

# Industrial Development Building Profile

## ◆ denotes required fields Property Details

◆ Building Name: **Goggin Warehouse**

◆ '911' Address: 1607 Wilson Parkway

◆ City: Fayetteville

Zip: 37334

County: Lincoln

Latitude:

Longitude:

City Limits:  Yes  No

Map/Parcel #

◆ Site Acreage:

◆ Contiguous Acres Available for Development:  Yes  No

Nearest Population Center: Fayetteville-Lincoln, TN

Distance to (miles): Adjacent

Population: 32,000

Nearest Metro Center: Huntsville, AL

Distance to (miles): 25

## Building Information

◆ Minimum Available (Sq. Ft.): 50,000

Number of Buildings: 1

◆ Maximum Available (Sq. Ft.): 50,000

◆ Building Type (Check all that apply):

◆ Total Sq. Ft.: 50,000

Office Building

◆  Multi-Tenant

◆ Available Sq. Ft.: 50,000

Industrial Building

Multi (not Tenant set)

◆ Office Sq. Ft.: 1,200

Warehouse Building

Distribution Center

◆ Building Divisible:  Yes  No

Call Center Building

Office

Speculative:  Yes  No

◆ Number of Stories: 1

Parking Lot:  Yes  No

◆ Spaces in Parking Lot: 100

◆ Building Ownership:  Public  Private

Date Available: Now

◆ Construction Year:

Expansion Year:

◆ Current Major Tenants: Vacant

Building Condition:  Good  Fair  Poor

## Sale/Lease Details

◆ For Sale:  Yes  No

◆ Sale Price: \$ Negotiable

◆ For Lease:  Yes  No

◆ Lease Rate

◆ Lease Type

Per Month Lease Price: \$ Negotiable

Gross  Net  Triple Net

Per Sq. Ft. Lease Price: \$ Negotiable

Gross  Net  Triple Net



**Construction**◆ **Ceiling Minimum (in feet): 20**◆ **Ceiling Maximum (in feet): 25**◆ **Building Length (in Feet): 285**◆ **Building Width (in Feet): 175**◆ **Column Spacing:**◆ **Construction Type (check all that apply):**

- Metal                       Wood  
 Block                         Tilt-up  
 Brick                          Concrete  
 Steel Frame                 Pre-Engineered Steel

◆ **Roof Type (check all that apply):**

- Tar                               Metal Standing Seam  
 Built-up                       Shingle  
 Metal                          EPDM (Rubberized)

◆ **Floor Type (check all that apply):**

- Concrete                       Dirt  
 Wood                          Gravel

◆ **Lighting Type (check all that apply):**

- Fluorescent                 Metal Halide  
 Mercury Vapor             Incandescent  
 High Pressure Sodium

**Floor Thickness (in inches): 6****Reinforced:**  Yes  No**Construction Notes:****Equipment Docks**◆ **# of Bridge Cranes:**◆ **Capacity of Largest Bridge Crane (tonnage):**

# of Jib cranes:

Height Under Hook:

Tonnage:

◆ **# of Dock High Doors with leveler(s): 4****Dimensions:**◆ **# of Dock High Doors without levelers(s):****Dimensions:**◆ **# of Drive-in Doors: 1****Dimensions:**

# of Rail Doors:

Dimensions:

 Inside  Outside**Infrastructure**◆ **Zoned:**  Commercial  Industrial  Office Building  Not Zoned◆ **Environmental Assessment:**  Yes  No◆ **Soil Boring Report Available:**  Yes  No◆ **Located in an Industrial Park:**  Yes  No**Industrial Park Name:**

*This information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in information.*

### Telecommunications

- ◆ **Internet Connection:**  Yes  No  
 Dial-Up  ISDN  Cable  DSL  Wireless  T-1  T-3  Other   
 ◆ **Building Networked:**  Yes  No  
 ◆ **Telecom Service Provider:** AT&T

### Transportation

<u>Hwy #:</u>	<u>Hwy Name:</u>	◆ <u>Distance to: (in Miles)</u>	<u>Hwy Type:</u>		
64	U.S. Hwy 64	Adjacent	<input type="checkbox"/> State	<input type="checkbox"/> Interstate	<input checked="" type="checkbox"/> US
231	U.S. Hwy 231	1	<input type="checkbox"/> State	<input type="checkbox"/> Interstate	<input checked="" type="checkbox"/> US

*(Indicate major Interstate and major Highway)*

<u>River Name:</u>	◆ <u>Distance to: (in Miles)</u>	<u>Navigable:</u>	
Tennessee River	60	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No

<u>Nearest Ports:</u>	◆ <u>Distance to: (in Miles)</u>	<u>Channel depth: (in Feet)</u>
Decatur, AL	50	9

◆ <u>Railroad Name:</u>	◆ <u>Siding On-Site:</u>
CSX Transportation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Feasible
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Feasible

<u>Airport Name:</u>	<u>Location Identifier:</u>	<u>City:</u>	◆ <u>Distance to: (in miles)</u>	<u>Runway Length: (in feet)</u>
Fayetteville Municipal Airport <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> General	FYM	Fayetteville, TN	5	5900
Huntsville International Airpor <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> General	HSV	Huntsville, AL	25	

*(Indicate local and closest metropolitan airports)*

### Utilities

- ◆ **Electric Service Provider:** Fayetteville Public Utilities  
 ◆ **KVA:**                      ◆ **Amp:**                      ◆ **Voltage:**                      ◆ **Phase:**  Single  Three  Other
- ◆ **Natural Gas Service Provider:** Fayetteville Public Utilities                      ◆ **Line Size (in inches):** 4  
 ◆ **Sewer Service Provider:** Fayetteville Public Utilities                                      ◆ **Line Size (in inches):** 8  
 ◆ **Water Service Provider:** Fayetteville Public Utilities                                      ◆ **Line Size (in inches):** 8

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**Fire Service Provider:** Fayetteville Fire Dept**Fire Insurance Rating Class:** 4**Sprinkler System Available:**  Yes  No **Type System (check only one):**  Wet  Dry**Heat Type (check all that apply):****Heat Location (check all that apply):****A/C Available:**

- Electric  Oil  Manufacturing  
 Propane Gas  Radiant  Warehouse  
 Natural Gas  Other  Office  
 Steam  Other

 Yes  No**A/C Locations:**

- Manufacturing  
 Warehouse  
 Office  Other

**Contacts****Contact:** George W. Shuff, III**Telephone:** 800-227-6628**Title:** Executive Director**Fax:** 615-269-5184**Company:** Middle Tennessee Industrial Dev. Assoc.**E-mail:** mtida@mtida.org**Address:** 2108 Westwood Avenue**City:** Nashville**State:** TN**Zip:** 37212**WEBSITE:** www.mtida.org**Community Contact:** Nathan Ward**Telephone:** 931-433-0607**Title:** Executive Director**Fax:** 931-433-8577**Company:** Fayetteville-Lincoln County IDB**E-mail:** IDB@fpunet.com**Address:** 110-B South Elk Avenue**City:** Fayetteville**State:** TN**Zip:** 37334**General Notes (Public)**

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**Realtor/Owner information (Confidential)****Contact:****Telephone:****Title:****Fax:****Company:****E-mail:****Address:****City:****State:****Zip:****Brochure/Flier Available:**  Yes  No**Internet URL for this Site:**

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Name of Building: R&B Warehouse

Total Square Footage: 58,000

For more information contact:



Middle Tennessee Industrial  
Development Association  
2108 Westwood Avenue  
Nashville, TN 37212  
800.227.6628

Tennessee Valley Authority  
Economic Development  
P.O. Box 292409  
Nashville, TN 37229-2409  
615.232.6225

State of Tennessee  
Economic & Community Development  
312 Eighth Avenue North  
Eleventh Floor  
Nashville, TN 37243  
615.741.1888

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