

BROWNSVILLE, TENNESSEE

AVAILABLE ±68,500 SF – ±23.73 ACRES

23 MILES FROM THE
FORD-BLUE OVAL CITY MEGA CAMPUS



NEWMARK

ATLANTA

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FOR SALE / LEASE

Brownsville, Tennessee

COMPANY NAME:	Dynametal Technologies
PROPERTY ADDRESS:	400 North Dupree, Brownsville, Tennessee 38012
SIZE:	±68,500 SF
GROUND:	±23.73 square feet
EXPANSION:	Adequate room for expansion to the rear
NUMBER OF BUILDINGS:	One, modern single-story industrial facility
CONSTRUCTION:	Floors: 6"-8" Reinforced concrete Walls: Concrete block up 6' with insulated metal to roof deck Columns: Steel beams Roof: New TPO roof insulated in 2017
DATE OF CONSTRUCTION:	Original 1968; Additions 1978
CONDITION OF PROPERTY:	Good
DIMENSIONS:	Vary
CEILING HEIGHTS:	17' clear height; Blending area 32" clear height
COLUMN SPACING:	25' x 30'
OFFICE:	Approximately 3,500 SF of modern air-conditioned office space
PARKING:	Approximately 40 front office paved spaces; employee parking is gravel
LIGHTING:	New LED lighting installed in 2020
SPRINKLER SYSTEM:	100% wet

UTILITIES:	Power: Supplied By: Brownsville Energy Authority. There is a 3 phase transformer banks 500 kVa 120/208 voltage 2500 kVa 277/480 voltage 500 kVa 277/480 voltage
	Natural Gas: Supplied By: City of Brownsville 2-inch gas supply line; 50 psi available to regulator at building. 4-inch-high pressure main available along street
	Water: Supplied By: City of Brownsville Existing facility served by two 1-inch meters; 6-inch and 10-inch main available along street
	Sewer Supplied By: City of Brownsville 4-inch line. If a new industry has greater flow, then wastewater discharge would need to be reviewed. (pretreatment)
HEAT:	Dayton Gas fired units
AIR CONDITIONING:	Office only
CRANES:	One (1) 2-ton crane
COMPRESSED AIR:	Several compressors-some may be removed – air drop lines will remain in place
TRUCK LOADING:	3 dock high truck doors; 2 drive-in doors
ZONING:	Industrial
2021 OPERATIONAL COSTS:	Re Taxes (2021): Insurance (Est): Total:

FOR SALE / LEASE

Brownsville, Tennessee

**PRODUCT
MANUFACTURED:**

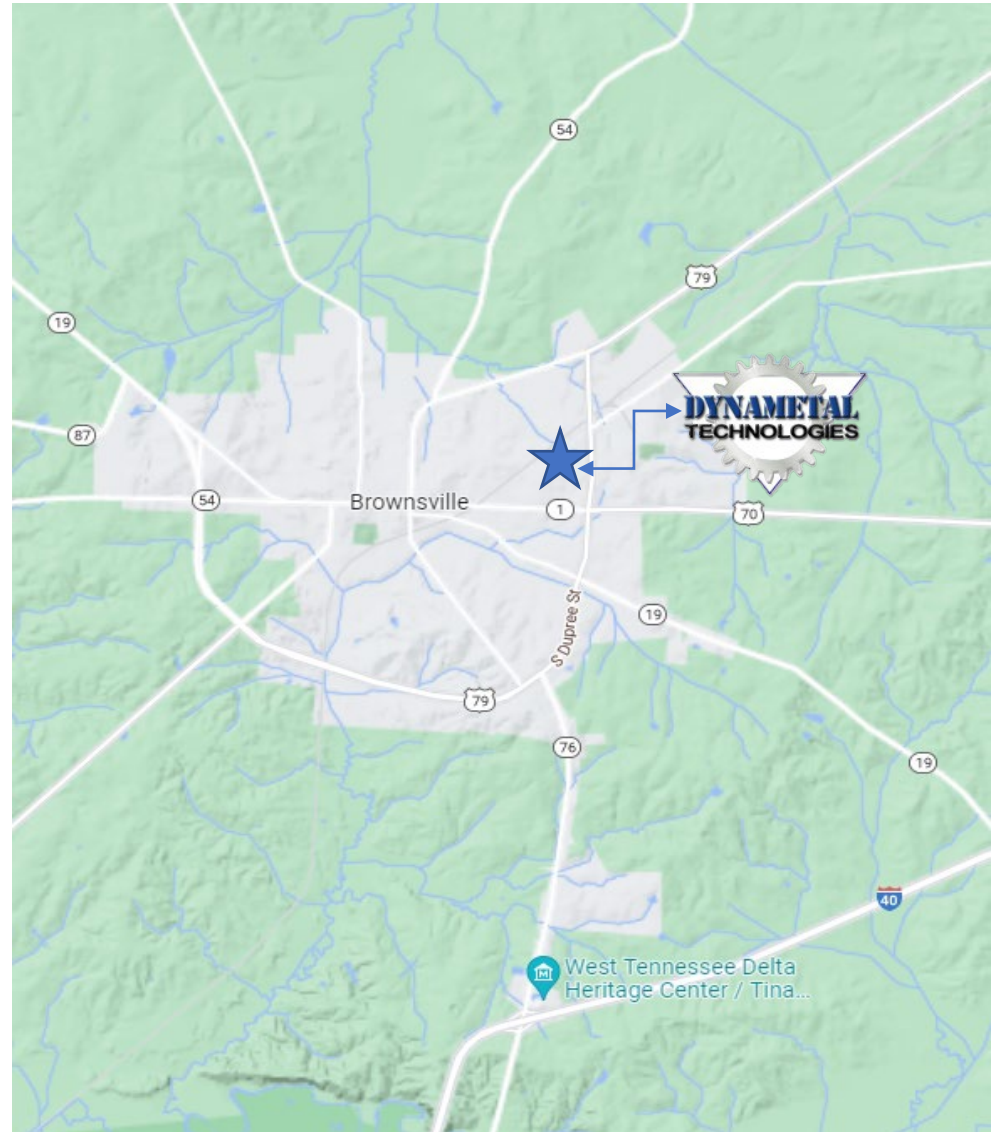
Metal stamping operation

TRANSPORTATION:

Located approximately 63 miles from Memphis and Memphis International Airport, five miles from I-40 and 23 miles from Jackson, TN. The Ford Blue Oval facility will be approximately 23-miles away

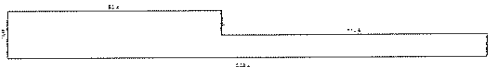
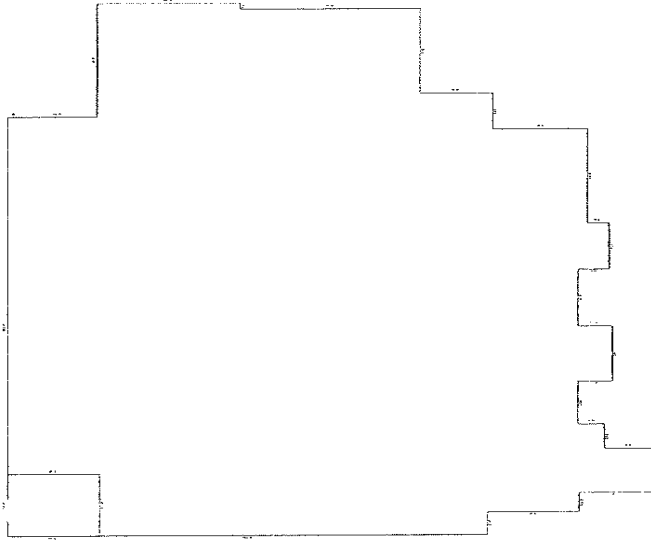
MISCELLANEOUS:

- 600 SF cafeteria
- Training room
- QC Lab
- Security cameras
- Beautifully landscaped



BUILDING SKETCH

Brownsville, Tennessee

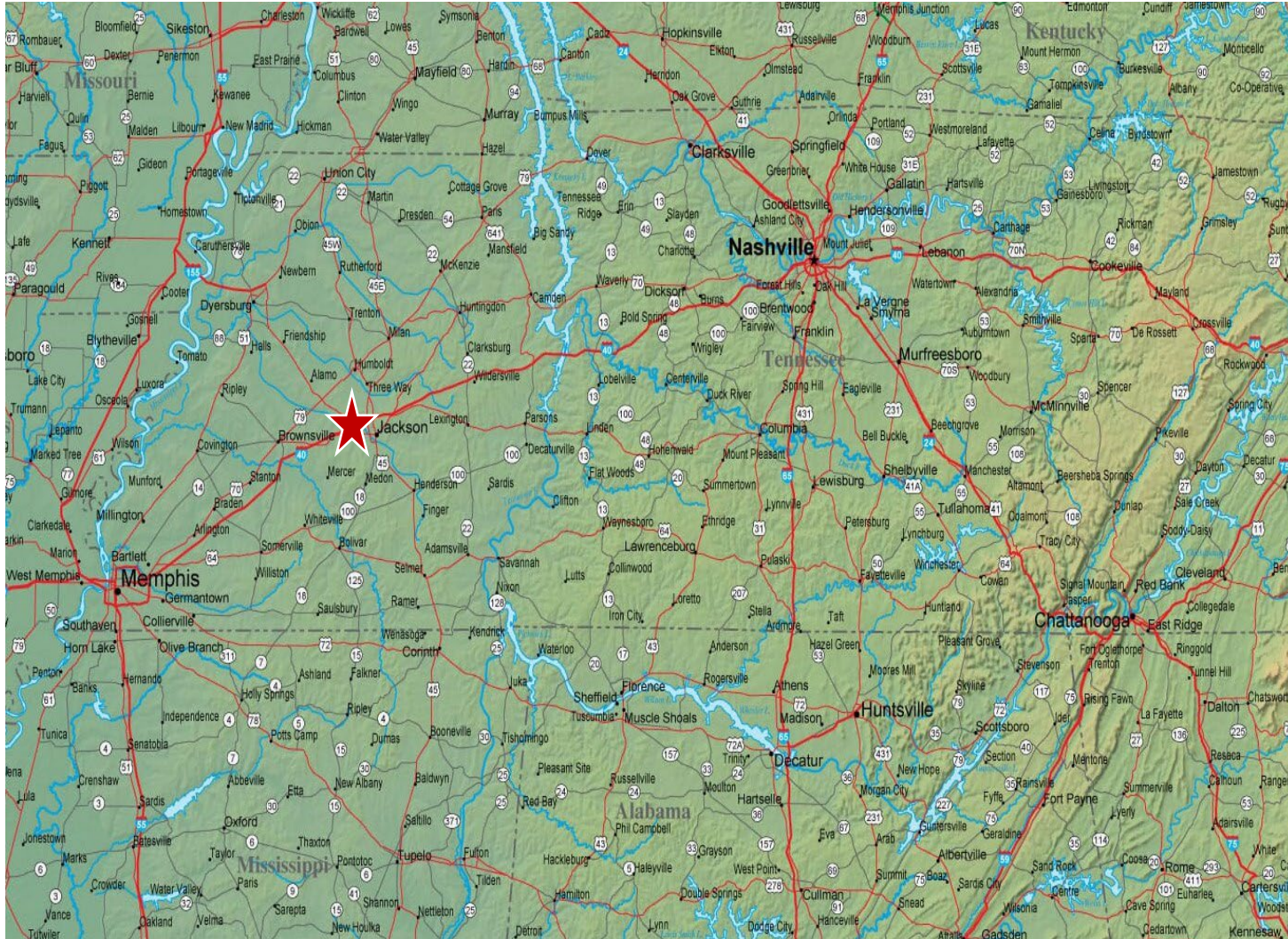


AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	63101.0	1164.8	63101.0	First Floor	29.3 x		14.5 =	424.6
GBA2	Second Floor	1.0	1287.0	144.0	1287.0		138.8 x		136.5 =	18939.4
OTH	Office	1.0	3611.7	456.0	3611.7		93.8 x		30.9 =	2895.0
							60.5 x		3.0 =	181.5
							74.5 x		40.2 =	2991.9
							81.8 x		33.0 =	2697.8
							24.5 x		9.8 =	220.5
							81.8 x		4.9 =	397.3
							272.6 x		23.5 =	6406.1
							252.6 x		13.0 =	3283.8
							242.0 x		10.0 =	2420.0
							241.4 x		82.1 =	19806.9
							283.0 x		12.0 =	2436.0
						Second Floor	39.0 x		33.0 =	1287.0
						13 total items			(rounded)	64,388
	Net BUILDING	cnt	2 (rounded)		64,388					



SITE MAP

Brownsville, Tennessee



400 N Dupree, Brownsville, TN is located:

- In West Tennessee, Haywood County
- Strategically positioned between Memphis International Airport (approx. 77 miles) via I-269 N and I-40 E) and Nashville International Airport (approx. 160 miles) on I-40 W, a 4-lane divided highway.
- Brownsville has a population of nearly 10,000
- Haywood County's population is over 17,000.

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SITE AERIAL

Brownsville, Tennessee

