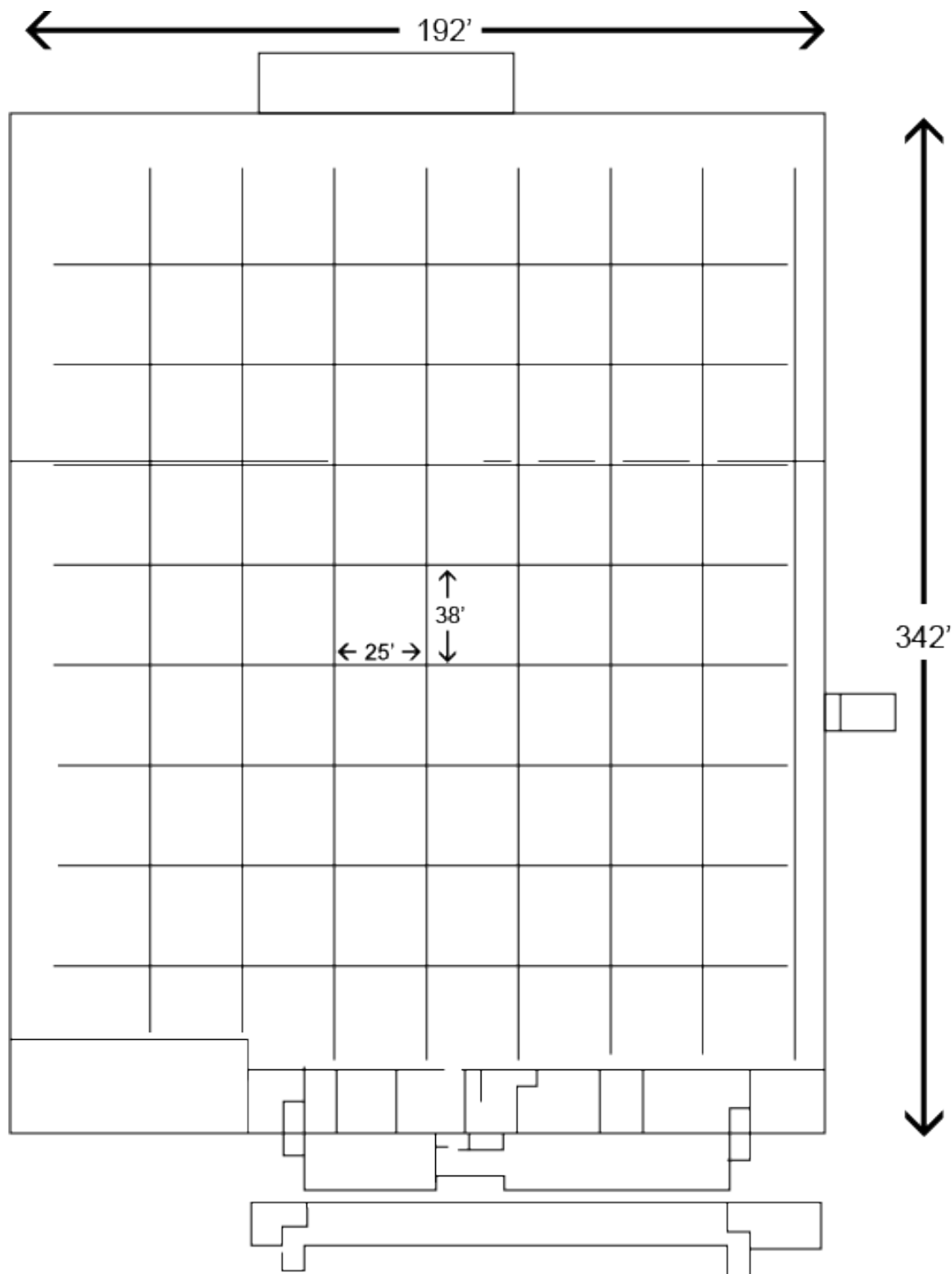
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Property Name

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FLOORPLAN Fayetteville, TN



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