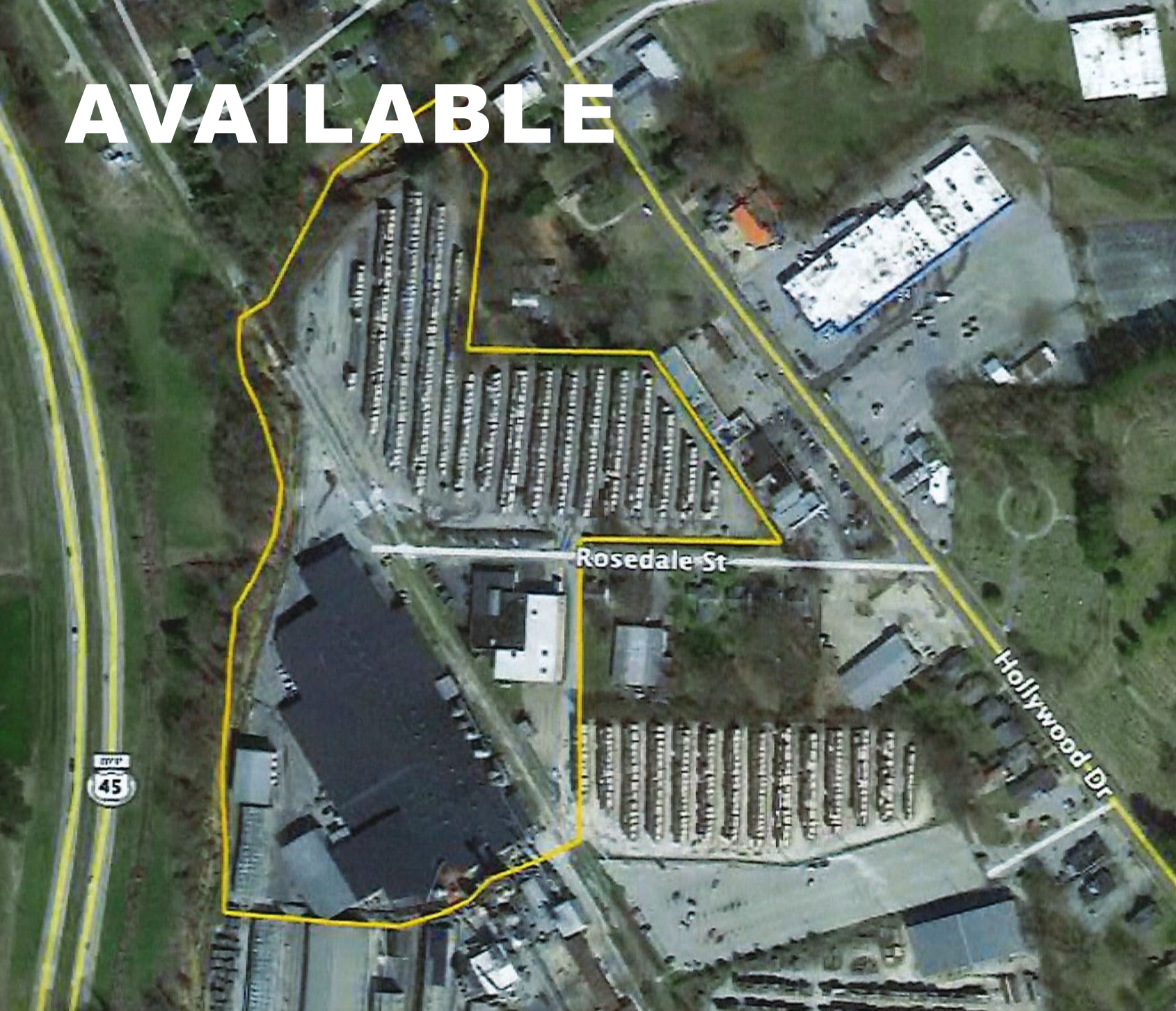


AVAILABLE



Jackson
Tennessee
38301

±163,950 SF

±17.3 Acres

NEWMARK

BARTELL HARDISON, SIOR

Director

t 404-915-6941

bartell.hardison@nrmk.com

MICHAEL M. REID

Senior Managing Director

t 404-307-6900

michael.reid@nrmk.com

ATLANTA

3424 Peachtree Road

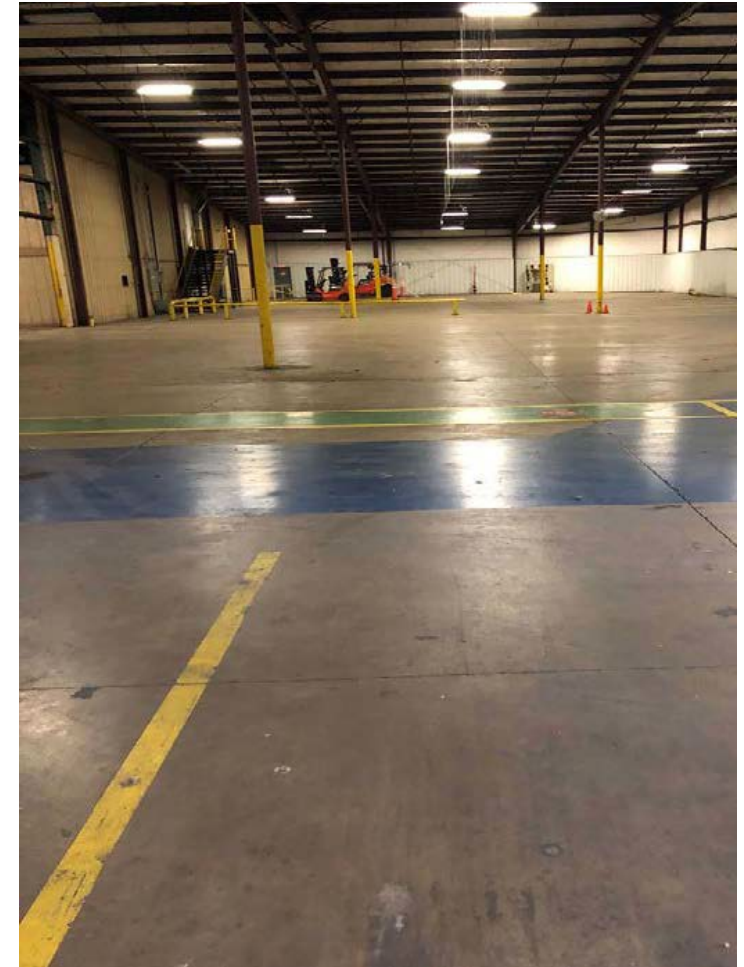
Suite 800

Atlanta, GA 30326

770-552-2400 nrmk.com

Jackson, Tennessee

COMPANY NAME:	Armstrong Flooring
PROPERTY ADDRESS:	160 Rosedale Street, Jackson, TN 38301
SIZE:	Main building is ±160,000 SF warehouse and ±25,000 SF office/warehouse. There are also several smaller “out” buildings and dry kilns.
GROUND:	±17.3 Acres
NUMBER OF BUILDINGS:	One, single-story, rail served industrial facility
CONSTRUCTION:	<i>Floors:</i> Minimum 5”- 6” reinforced concrete <i>Walls:</i> Insulated metal <i>Columns:</i> Steel 1’-3’ “I” beams <i>Roof:</i> Insulated metal
DATE OF CONSTRUCTION:	TBD
CONDITION OF PROPERTY:	Good
CEILING HEIGHTS:	14’ 7”– 26’-5” clear; 27’ clear on 3-side shed of @ 33,150 SF
COLUMN SPACING:	Mainly clear span @ 161’; with offsets
LIGHTING:	T-5 lighting fixtures
SPRINKLER SYSTEM:	100% wet system
PARKING:	Ample
HEAT:	Gas fired ceiling units
AIR CONDITIONING:	Office only
VENTILATION:	Exhaust fans and louvers throughout
RAIL:	Rail service provided by West Tennessee Railroad thru Norfolk Southern main line
TRUCK LOADING:	Covered dock with 3 8’x10’ truck doors and 1 10’x12’ dock with dock locks and levelers; 1 drive in ramp
PRODUCT MANUFACTURED:	Wood flooring
TRANSPORTATION:	Located on US Hwy 45 – providing 4-lane access to I-40; 80 miles to Memphis; Memphis International Airport; and 120 miles to Nashville; Nashville International Airport



For Additional Information:

BARTELL HARDISON, SIOR
 Director
 t 404-915-6941
bartell.hardison@nmrk.com

MICHAEL M. REID
 Senior Managing Director
 t 404-307-6900
michael.reid@nmrk.com

AVAILABLE

Jackson, Tennessee

For Additional Information:

BARTELL HARDISON, SIOR

Director

t 404-915-6941

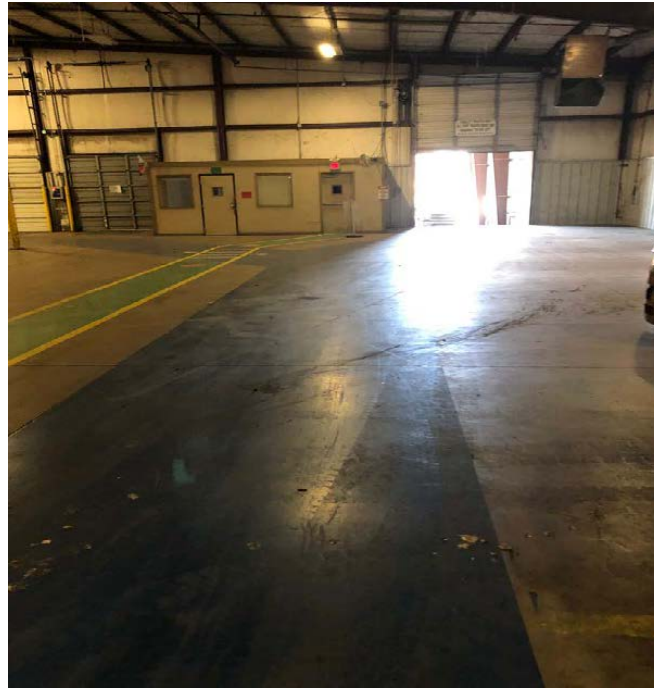
bartell.hardison@nrmk.com

MICHAEL M. REID

Senior Managing Director

t 404-307-6900

michael.reid@nrmk.com



AVAILABLE

Jackson, Tennessee

For Additional Information:

BARTELL HARDISON, SIOR

Director

t 404-915-6941

bartell.hardison@nmrk.com

MICHAEL M. REID

Senior Managing Director

t 404-307-6900

michael.reid@nmrk.com

NEWMARK

