

For sale or lease



Magnificent industrial facility available

Pharmaceutical grade (FDA licensed with DEA cage and vault space)

American Drive Business Center
96 American Drive, Unit 100A, Jackson, TN 38301

SPACE PROFILE

220,000± SF

For lease

Upon Request

Rental rate

406,100± SF

For sale

Upon Request

Purchase price

For More Information:

Erik B. Weiss

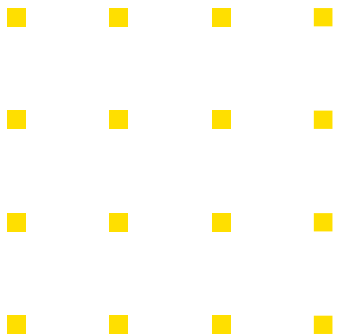
Vice Chairman

M: +1 615-630-7509

eweiss@savills.us

savills

Exterior Photos



Facility Overview

Company Name:	Jackson One, LLC
Property Address:	96 American Drive, Unit 100A Jackson, Tennessee 38301
Building Size:	~406,100 SF for Sale ~ 220,000 SF for Lease
Ground:	~55.45 acres of ground
Number of Buildings:	Two (2) modern single story industrial buildings
Construction:	Walls: Concrete block and insulated-3-inch IMP panels Floors: Minimum 6" reinforced concrete with epoxy coating Columns: Steel "I" beams Roof: TPO over insulation and metal deck - with 20-year warranty
Date of Construction:	Original 1963 Addition 1985 Complete renovation - 2016
Condition of Property:	Excellent
Dimensions:	Main: 190,000 SF facility; 250' x 704' Main office: 13,000 SF; 40' x 325' Dock area: 9,000 SF; 40' x 225'
Ceiling Heights:	Main: 23' - 33' High: Bay
Column Spacing:	25' x 90'
Office:	Approximately 13,000 SF of modern, recently renovated fully air-conditioned ground level office area which features carpeted and tiled floors, recessed LED lighting; seven private offices, reception office, conference/presentation room, storage room and kitchenette and 2 doors that access plant area
Restrooms:	One unisex restroom Plant women's - 5 sinks, 7 stalls, locker room Plant men's - 5 sinks, 5 stalls, 5 sinks, locker room
Parking:	Paved, lighted, marked parking for approximately 300 automobiles - additional paved area available
Sprinkler System:	100% wet
Lighting:	LED with motion sensors and high-pressure sodium fixtures

Air Conditioning:	Daiken ground-mounted units (heat and air)- 300 tons
Heat:	Raynor gas fired ceiling mounted heating units in Yukon space
Generator:	750 KVA Kohler diesel for back up power
Rail Service:	CSX Rail borders property. There is a 30' x 80' - 5,400 SF covered sided rail off loading canopy not included in total square footage.
Truck Loading:	9,000 square foot interior dock; With six (6) 8' x 10' metal, electric slide up Raynor doors with load levelers, lights, weather seals and dock locks; one (1) drive-in ramp
Power:	<ul style="list-style-type: none"> ▪ 12,470 V feed on south side of property. Primary meeting arrangement. ▪ Fed from Flex Substation (Unit 2). (12MW available capacity) ▪ Two 2500 kVA transformers (480V secondary, customer owned) ▪ One 750 kVA transformers (480V secondary, JEA owned) ▪ 47 kV solar services serves the building (behind the meter, net metering not available)
Zoning:	Heavy Industrial
Product Manufactured:	Distribution of pharmaceutical products
Transportation:	The property is less than four miles from Interstate 40, roughly halfway between Memphis, TN, and Nashville, TN. The property is 10 miles from McKellar-Sipes Regional Airport, which offers commercial passenger service to key regional hubs in the US.
Miscellaneous:	<ul style="list-style-type: none"> ▪ Key card access system ▪ Security Coolers: <ul style="list-style-type: none"> ▪ 2 - 25' x 40' ▪ 2 - 20' x 20' ▪ Temperature: 32° - 50° ▪ 14,420 SF vault, 20,045 SF totally enclosed cage area ▪ 100 interior/exterior security cameras ▪ Exterior security lighting ▪ 3 exterior roof access ladders ▪ Trucker's restrooms: <ul style="list-style-type: none"> ▪ Men - 2 stalls, 2 sinks, 2 urinals ▪ Women - 2 stalls, 3 sinks ▪ Quality office - 3 private offices ▪ High bay area of 30' x165' with 44' clear ceiling ▪ 9,000 racking positions 18'-20'-24' uprights ▪ Eight (8) concrete storage tanks ▪ Plant offices - 4 offices, conference room, 2 restrooms

Utilities

Natural Gas

- Supplied by JEA
- 6-inch line serving the site from Flex Drive on the South.
- 10-inch main on Flex Drive.
- 3 meters at pad south of building. Only one meter currently active.
- Pressure - 30 psi

Water

- 10-inch line running on site from Flex Drive
- 1 ½" meter at building (previously had a 4" turbo meter)
- 12-inch main on Flex Drive.
- Pressure (as of 8/14/13)
 - Static - 90 psi
 - Residual - 70 psi
 - Fire flow - 1404 gpm
- Served by North Treatment plant (approx. 4.8 miles)
 - Capacity of plant - 14,000,000 gallons/day
 - Annual average daily usage - 9,560,000 gallons/day
 - Excess capacity - 4,840,000 gallons/day

Wastewater

- 8-inch gravity line running to building from Flex Drive. 10-inch main on Flex Drive.
- Served by Miller Drive Wastewater Treatment plant (approx. 5 miles)
 - Capacity of plant - 17,400,000 gallons/day
 - Annual average daily usage - 9,943,000 gallons/day
 - Excess capacity - 7,457,000 gallons/day

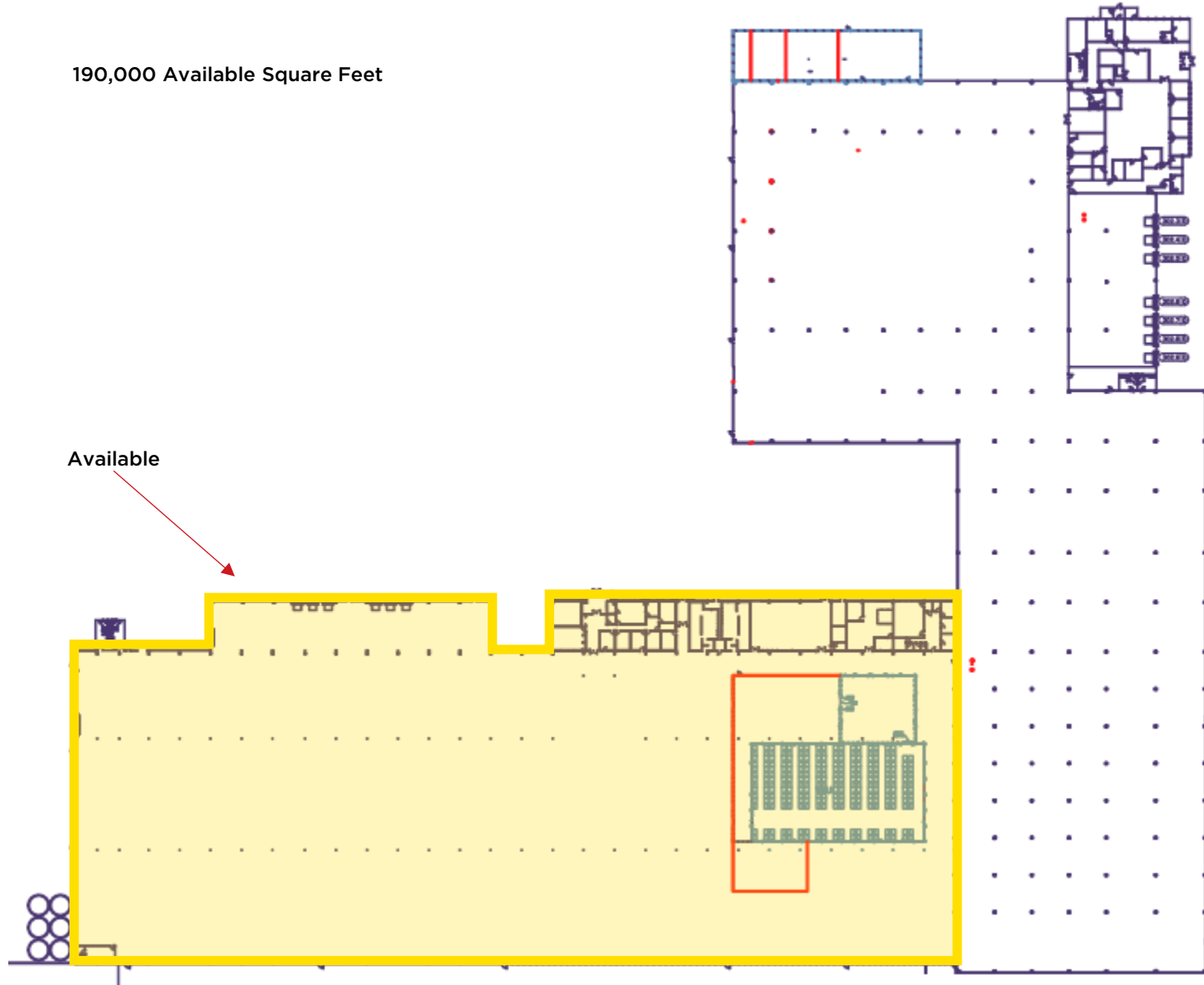


Operational Expenses (OPEX)

Estimated 2023 Year

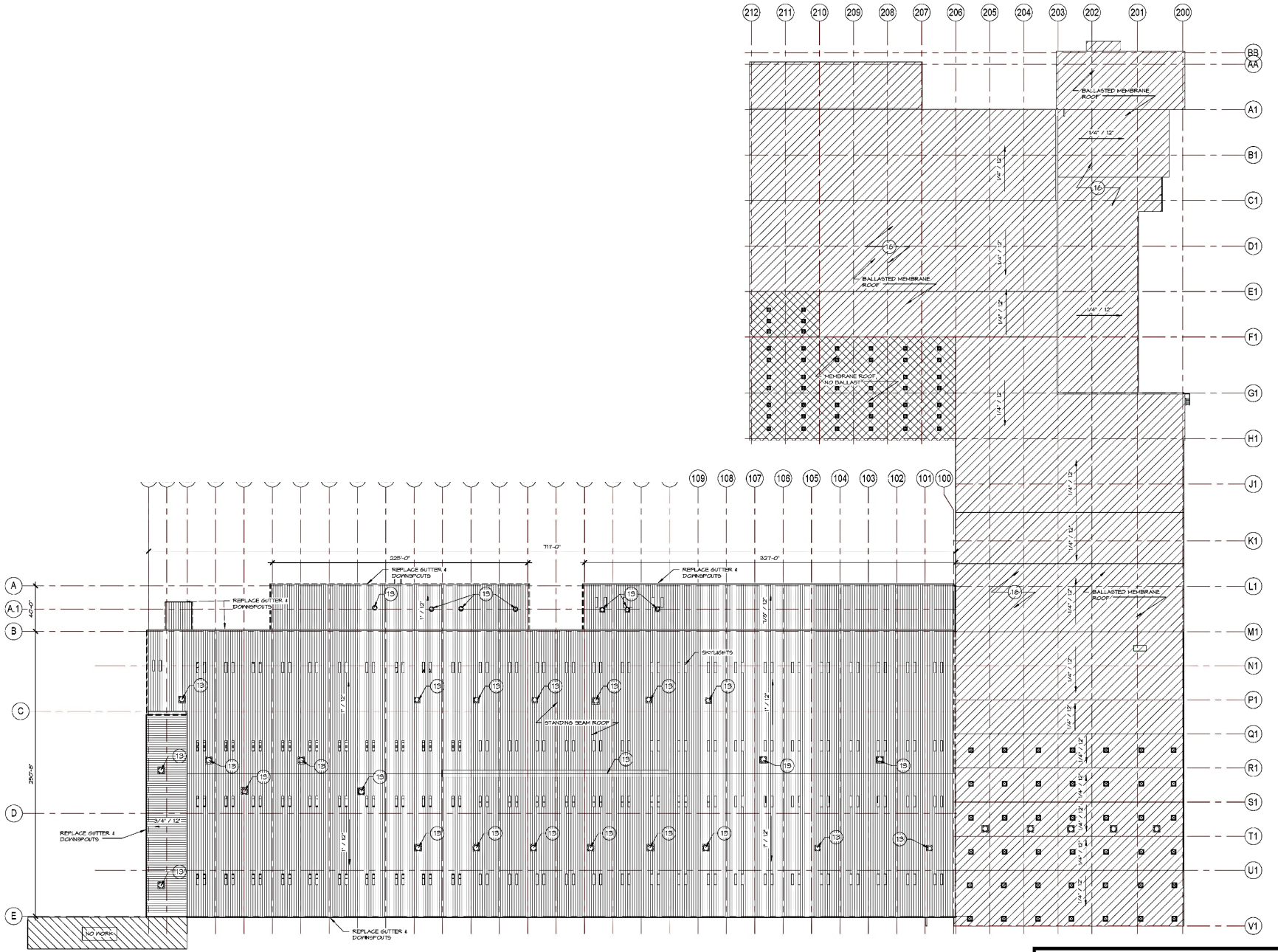
Insurance	\$51,471
City Taxes	\$55,785
County Taxes	\$64,862
Total	\$172,124 = \$0.42 PSF

190,000 Available Square Feet

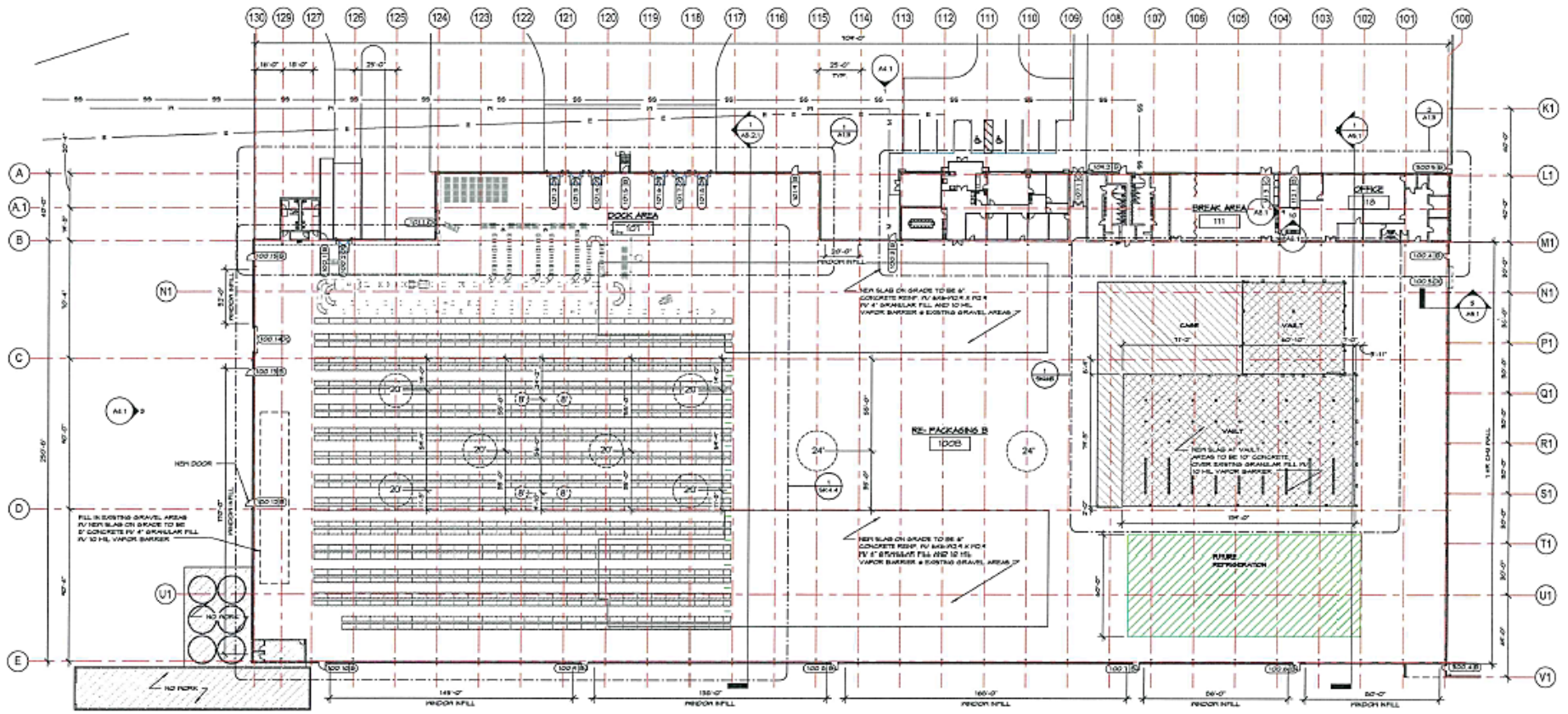


Available

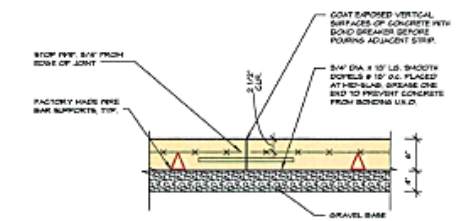
EXISTING FLOOR PLAN



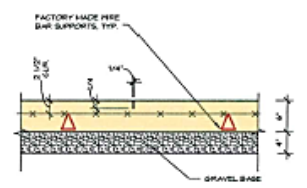
FLOOR PLAN



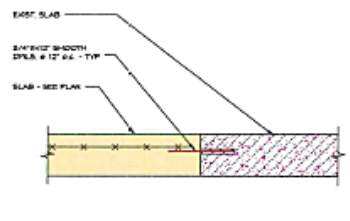
1 ENLARGED FLOOR PLAN - PACKAGING AREA
 Scale: 1/8" = 1'-0"
 TRUE NORTH



2 Construction Joint
 Scale: 1" = 1'-0"

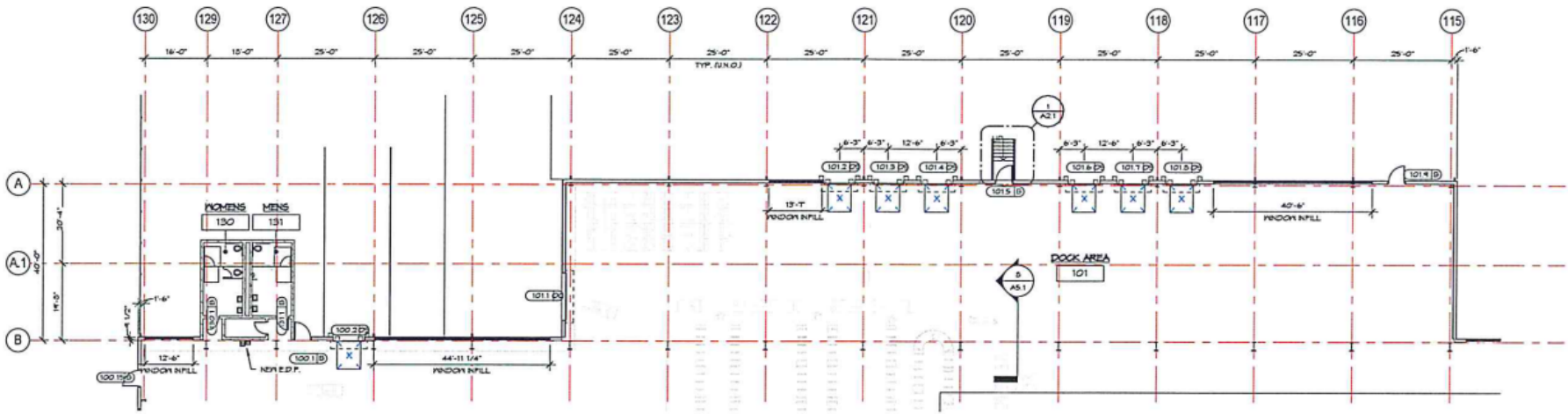


3 Control Joint
 Scale: 1" = 1'-0"



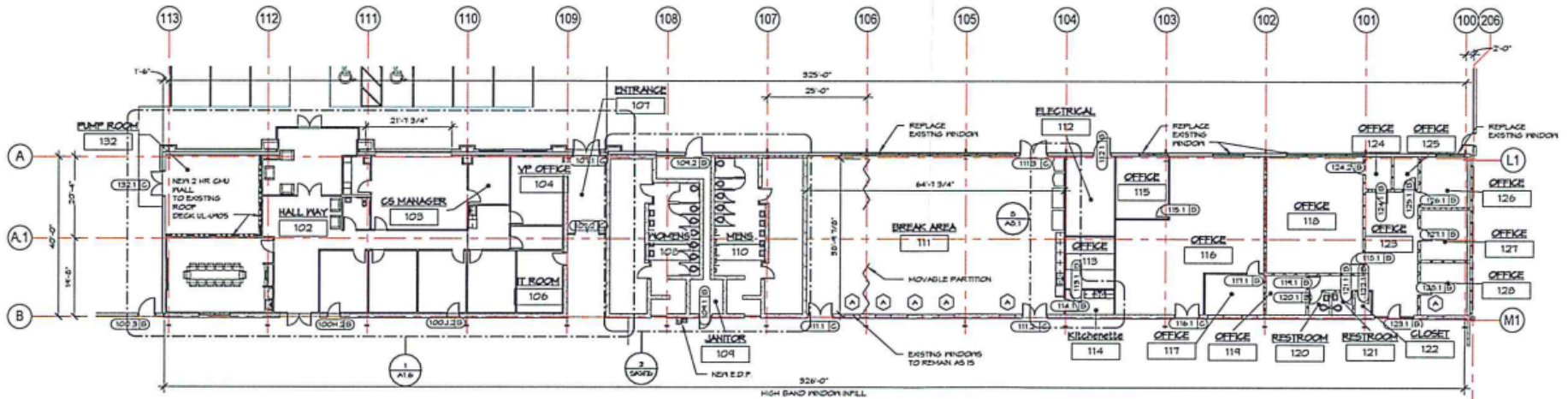
4 Slab Joint
 Scale: 1" = 1'-0"

FLOOR PLAN



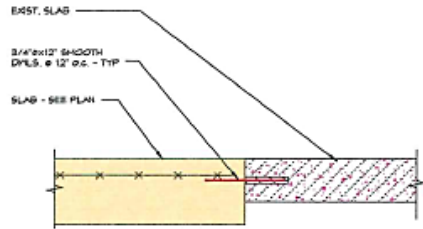
1 ENLARGED FLOOR PLAN - DOCK AREA
Scale 1/16" = 1'-0"
TRUE NORTH

TRUCK LOADING

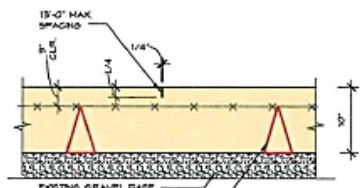


2 ENLARGED FLOOR PLAN
Scale 1/16" = 1'-0"
TRUE NORTH

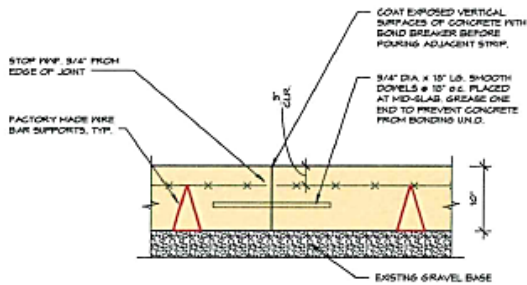
OFFICE FLOOR PLAN



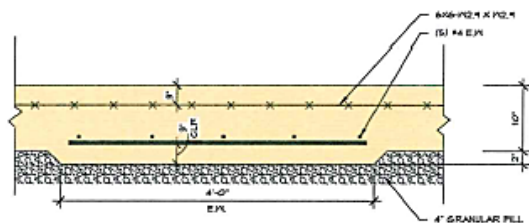
2 Slab Joint @ Vault
Scale: 1" = 1'-0"



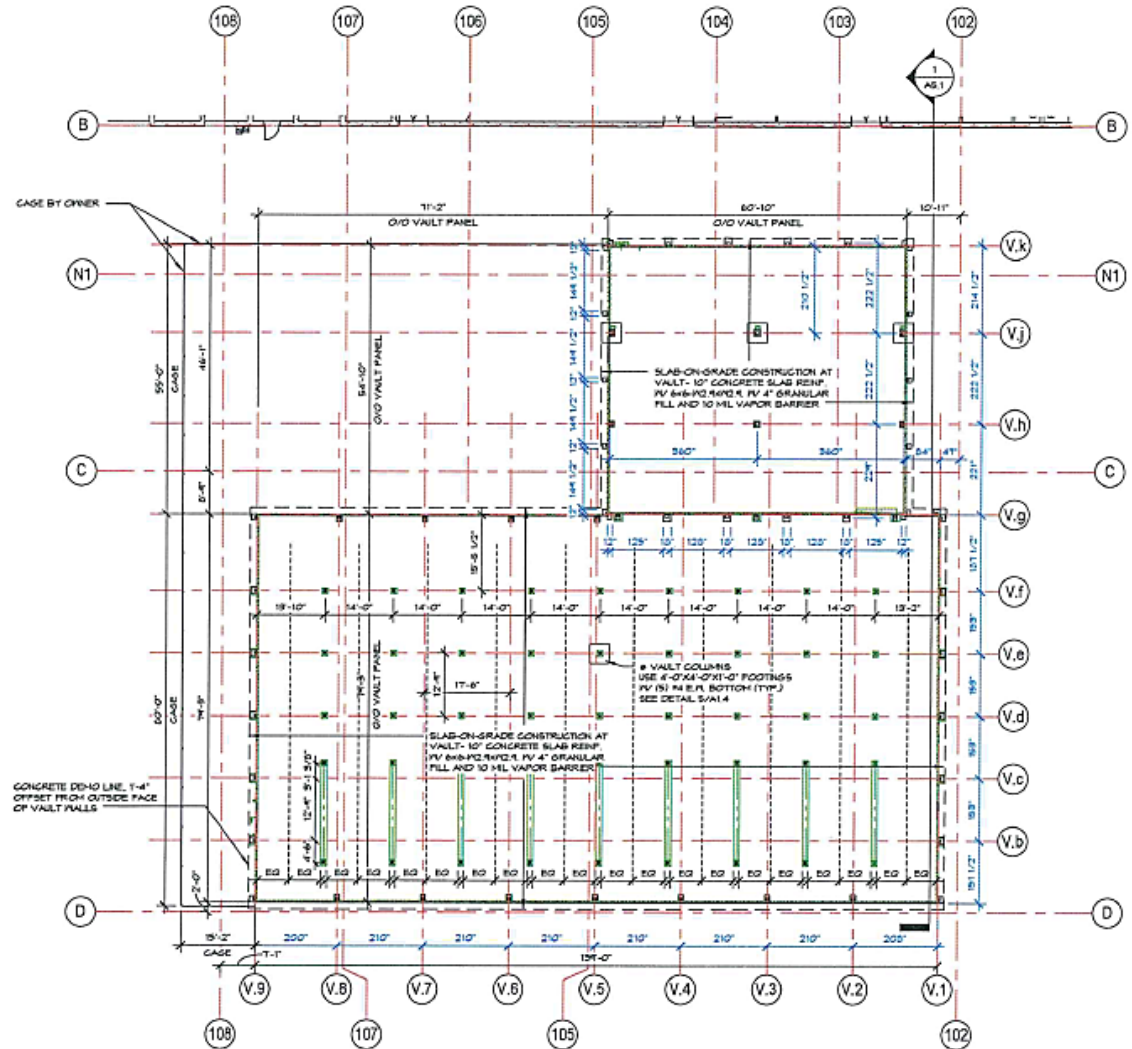
3 Control Joint @ Vault
Scale: 1" = 1'-0"



4 Construction Joint @ Vault
Scale: 1" = 1'-0"

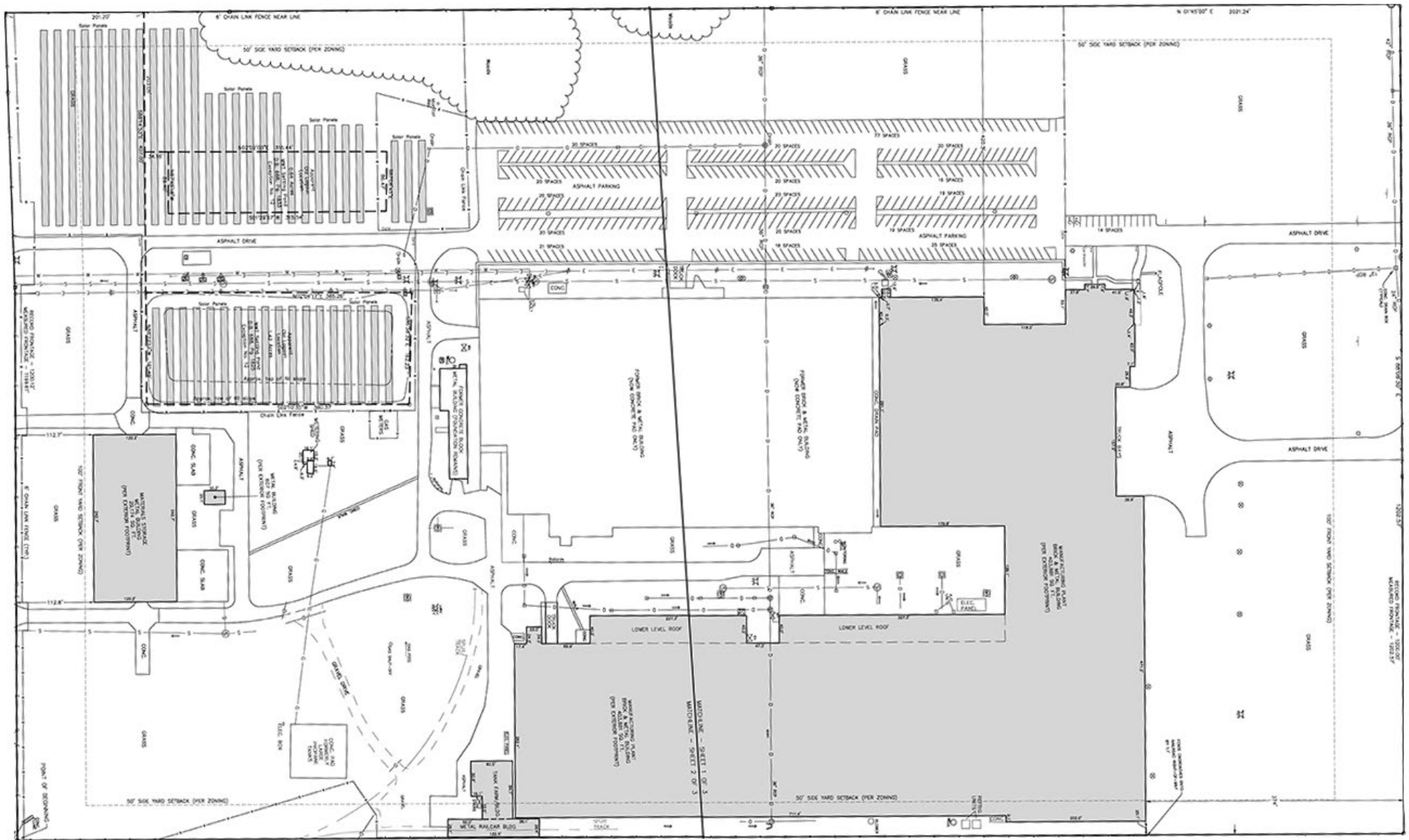


5 THICKENED SLAB @ COLUMNS
Scale: 1" = 1'-0"



1 Floor Plan - Vault Layout
Scale: 1/16\"/>

VAULT LAYOUT



SITE PLAN



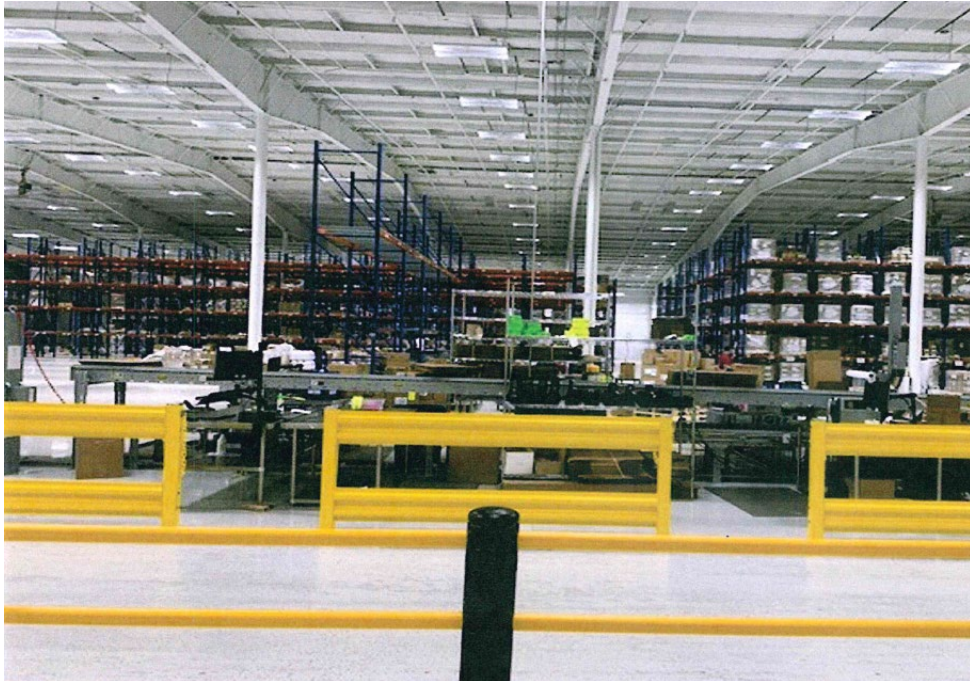
30,000 SF free-standing building



Front of Office



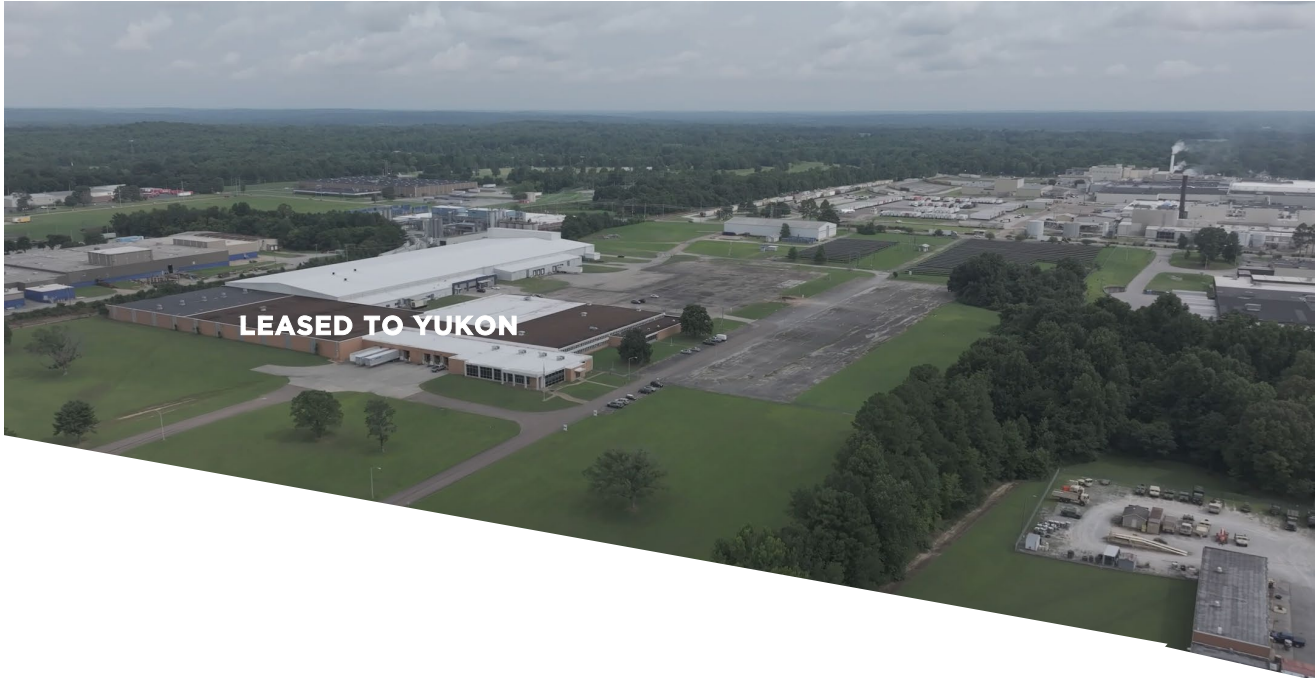
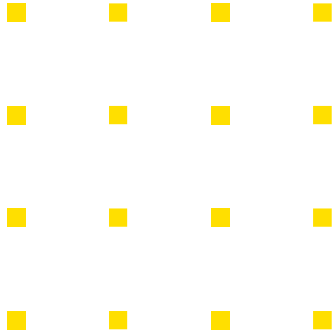
Interior Photos



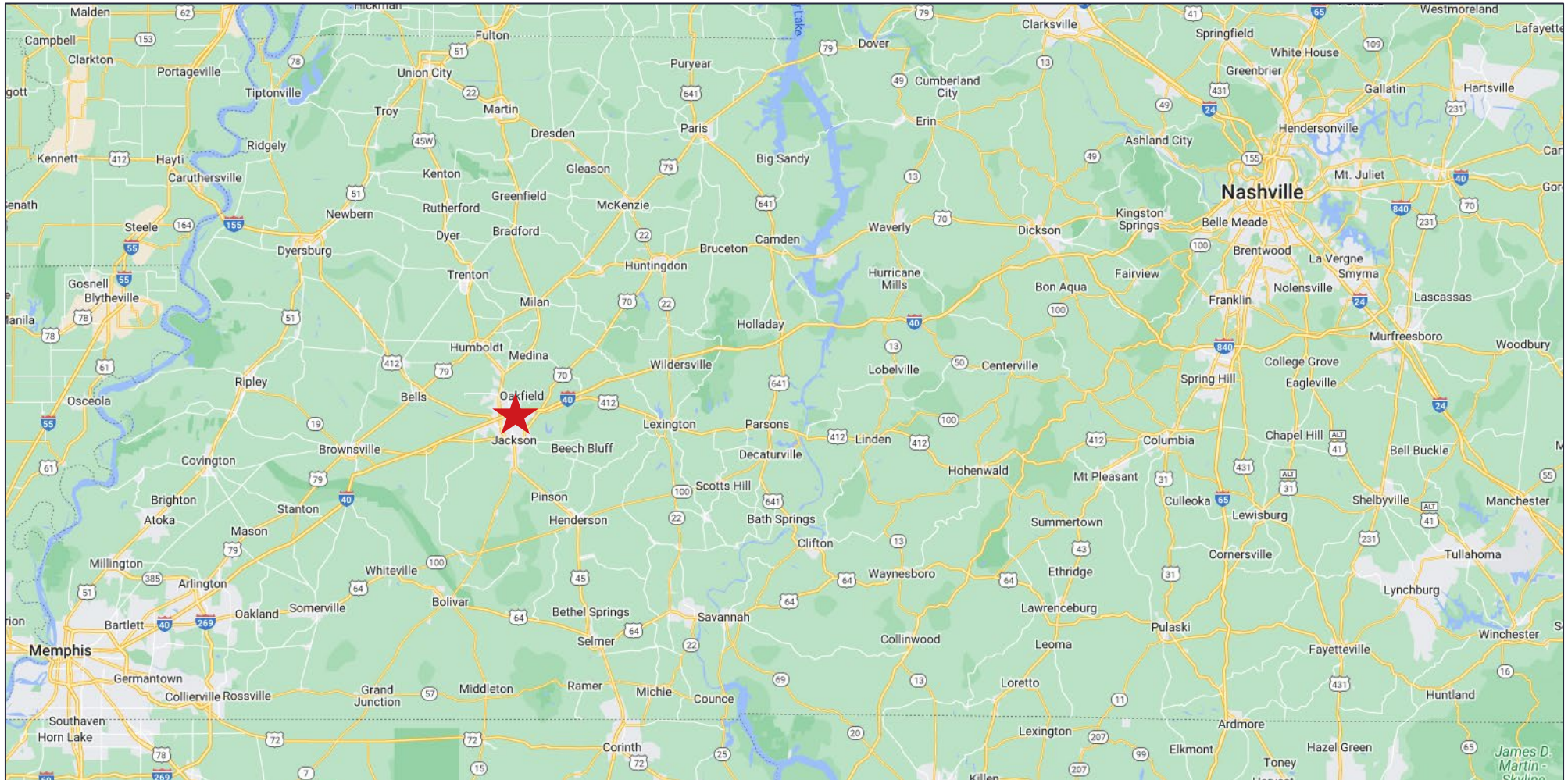
Exterior Photos



Exterior Photos



Regional Map



96 American Drive, Unit 100A, Jackson, TN is located:

- In and the county seat of Madison County, Tennessee
- The relative midpoint of West Tennessee, Jackson is located between Memphis, TN (87 miles) east via I-40 and Nashville, TN (129 miles) via I-40 West
- Jackson has a population of nearly 68,000
- Madison's population is over 98,000
- The Regional SMSA is over 315,000

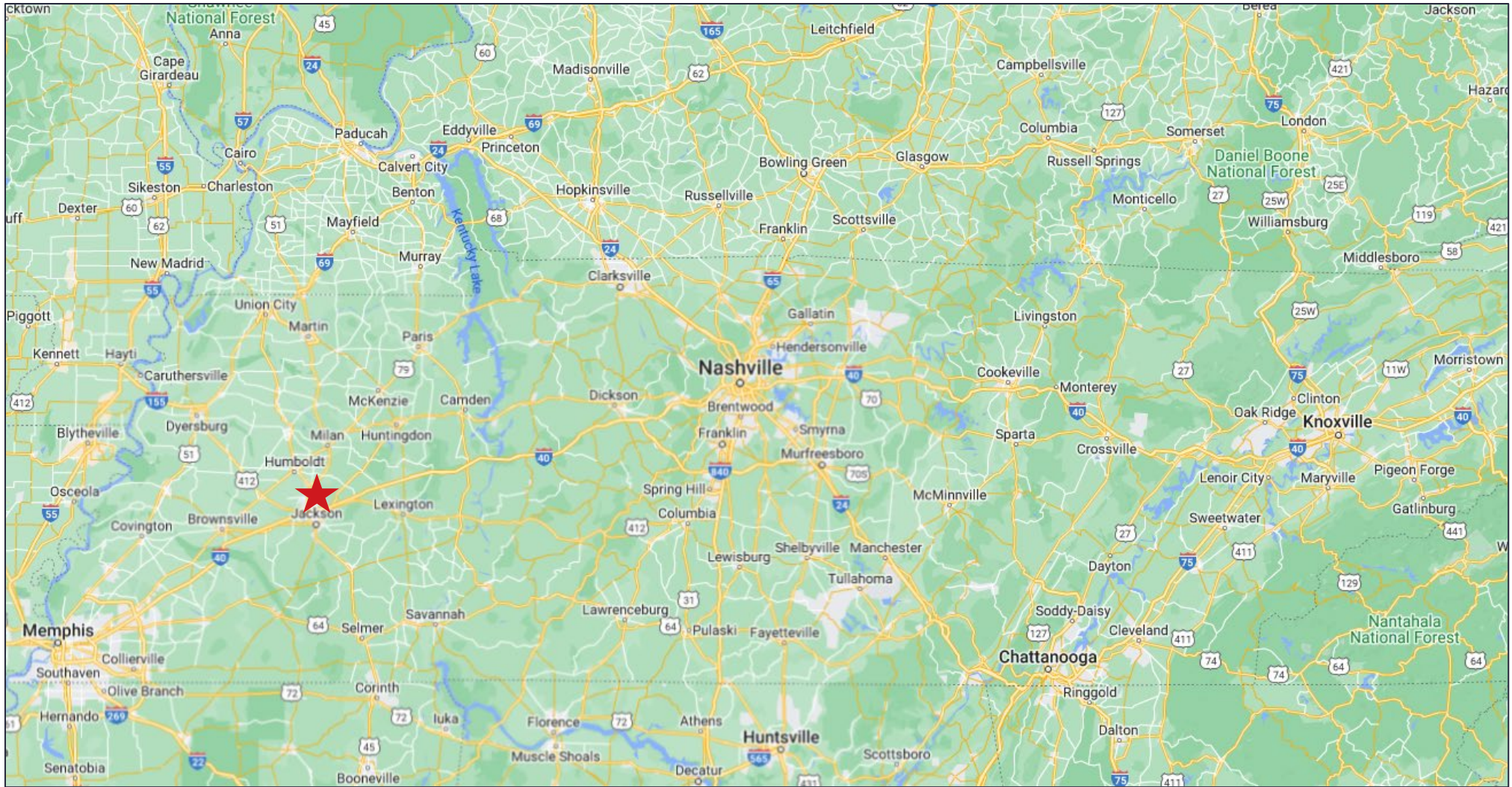


Erik Weiss

Vice Chairman
M: +1 615-630-7509
eweiss@savills.us

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.

Regional Map



96 American Drive, Unit 100A, Jackson, TN is located:

- In and the county seat of Madison County, Tennessee
- The relative midpoint of West Tennessee, Jackson is located between Memphis, TN (87 miles) east via I-40 and Nashville, TN (129 miles) via I-40 West
- Jackson has a population of nearly 68,000
- Madison's population is over 98,000
- The Regional SMSA is over 315,000

savills

Erik Weiss

Vice Chairman
M: +1 615-630-7509
eweiss@savills.us

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.