



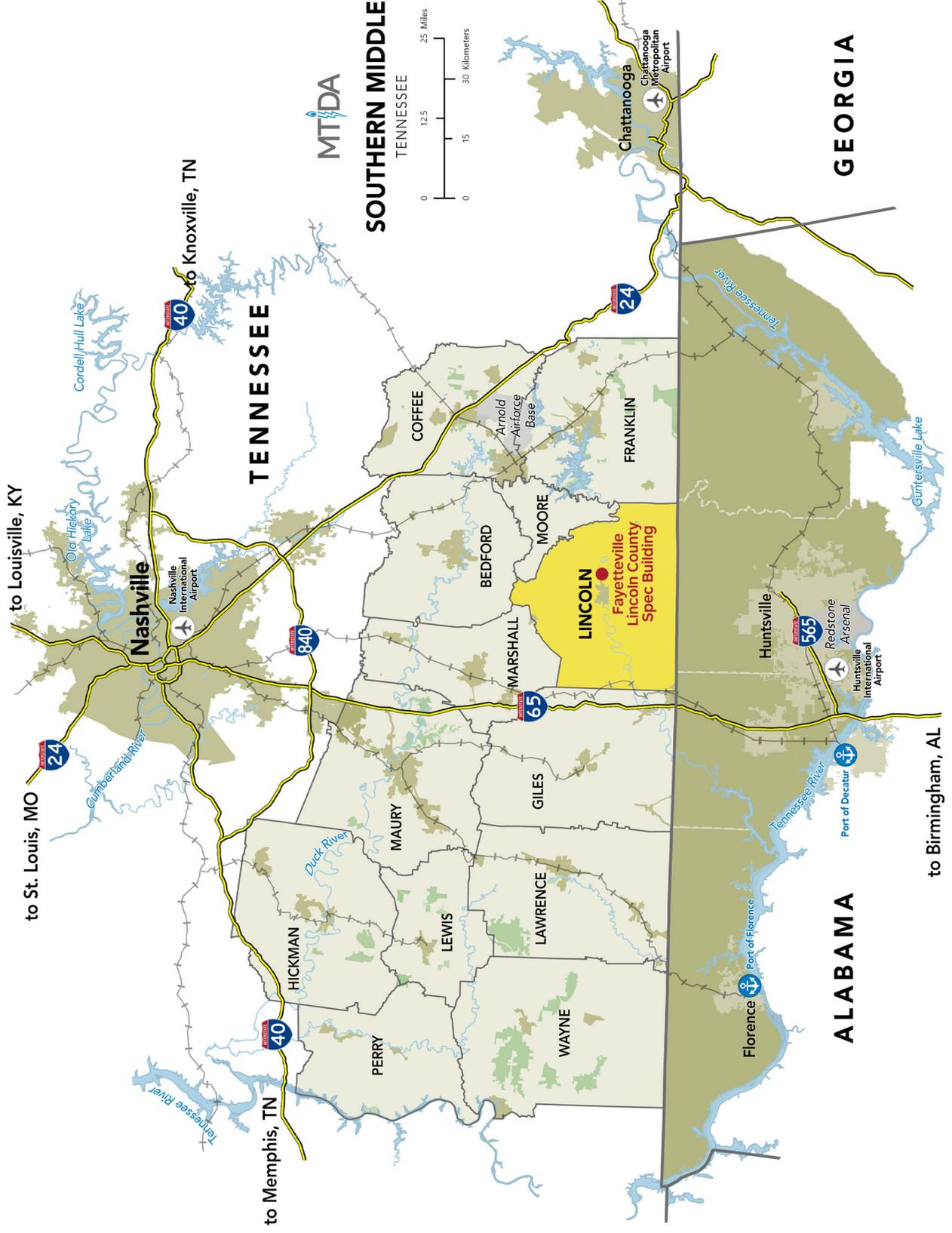
# FAYETTEVILLE-LINCOLN COUNTY SPEC BUILDING

FAYETTEVILLE, TENNESSEE

# COMMUNITY LOCATION

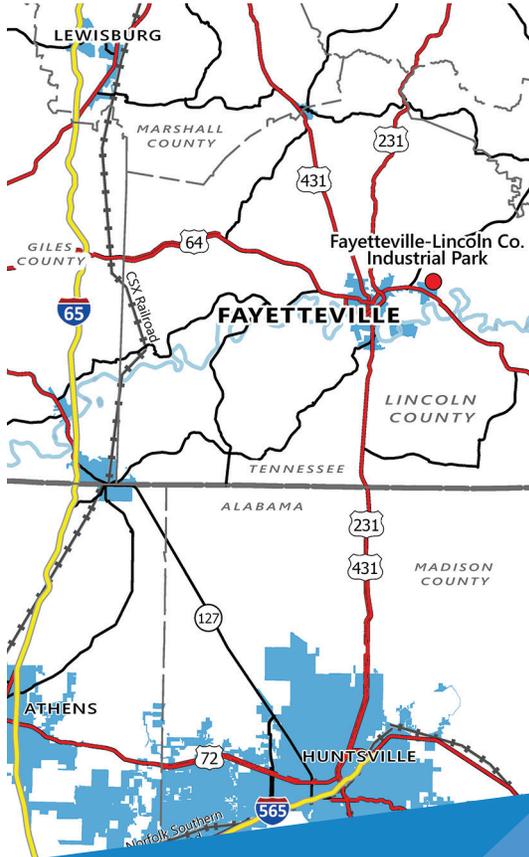


# REGIONAL MAP



# 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

### Elaine Middleton

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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

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

## UTILITY INFORMATION

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

## PRICING INFORMATION

<b>For Sale:</b>	Yes
<b>For Lease:</b>	Yes
<b>Sale Price:</b>	\$3.7million
<b>Base Rental Rate:</b>	TBD

# PROPERTY SPECIFICATIONS

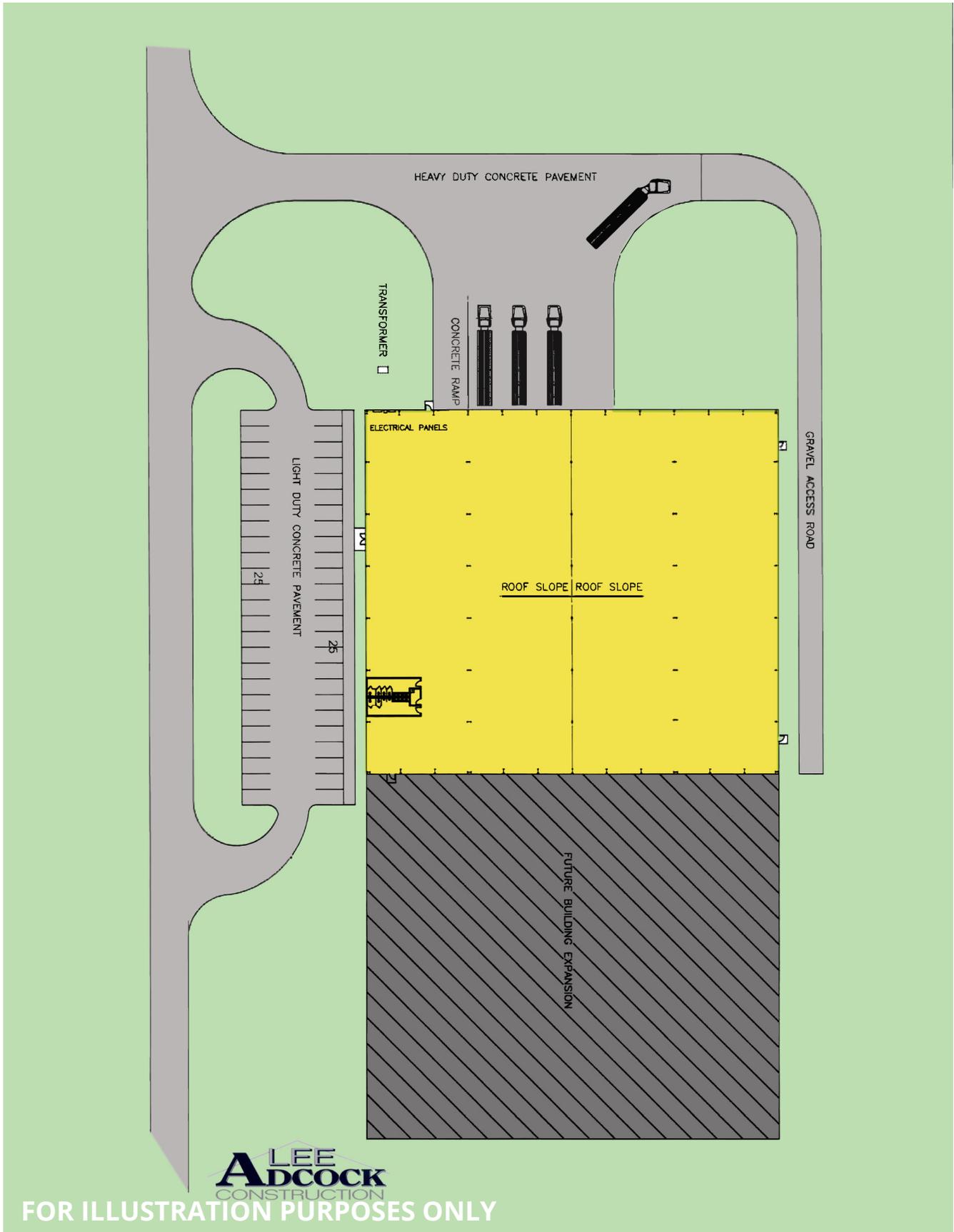
## GEOGRAPHIC INFORMATION

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

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



# SITE PLAN

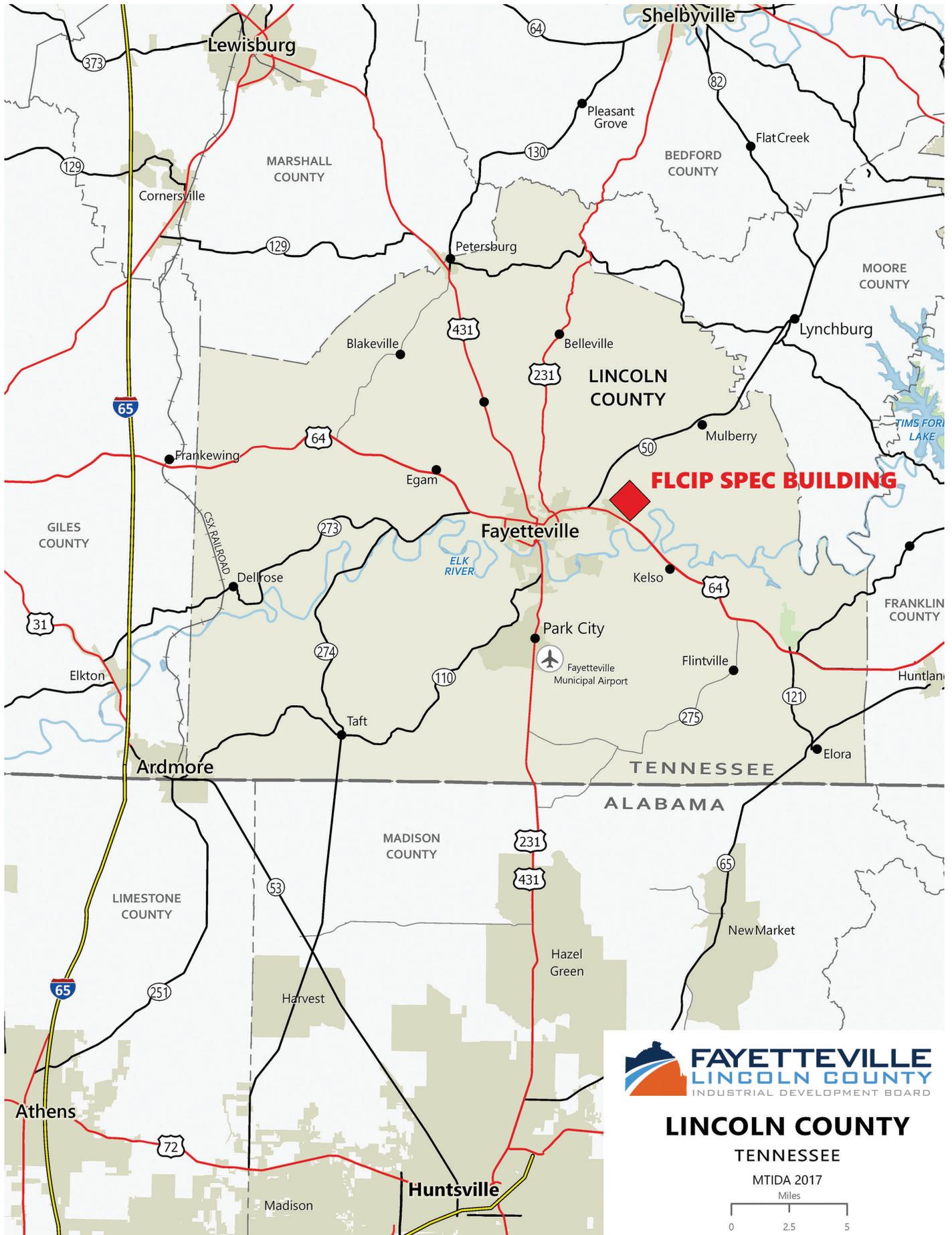


FOR ILLUSTRATION PURPOSES ONLY

# RENDERING



Source: Fayetteville Public Utilities



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Prepared by:



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