



FAYETTEVILLE-LINCOLN COUNTY SPEC BUILDING

FAYETTEVILLE, TENNESSEE

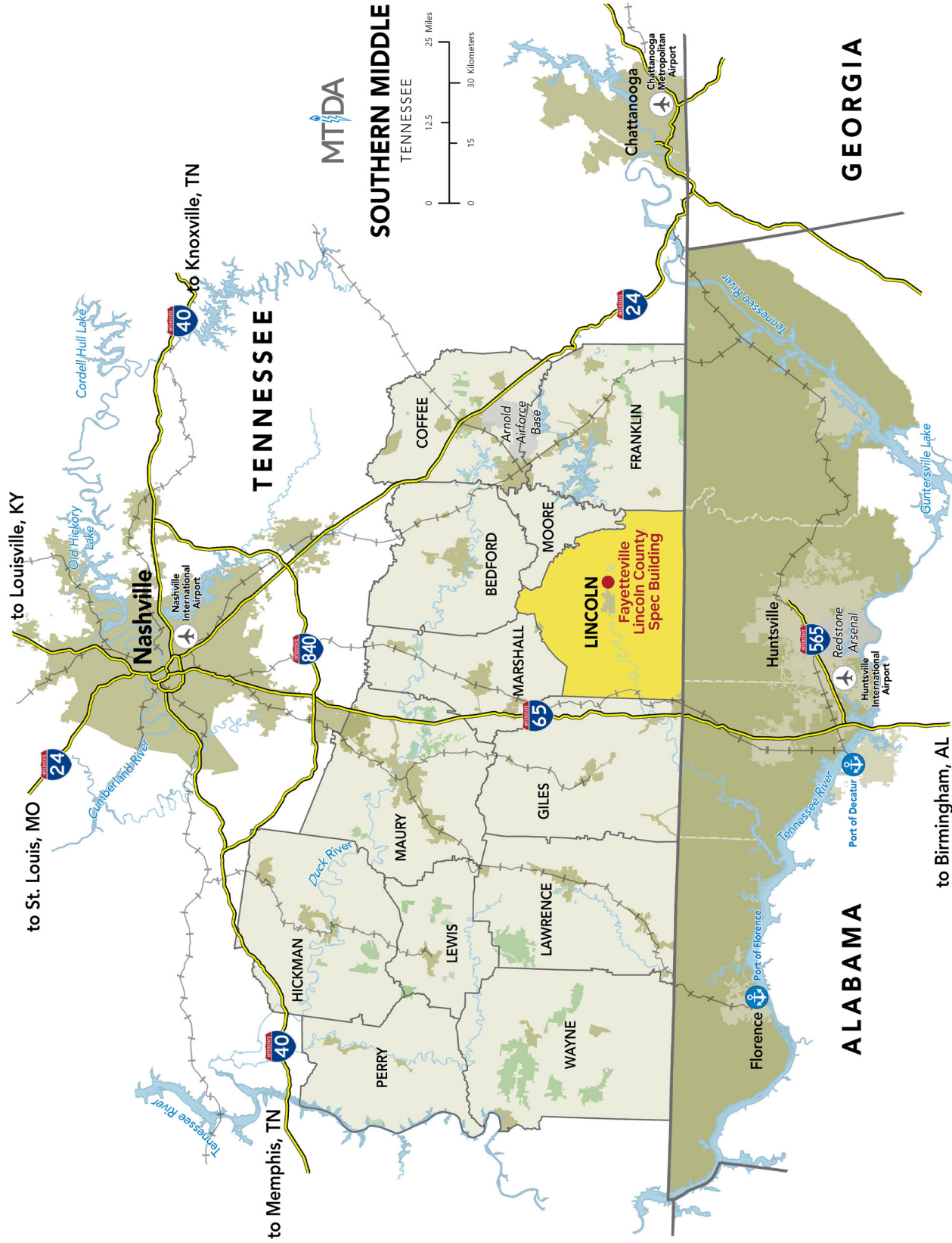


**FAYETTEVILLE
LINCOLN COUNTY**
INDUSTRIAL DEVELOPMENT BOARD

COMMUNITY LOCATION

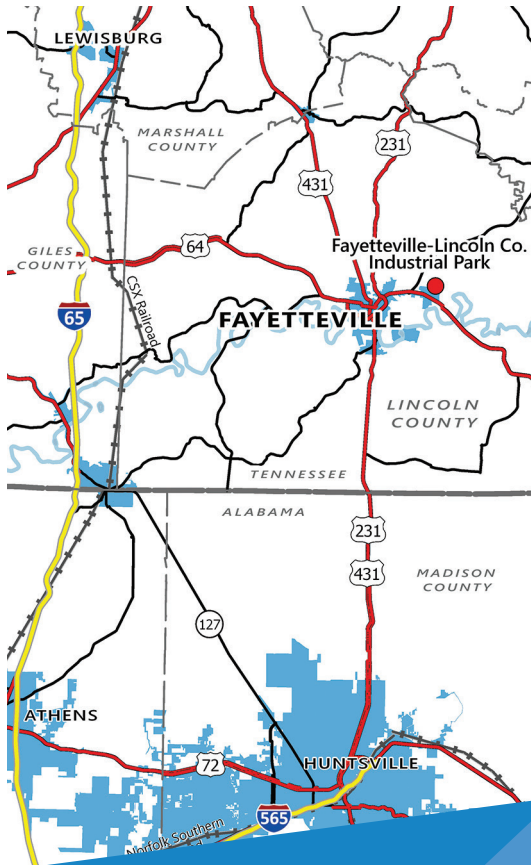


REGIONAL MAP



COMMUNITY OVERVIEW

Lincoln County, Tennessee, with its seat in the charming town of Fayetteville, sits at the center of the economically diverse Tennessee River Valley. The county's main thoroughfare, US Highway 64, is four lanes wide, and Fayetteville is at the center of the connector between I-24 and I-65. With its dynamic location, picturesque setting, relaxed lifestyle, motivated workforce and superb business climate, Fayetteville and Lincoln County are ideally suited to growing enterprises large and small.



CONTACT

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 Fayetteville-Lincoln County
 Industrial Development Board
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TRANSPORTATION

- Located at 40 East Park Drive
- 25 miles to Interstate 65; 40 miles to Interstate 24
- Nashville International Airport (BNA) - 86 miles
- Huntsville International Airport (HSV) - 46 miles
- Fayetteville Municipal Airport (FYM) - 5,900 ft. runway
- Tennessee River access Port of Decatur, Alabama - 56 miles

LOCATION

- County: Lincoln
- Miles from three metropolitan areas:
- Nashville, TN - 82 miles
 - Chattanooga, TN - 96 miles
 - Huntsville, AL - 35 miles

WORKFORCE

- 17.3% of residents - Bachelors degree or higher
- 15,940 available workers
- Available labor: 30 minutes: 25,581; 45 minutes: 121,468; 60 minutes: 302,402
- Motlow State Community College
- 35 miles to Martin Methodist College and two Tennessee College of Applied Technology
- Industrial Maintenance Program
- Highly educated in mainly aerospace and science fields resulting from Arnold Engineering Development Complex (AEDC) and U.S. Army Redstone Arsenal in Huntsville, Alabama

LIVABILITY

- Five federal and state highways that intersect within and throughout the city
- Fayetteville/Lincoln County residents and businesses enjoy some of the lowest utility rates in the nation
- Fayetteville's cost of living index is 87
- Per capita income of \$37,279
- Quality schools with 38.5% of the students meeting the ACT Scores
- 38% of Lincoln County school teachers have a Master's degree or higher

PROPERTY SPECIFICATIONS

BUILDING INFORMATION

Building Size (sq. ft.):	50,000
Expandable to (sq. ft.):	100,000+
Divisible (sq. ft.):	Not divisible
Office (sq. ft.):	TBD
Warehouse/Manufacturing (sq. ft.):	50,000
Year Built:	2020
Zoning:	Light manufacturing and industrial
Site Size (acres):	17.05 +/-
Additional Acres Available for Development:	Unknown
Business/Industrial Park:	Yes
Building Dimensions:	210 ft. x 238 ft.
Column Spacing:	30 ft. x 59 ft. 6 in.
Ceiling Height:	33 ft. eaves
Construction Type:	Pre-engineered steel
Roof Type:	Metal standing seam
Floor Thickness:	6 inches
Sprinkler System Type:	Wet
Truck Doors:	4 with levelers 1 drive-in
Number of Bridge Cranes:	None
Capacity of Largest Bridge Crane (tonnage):	N/A
Heated/Type/Location:	Natural Gas
Air Conditioned/Location:	Unknown
Previous Use:	Farmland

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Fayetteville Public Utilities
Electric Voltage:	12.47 kV
Gas Service to Property:	Yes
Gas Provider:	Fayetteville Public Utilities
Size of Gas Main:	6 inch
Gas Main Pressure:	115 PSI
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T, Comcast, FPU, Birch, Charter & Mediacom
Water to Property:	Yes
Water Provider:	Fayetteville Public Utilities
Water Main Size:	12 inch
Sewer to Property:	Yes
Sewer Provider:	Fayetteville Public Utilities
Sewer Main Size:	8 inch

PRICING INFORMATION

For Sale:	Yes
For Lease:	Yes
Sale Price:	\$3.7million
Base Rental Rate:	TBD

PROPERTY SPECIFICATIONS

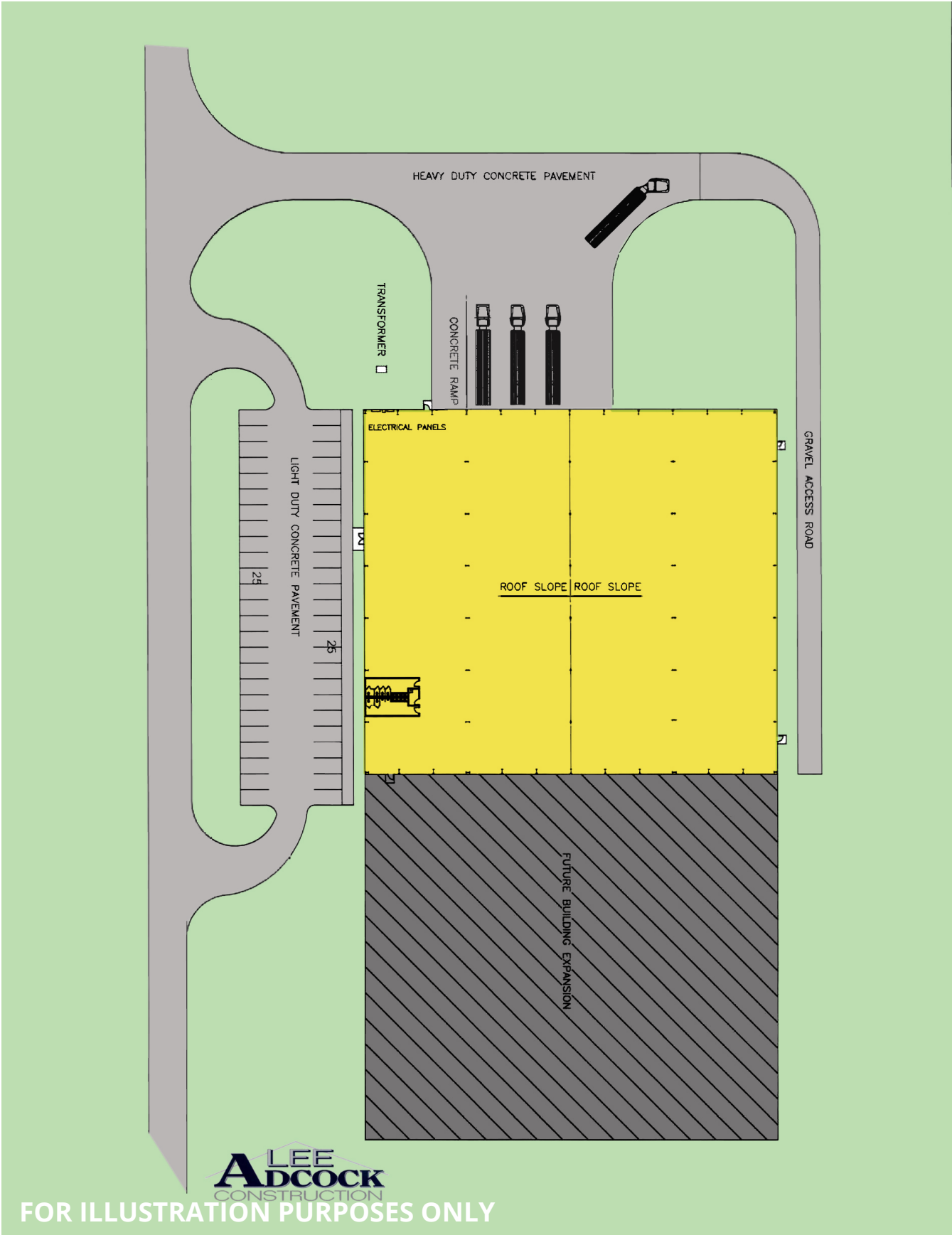
GEOGRAPHIC INFORMATION

Address:	40 East Park Drive Fayetteville, TN 37334
Latitude:	35.163075
Longitude:	-86.50312
Topography:	Generally flat to slightly rolling
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	No
Tax Increment Financing Area:	No
Airport Zone:	No

Rail Access:	No
Parcel ID:	Map 081 Parcel 003.01
Highway Name:	U.S. Highway 64
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 65
Distance to Interstate:	25 miles
Major Commercial Airport:	Huntsville International Airport
Distance to Airport :	40 miles
Local Airport:	Fayetteville Municipal Airport
Distance to Airport :	1.5 miles
Port Name:	Port of Decatur, Alabama
Distance to Port:	56 miles



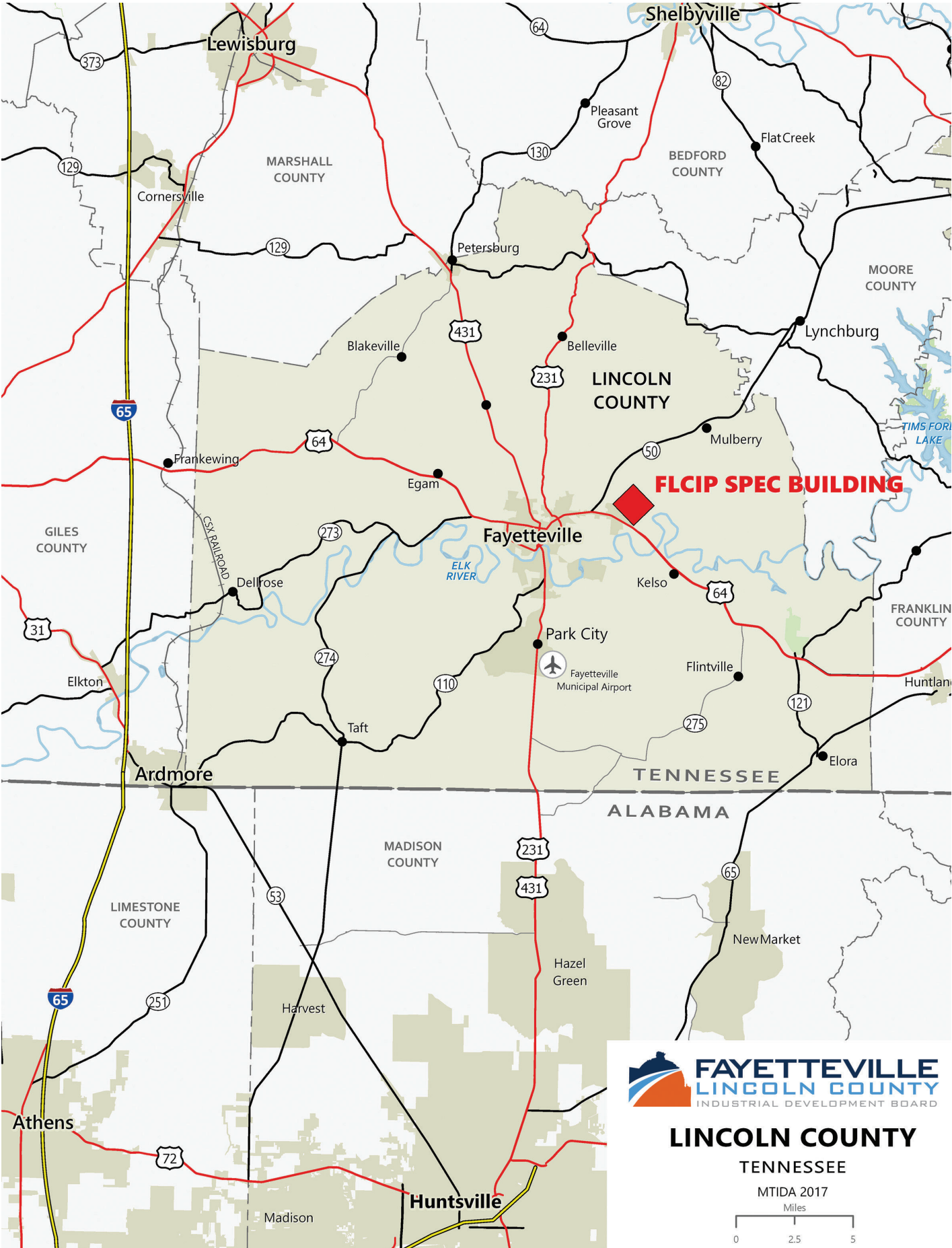
SITE PLAN



RENDERING



Source: Fayetteville Public Utilities



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Prepared by:



2020