

AVAILABLE Rail Served

154/160 Rosedale Street
Jackson, Tennessee 38301

±163,950 SF on ±17.3 Acres

NEWMARK

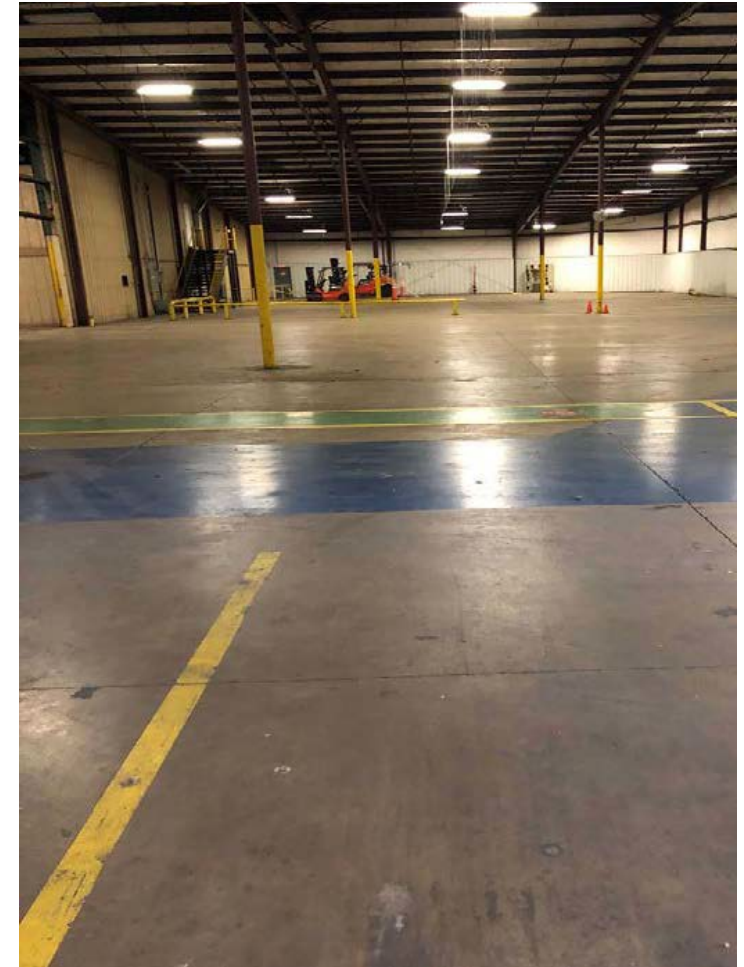
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Jackson, Tennessee

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:

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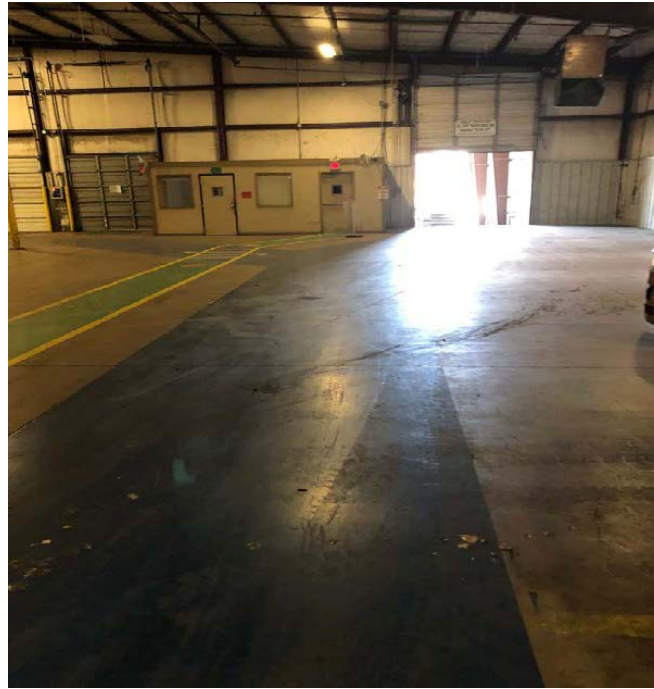
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