

**BECKETT ROAD PARTNERS, LLC
FORMER AMERICAN WOODMARK BUILDING
HUMBOLDT, TENNESSEE**

218,600 SQ. FT. ON 25 ACRES



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**BECKETT ROAD PARTNERS, LLC
1 AMERICAN WOODMARK DRIVE
HUMBOLDT, TENNESSEE 38343
218,600 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 218,600 sq. ft.
ACRES:	Approximately 25 acres, level contour
GROUNDS:	Fully improved industrial park-type setting; additional 10 acres could be available if needed
NUMBER OF BUILDINGS:	One modern, single-story industrial facility
CONSTRUCTION:	Floors: 6" reinforced concrete Walls: Metal with vinyl covered insulation Roof: New 2018 with 15-year warranty; insulated, 45 MIL, Carlisle TPO Columns: Steel "I" beams
CONSTRUCTION DATE:	2000, built by VIP Construction
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	Main production area: 650' x 300'
CEILING HEIGHTS:	27' in the center, 20' at the eaves under beam
COLUMN SPACING:	50' x 50'
TRUCK LOADING:	<i>Southeast Wall (Shipping Area):</i> Sixteen 8' x 9' dock high doors equipped with shelters, lights, edge of dock levelers and truck restraints <i>Upper Northwest Wall (Receiving Area):</i> Five 8' x 9' dock high doors equipped with shelters, , lights, edge of dock levelers and truck restraints

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DRIVE-IN DOORS:	Southeast Corner: One 12' x 14' electric South Wall (Middle): One 12' x 12' manual Northwest Corner: Two 12' x 14' electric
LIGHTING:	LED fixtures with motion sensors – new in 2022
POWER:	Supplied by City of Humboldt; Two 2,500 KVA pad-mounted transformers supplying 480/277 volt, 3-phase, 4-wire service along with buss bar distribution
WATER:	Supplied by City of Humboldt; 18" Ductile
SEWER:	Supplied by City of Humboldt; 10" PVC
NATURAL GAS:	Supplied by Humboldt Utilities; 2" gas line
FIRE PROTECTION:	100% wet system; 6 zones, coverage mostly at .30/3,000 sq. ft.; 12" fire loop with hydrants, 8" feed
HEAT:	Supplied from ceiling-suspended gas-fired space heaters
VENTILATION:	Facility is ventilated via wall-mounted exhaust fans with louvers
COMPRESSED AIR:	Entire facility is looped for compressed air
OFFICE SPACE:	Approximately 7,500 sq. ft. of modern, one-story, air-conditioned office space featuring 11 private offices, 4 conference rooms, personnel and training areas, storage, kitchenette, and reception vestibule. Finishes include carpet and tile flooring area, acoustical tile ceiling and fluorescent lighting.
EMPLOYEE CAFETERIA:	Vending-style cafeteria of approximately 2,500 sq. ft.
PARKING:	Paved parking is available for approximately 122 cars and 25 truck trailers with a separate finished 8" concrete slab across from shipping dock area

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RESTROOMS:**OFFICE:**

Men: 1 toilet, 1 sink, 1 urinal
Women: 2 toilets, 1 sink

WAREHOUSE:

Men: 3 toilets, 2 sinks, 2 urinals
Women: 5 toilets, 2 sinks
Shared: 360 wash basin

TAXES:**2024 Appraised Value**

Building/Improvements:	\$4,010,500
<u>Land:</u>	<u>\$ 189,500</u>
Total:	\$4,200,000

Assessment: \$1,680,000 (40% of appraised value)

2023 Gibson County taxes: \$18,517
2023 City of Humboldt taxes: \$45,859

LOCATION:

Located in the heart of western Tennessee, U.S. Route 79 and U.S. Route 45W intersect in Humboldt, which offers 4-lane divided access to Interstate 40 in Jackson approximately 13 miles to the south. Interstate 155 is about 36 miles NW of the site in Dyersburg.

The nearest airports with regularly scheduled commercial service are Memphis International (90± miles), and Nashville International (150± miles).

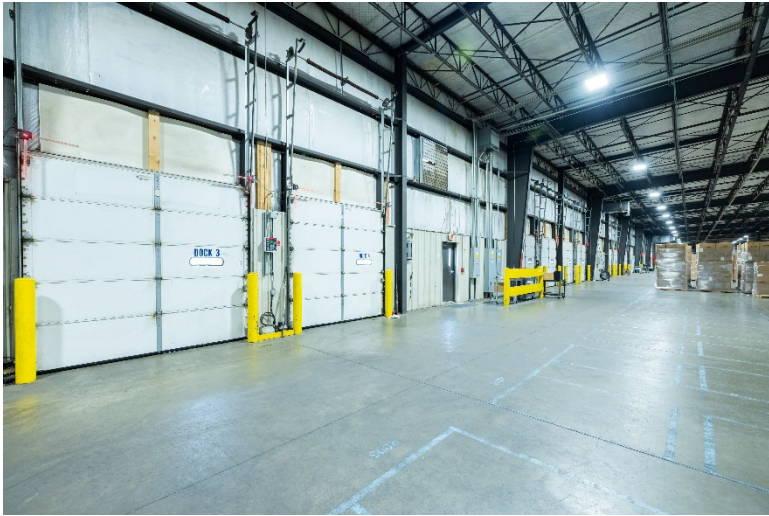
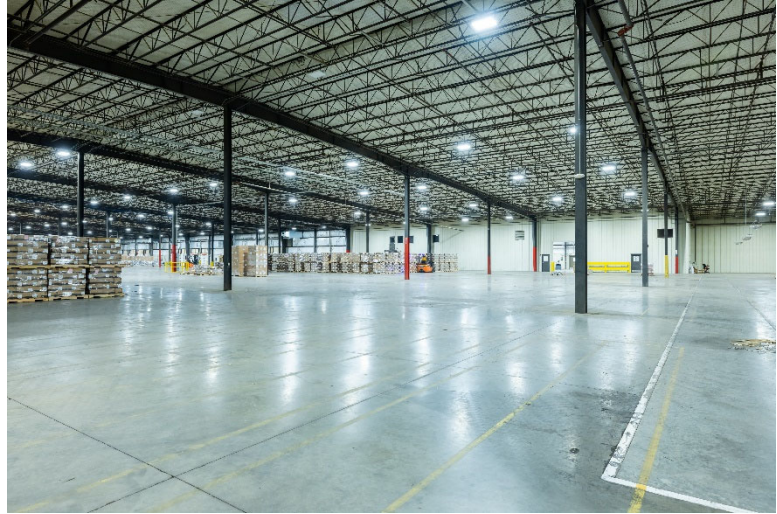
FORMER USE:

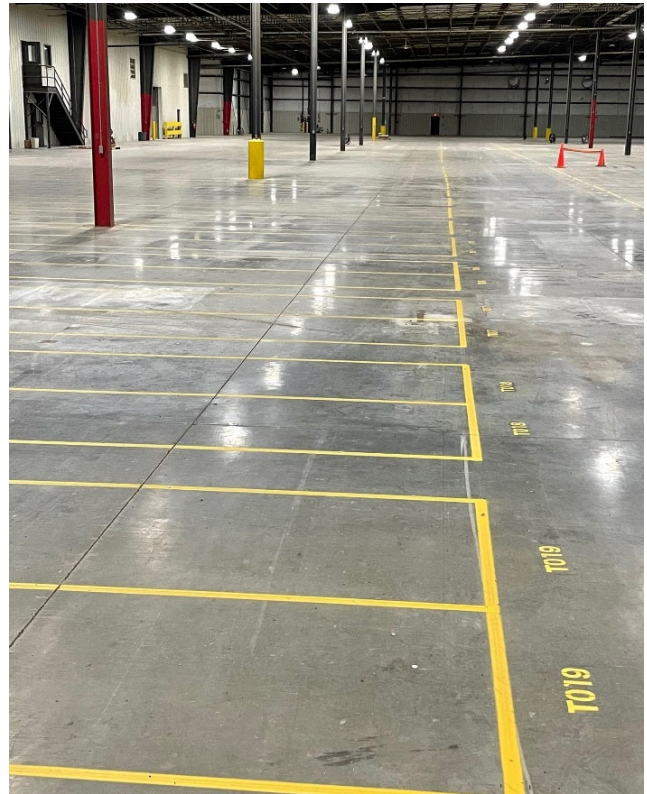
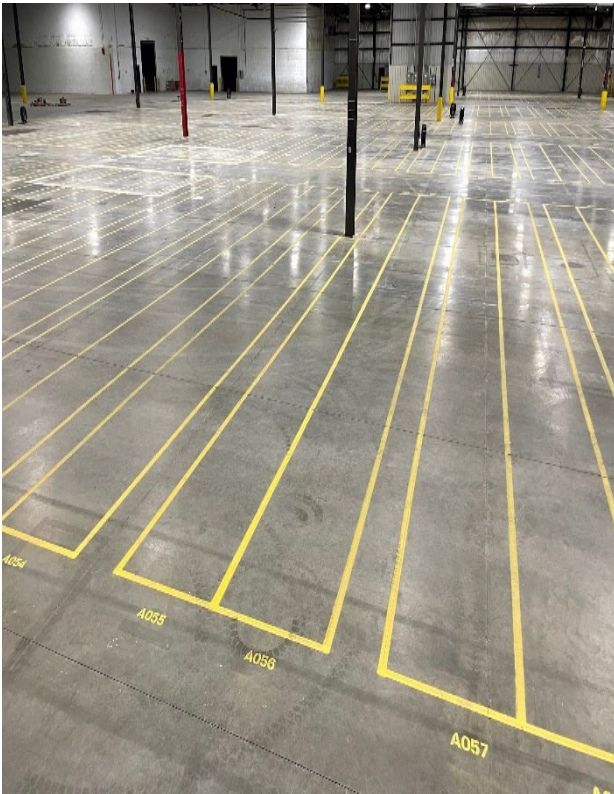
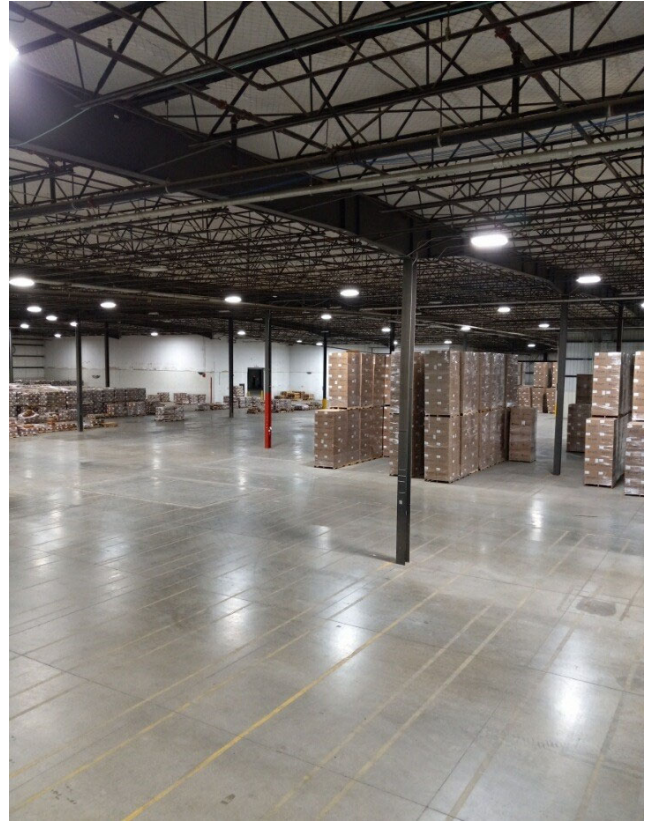
Manufacturing of kitchen and bathroom cabinets

MISCELLANEOUS:

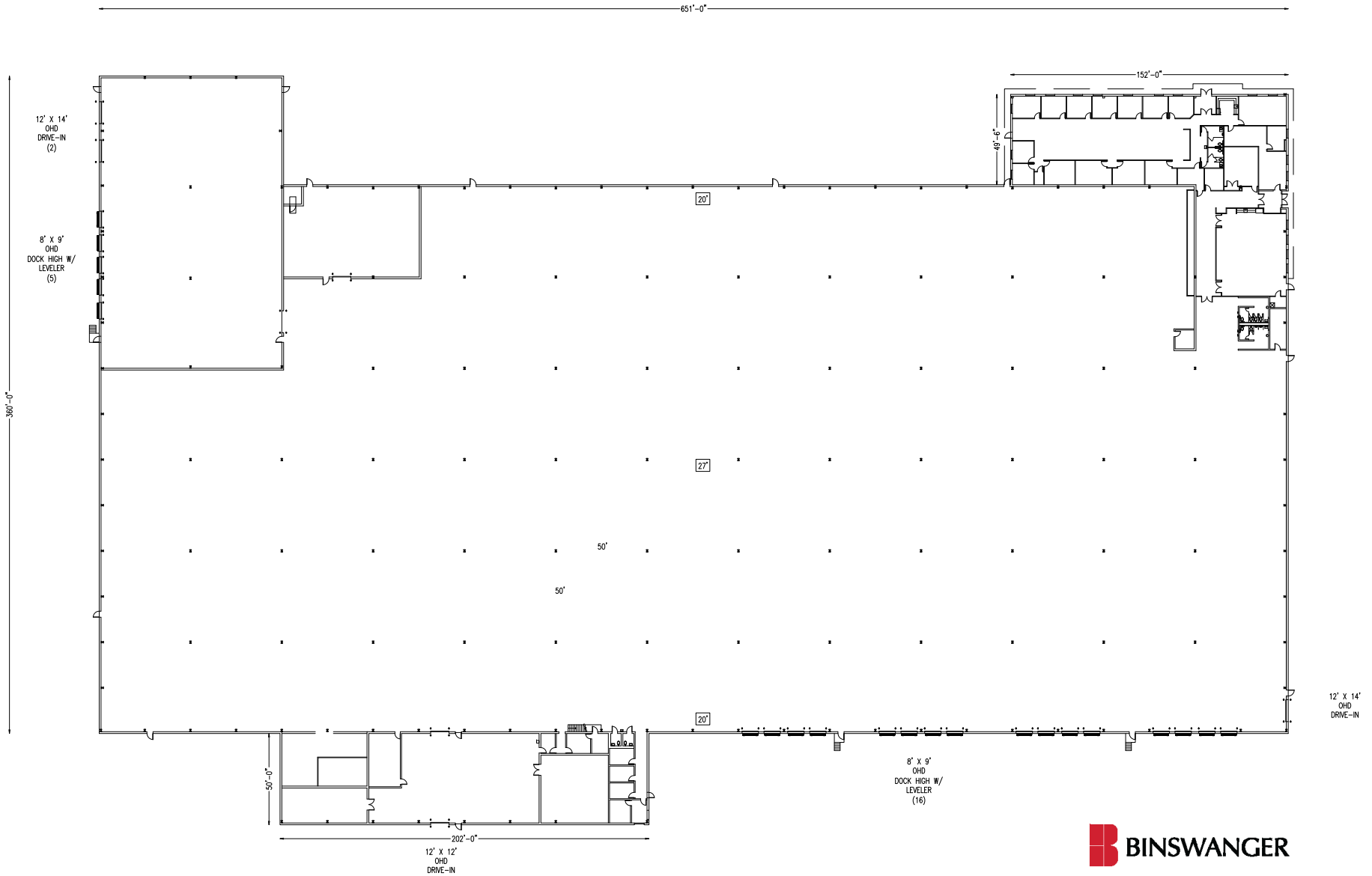
- Motion sensor-controlled lighting
- Security monitoring







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X'X" = CLEAR HEIGHT

DRAWING IS DIAGRAMMATIC.
ALL INFORMATION, DIMENSIONS,
AND LOCATIONS ARE APPROXIMATE.

NOTE: INFORMATION CONTAINED IN THIS DRAWING
IS DERIVED FROM SOURCES DEEMED RELIABLE,
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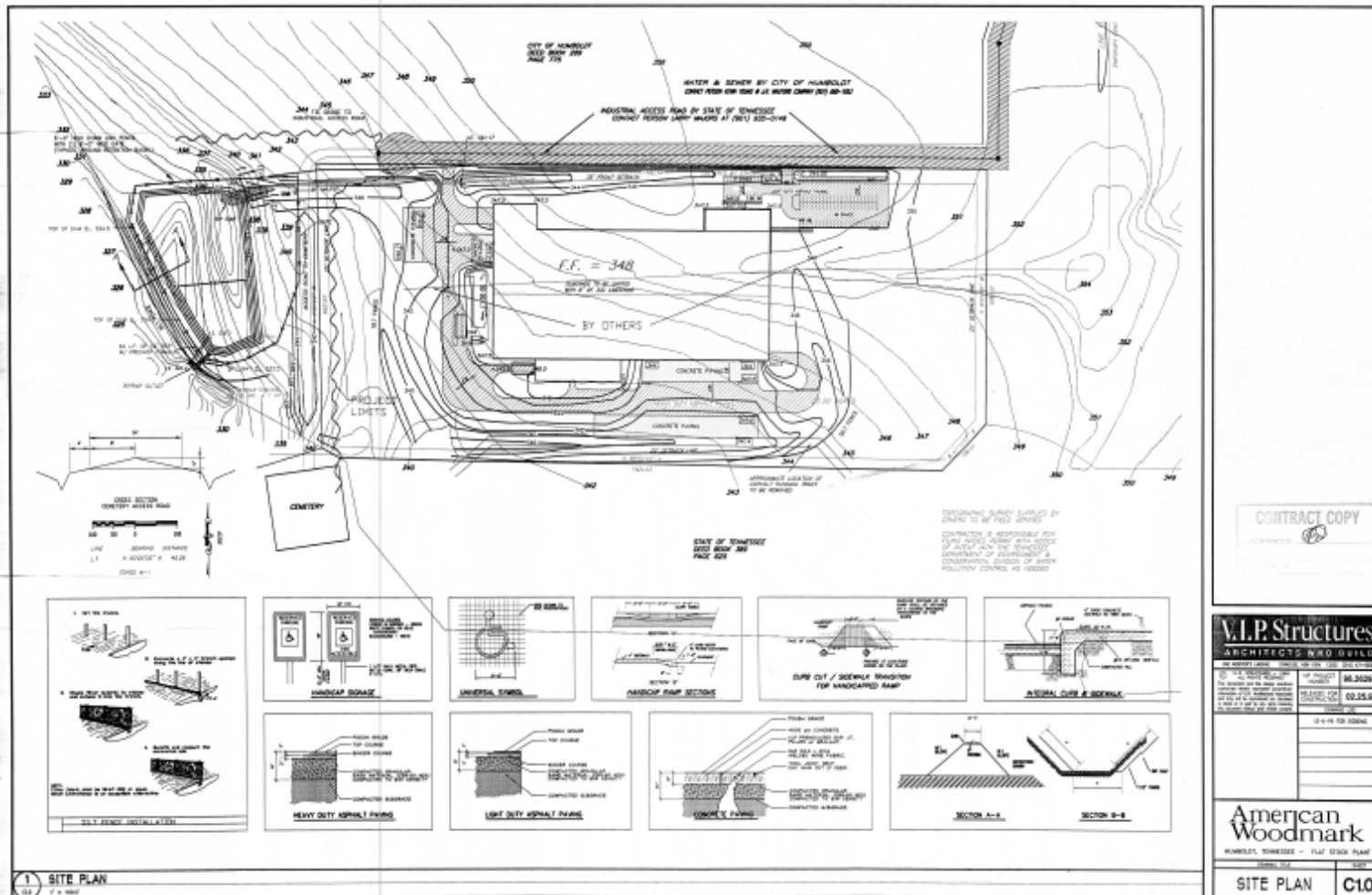


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+/- 218,600 SF

**AMERICAN WOODMARK CORPORATION
1 AMERICAN WOODMARK DRIVE
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SITE PLAN:



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LOCATION MAPS:



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