

981 Industrial Park Road

Advanced Manufacturing | Lease or Purchase Opportunity



Property Overview



Total Property

- **Site Area:** 58 Acres
- **Facility:** 1 building; 339,660 sqft
- **Zoning:** SD-HI
- **Years Built:** 1975 & 1984
- **Parking:** 500+ Spaces

Renovated Suite

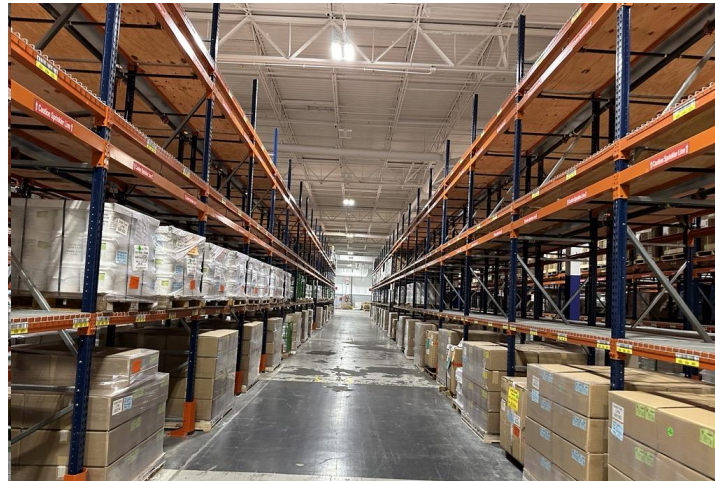
- **Occupancy Load:** 1,528 persons
- **Suite:** 175,041 sqft
- **Year Updated:** 2021
- **Office:** Class A office – fully furnished
- **Cooling:** Fully air conditioned with cooling towers

Features

Advanced Manufacturing



Distribution



Office



Features

Employee Café



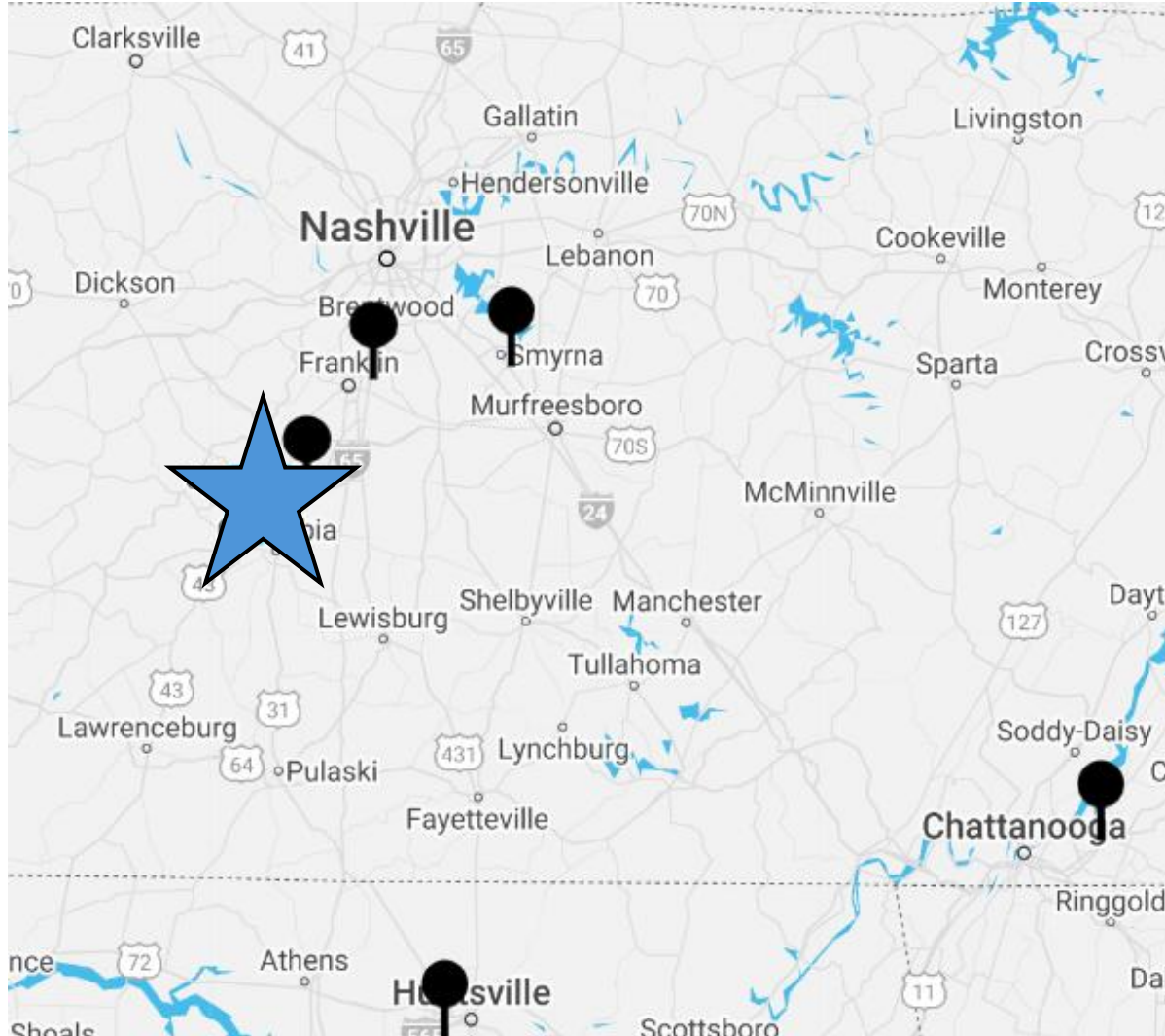
500+ Parking Spaces



Secure Entry



Location



- **Access:**

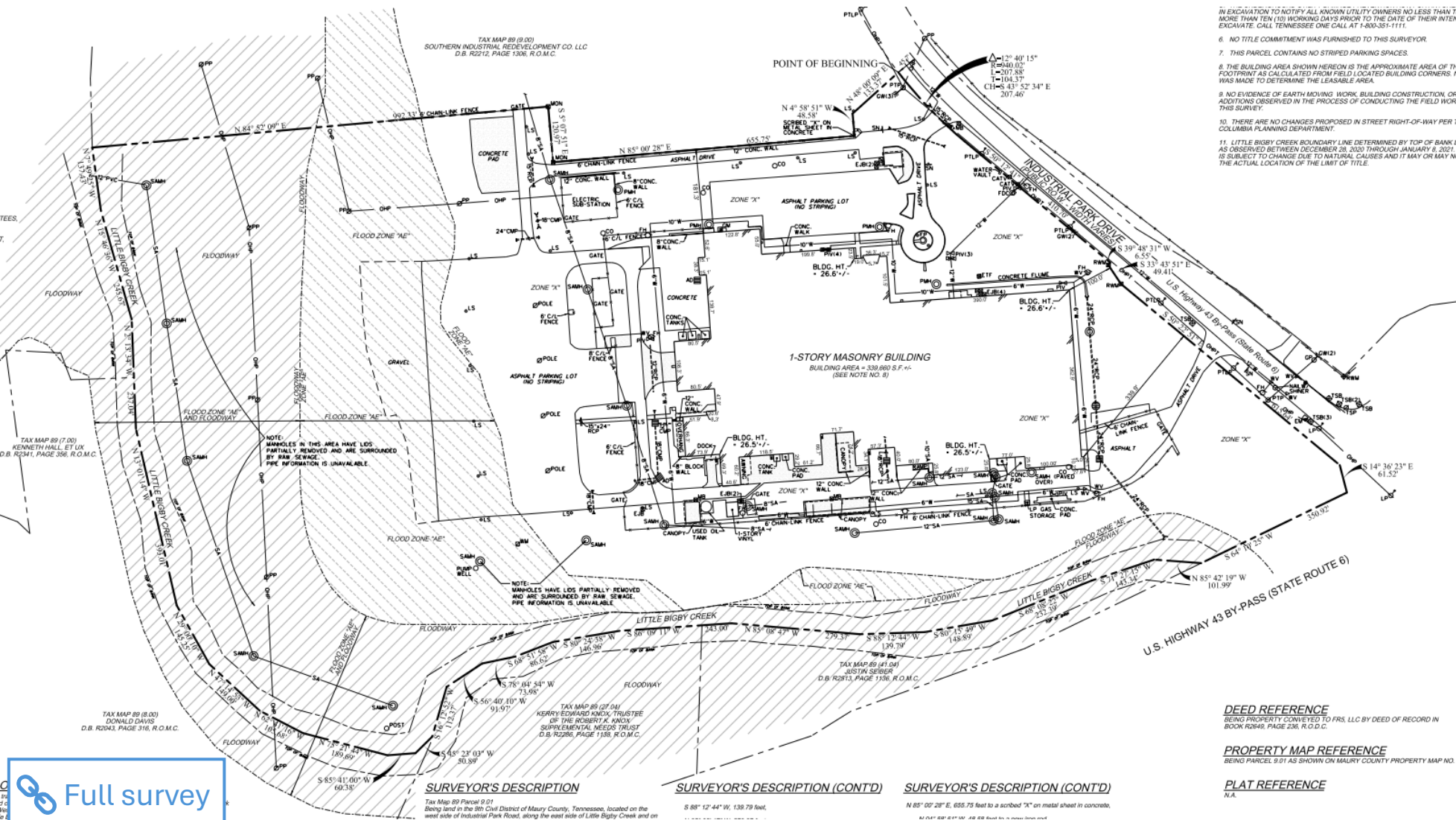
- Located in Columbia, TN
- 15 minutes to Interstate 65
- 1 hour to Nashville

- **Demographics in 45 min radius:**

- 10% increase in population from 2020 to 2024
- 187K Civilian Population Age 16+ in Labor Force
- \$89K 2024 Median Household Income

- **Manufacturing Region:**

- 15-minute drive: General Motors Ultium Cells
- Nashville: Nissan's Smyrna plant and North American HQ
- Chattanooga: Volkswagen plant
- Memphis: Ford Blue Oval City
- Huntsville: Redstone Arsenal



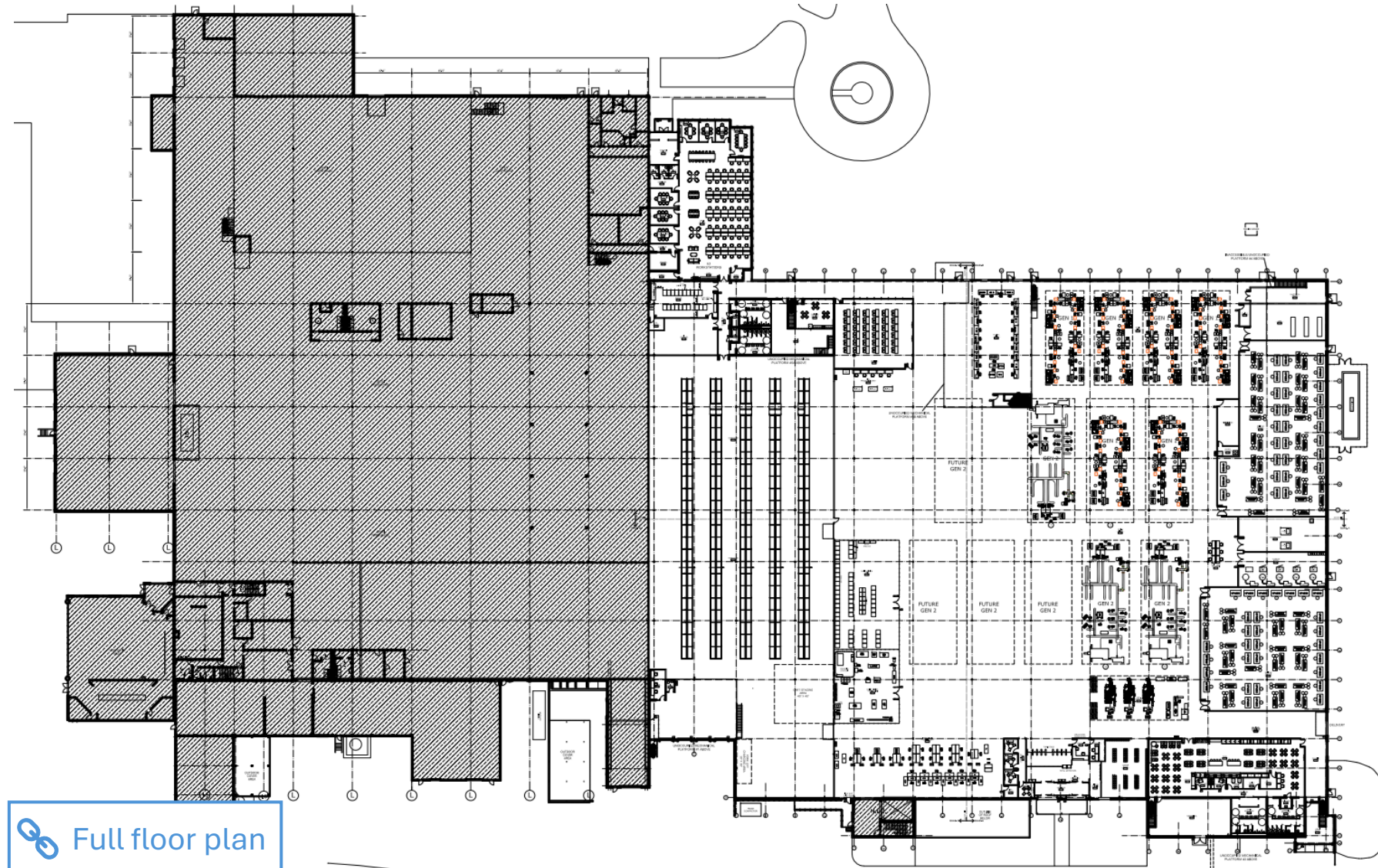
Features

- 58 acres
- 339,660 sqft building
- 175,041 sqft fully air conditioned
- 22'-24' clear height
- 15 dock doors
- 4 drive-in doors
- Option for 250,000+ additional sqft



Full survey

Renovated Suite Floor Plan



Features

- 175,041 sqft fully air conditioned
 - Uninterrupted power supply system (UPS)
 - 40X40 column width
 - Compressed air system
- Class A office – fully furnished with open floorplan
 - 8 private offices and conference rooms
 - Employee locker room and café

Internet

AT&T and Spectrum – 2 dedicated fiber lines

Gas

Atmos Energy – 4” Line; 11000 CFH max; 310 m/h max; 175 PSIG

Sewer

City of Columbia – 10” line; 42’ lift station

Water

CPWS – 3” main line; 8” fire line

Electric

CPWS – 3,000 amps; 480V; 2500 kVA

- Megawatt of power available
- Electric sub-station pad onsite

Rent



Base Rent

\$8/sqft

Additional Rent

\$2.25/sqft

Total Rent

\$10.25/sqft

Summary

	<u>Property & Building Information</u>
Acreage	58
Square Feet	339,660
Years Built	1975 & 1984
Parking Spaces	500+
Roof	Duro-Last – Installed in 2009 - Warranty ends June 23, 2024
Dock Doors	15
Drive-in Doors	4
Clear Height	22’
Internet	AT&T and Spectrum –2 dedicated fiber lines
Electric	CPWS – 3,000 amps; 480v; 2500 kVA
Water	CPWS – 3” main line; 8” fire line
Gas	Atmos Energy – 4” Line; 11000 CFH max; 310 m/h max; 175 PSIG
Sewer	City of Columbia – 10” line; 42’ lift station

	<u>Renovated Suite information:</u>
Occupancy Load	1,528 persons
Total sqft	175,041 – Fully Air Conditioned
Manufacturing sqft	132,213
Distribution sqft	33,051
Office sqft	6,635
Café sqft	3,142
Conference Room sqft	2,446
Electric	CPWS – 3,000 amps; 480v; 2500 kVA
Dock Doors	4
Drive-in Doors	1-2
Cooling Towers / Chillers	2021 install
Office HVAC	2021 install
I.T. Room HVAC	2021 install
Add’l infrastructure	Access control, secure entrance, security cameras, new sprinklers, 9 Air Handlers, Compressed air system, Uninterrupted Power Supply (UPS) systems, dry fire suppression for I.T., 4-levels of distribution racking w/ in-rack sprinklers, LED lighting, locker room