

FOR SALE OR LEASE



1 DELFIELD DRIVE

Covington, TN 38019

HUGHESMARINO

Property Information

**Address:**

1 Delfield Drive
Covington, TN 38019

**Building Type:**

186,240 SF industrial building
(expandable)

**Construction Type:**

CMU block/steel/metal construction

**Usage:**

Ideal for manufacturing or distribution

**Year Built:**

Original construction 1988

**Year Renovated:**

Newly rebuilt in 2023
(post-tornado damage)

**Zoning:**

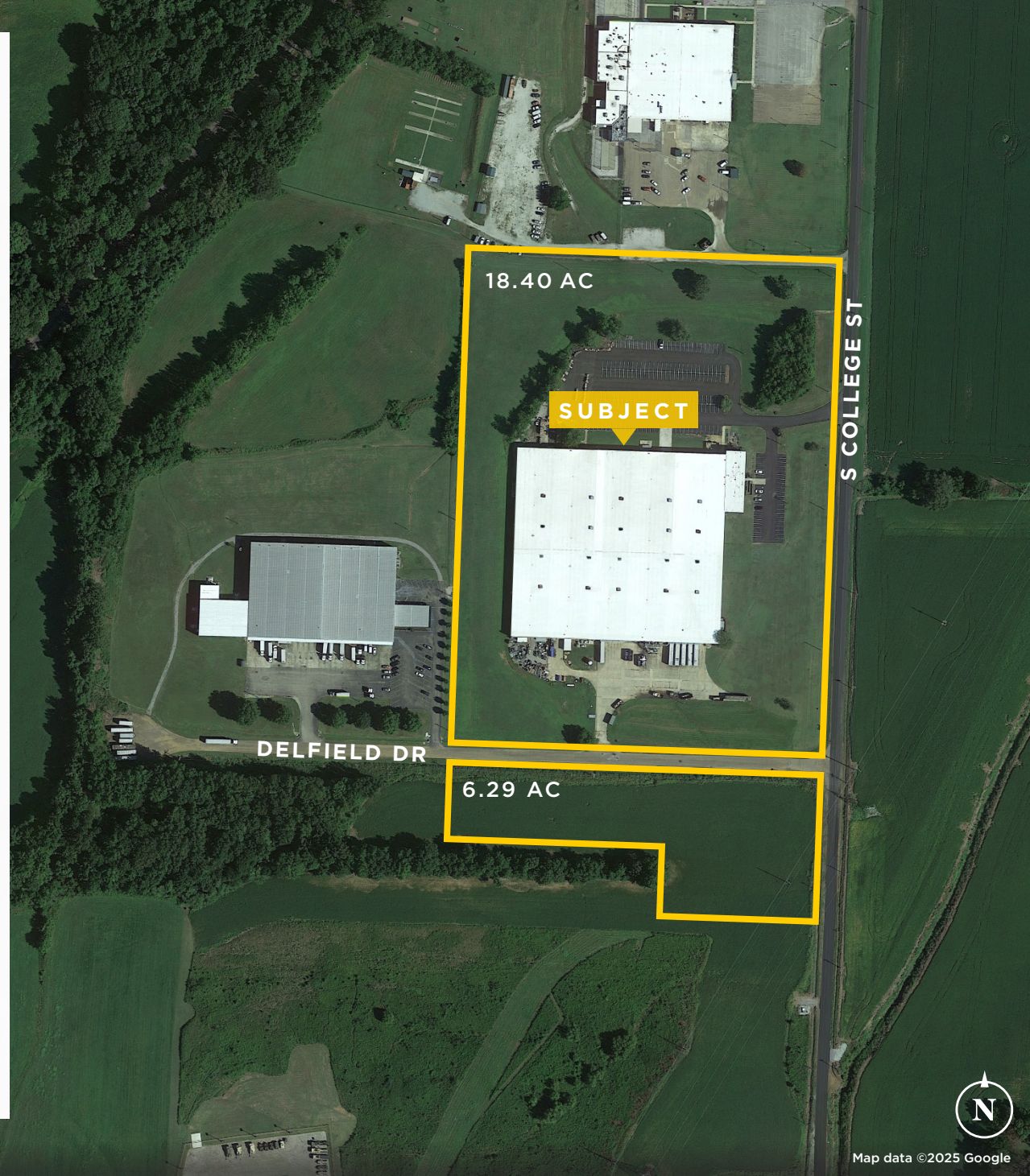
Located in Opportunity Zone

**Parking:**

240 parking spaces

**Lot Size:**

24.7 ac site




Map data ©2025 Google

Building Highlights


 Brand new 2-story 10,000 SF office area

 100% HVAC throughout


 Abundant power


 Dual electrical service

 10 dock-high doors

 4 grade-level doors

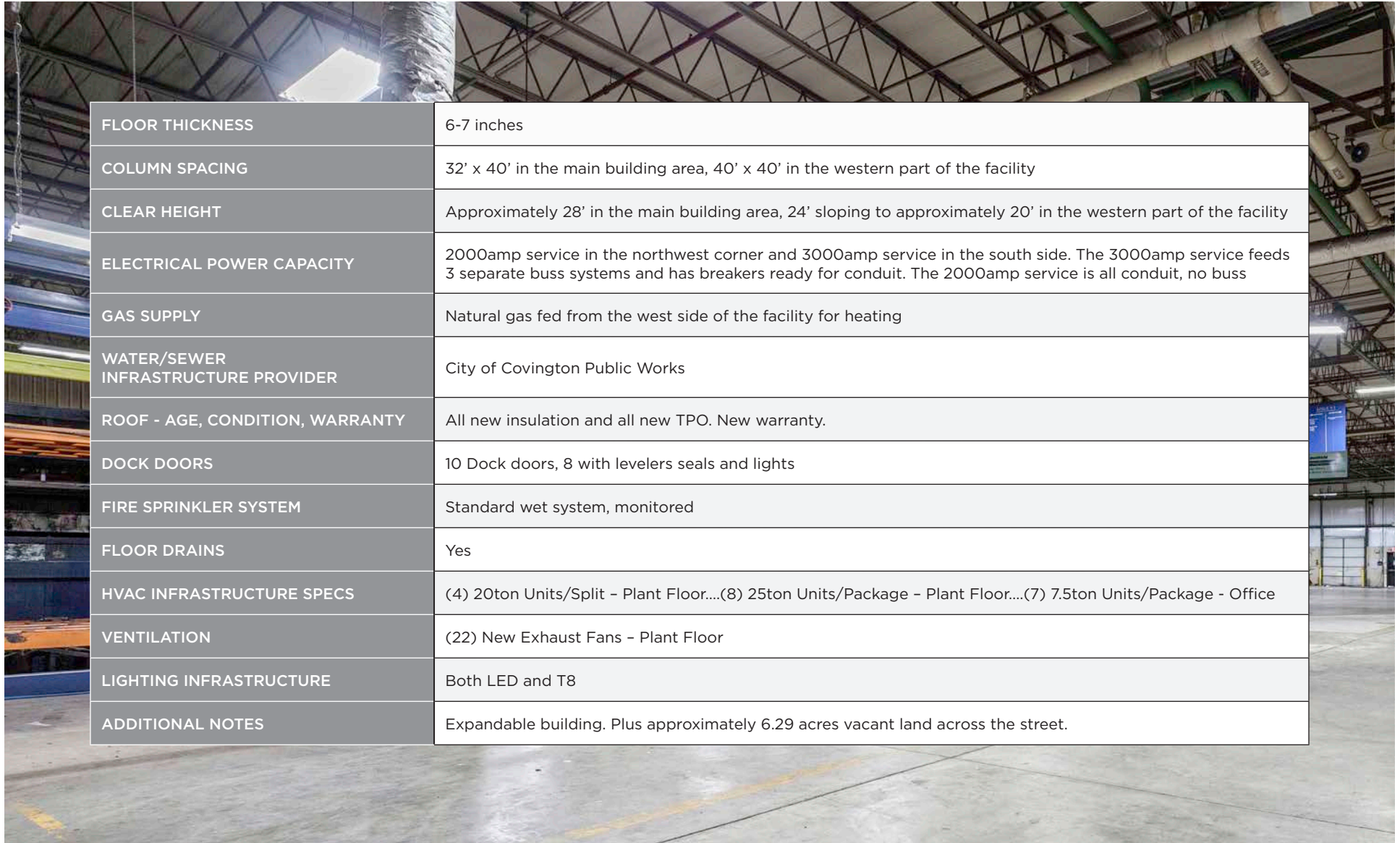
 24' clear height

 32' x 40' column spacing

 6"-7" thick floor



Property Features

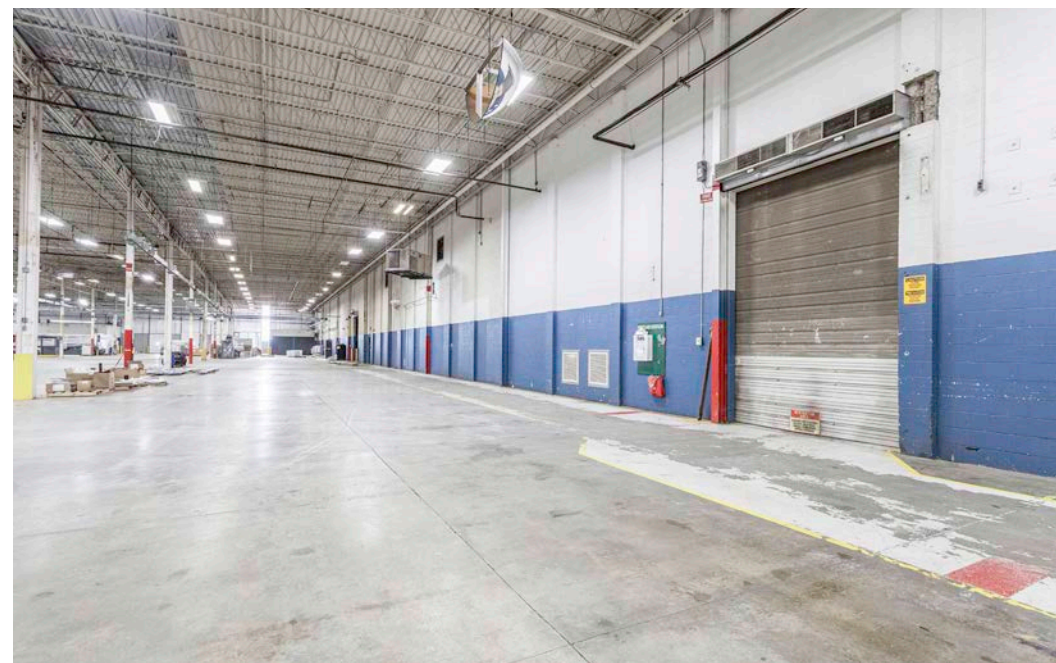
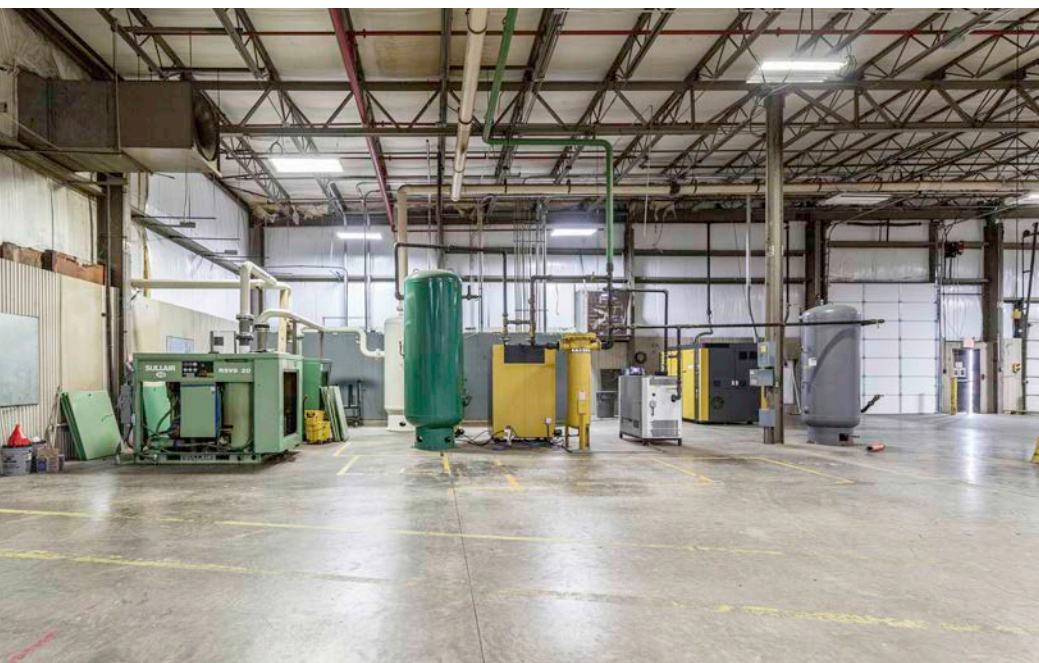
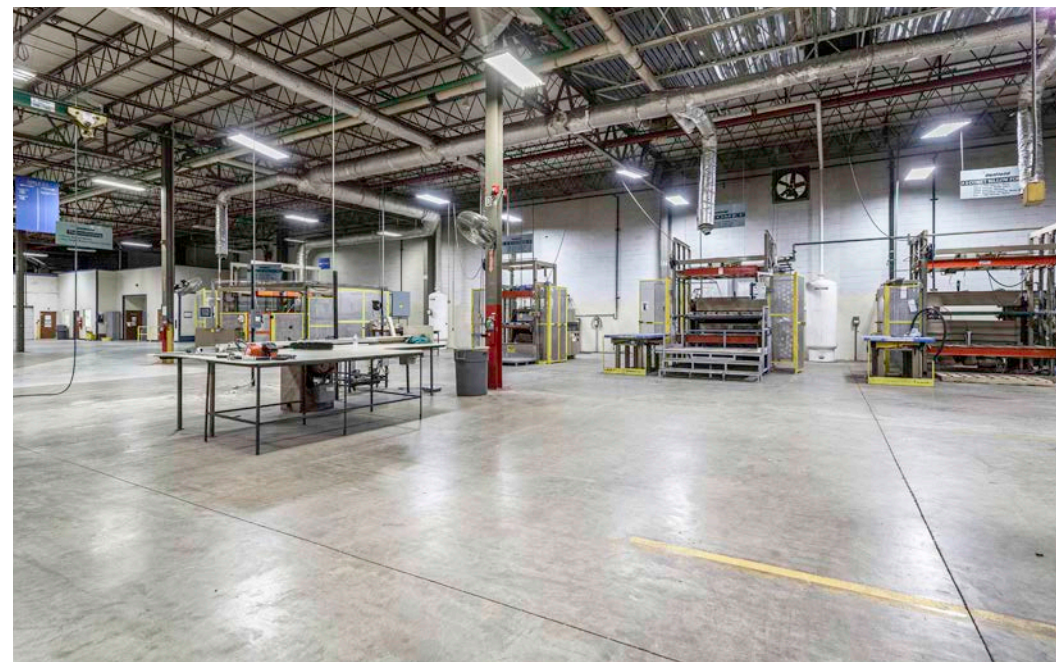
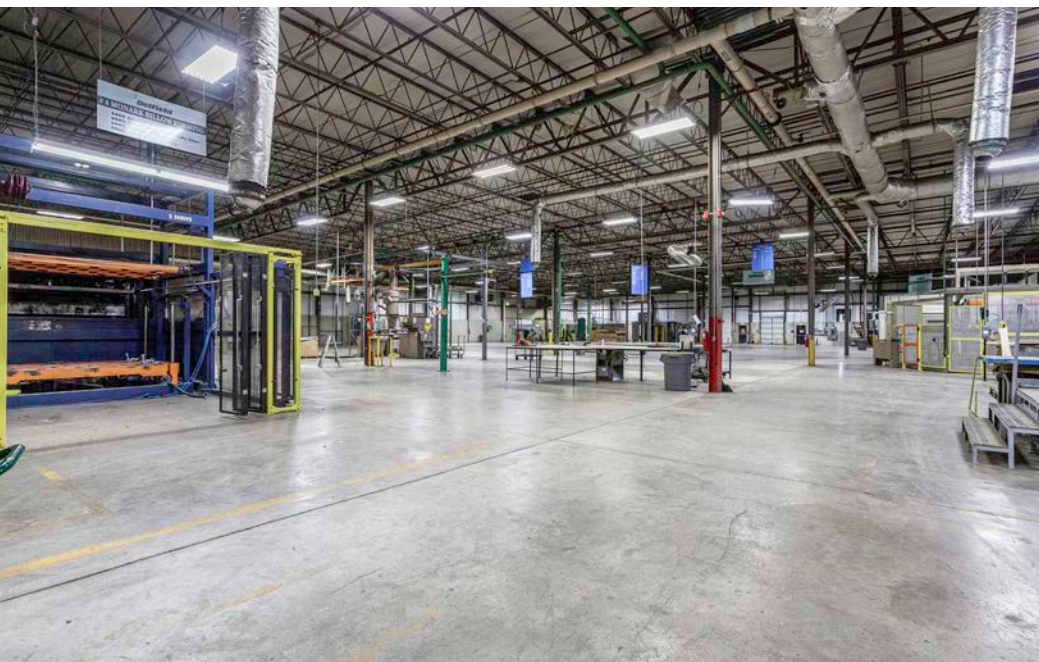


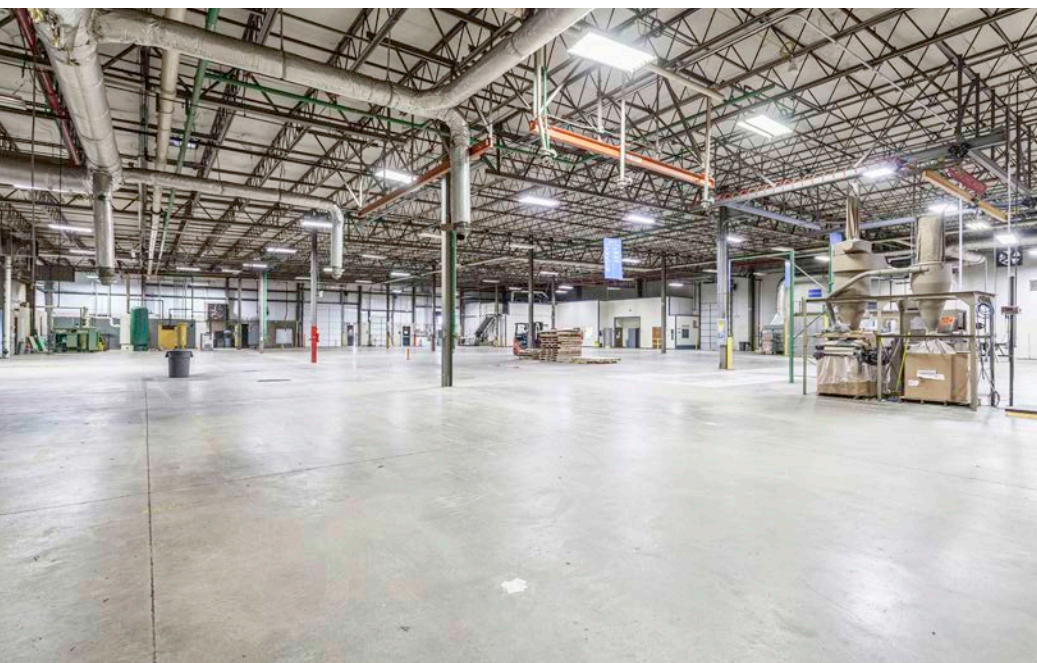
FLOOR THICKNESS	6-7 inches
COLUMN SPACING	32' x 40' in the main building area, 40' x 40' in the western part of the facility
CLEAR HEIGHT	Approximately 28' in the main building area, 24' sloping to approximately 20' in the western part of the facility
ELECTRICAL POWER CAPACITY	2000amp service in the northwest corner and 3000amp service in the south side. The 3000amp service feeds 3 separate buss systems and has breakers ready for conduit. The 2000amp service is all conduit, no buss
GAS SUPPLY	Natural gas fed from the west side of the facility for heating
WATER/SEWER INFRASTRUCTURE PROVIDER	City of Covington Public Works
ROOF - AGE, CONDITION, WARRANTY	All new insulation and all new TPO. New warranty.
DOCK DOORS	10 Dock doors, 8 with levelers seals and lights
FIRE SPRINKLER SYSTEM	Standard wet system, monitored
FLOOR DRAINS	Yes
HVAC INFRASTRUCTURE SPECS	(4) 20ton Units/Split - Plant Floor....(8) 25ton Units/Package - Plant Floor....(7) 7.5ton Units/Package - Office
VENTILATION	(22) New Exhaust Fans - Plant Floor
LIGHTING INFRASTRUCTURE	Both LED and T8
ADDITIONAL NOTES	Expandable building. Plus approximately 6.29 acres vacant land across the street.



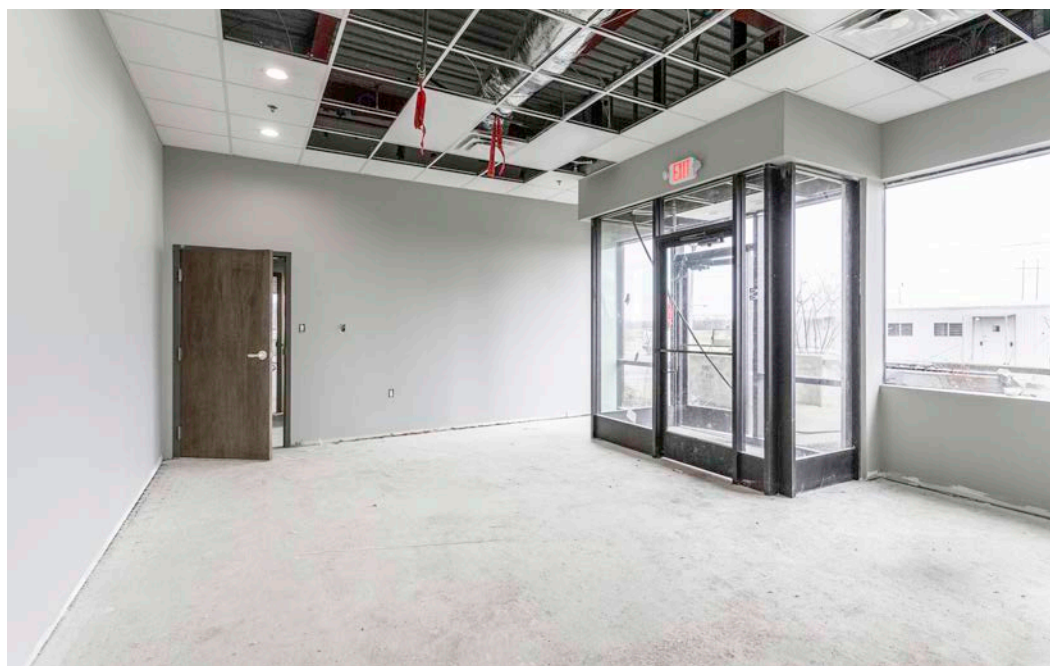


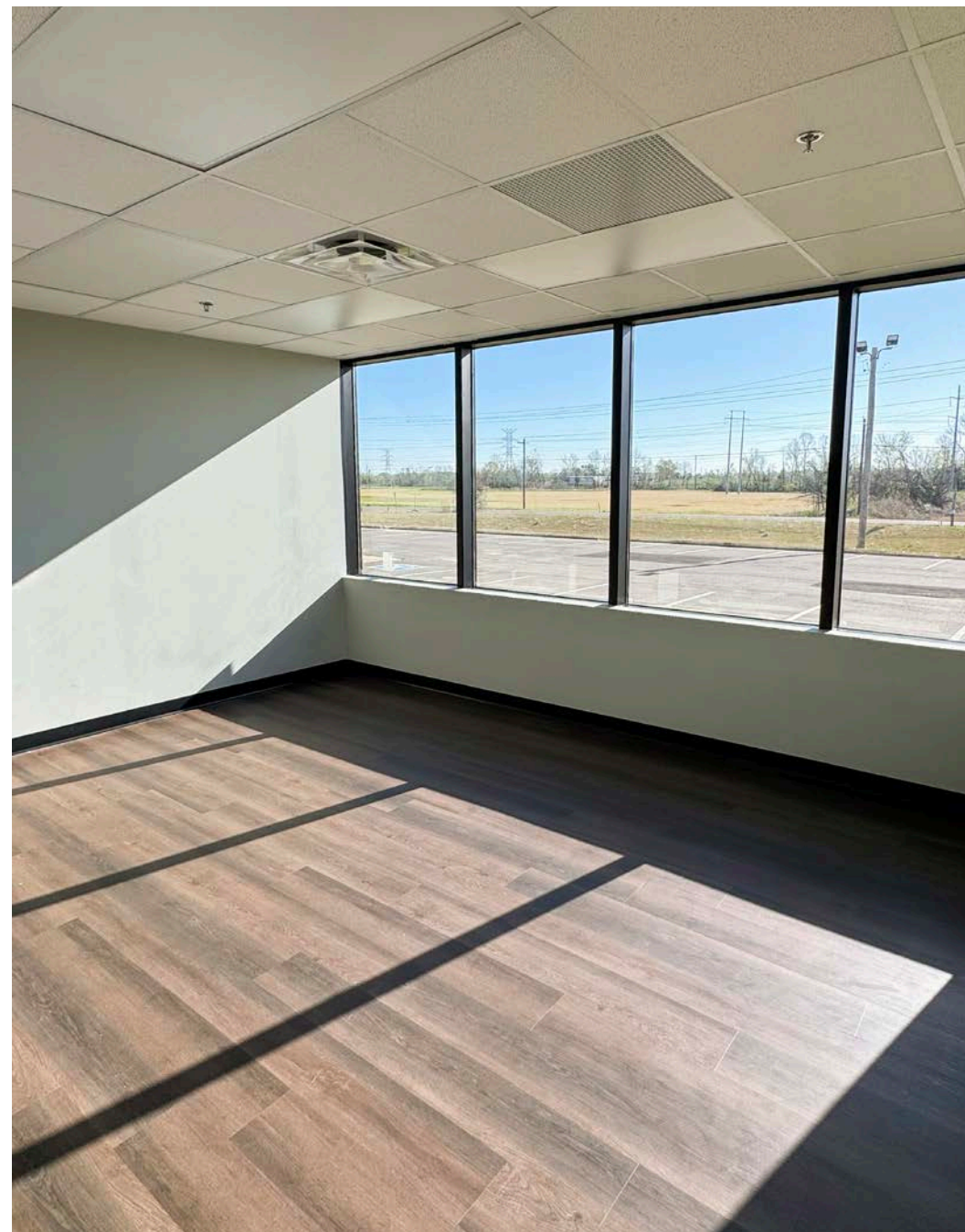
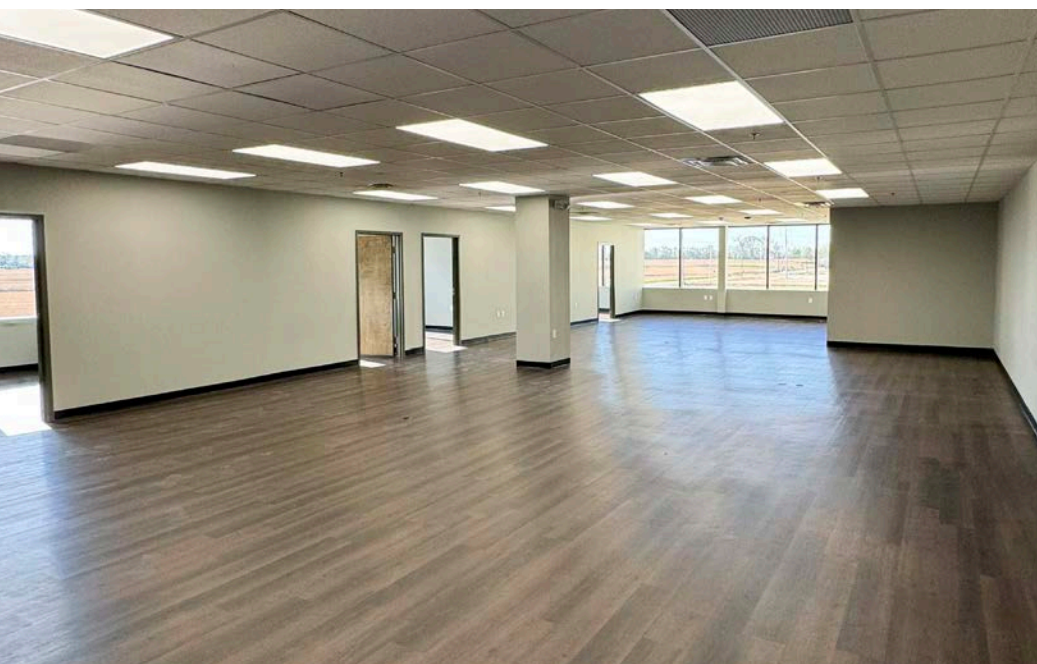
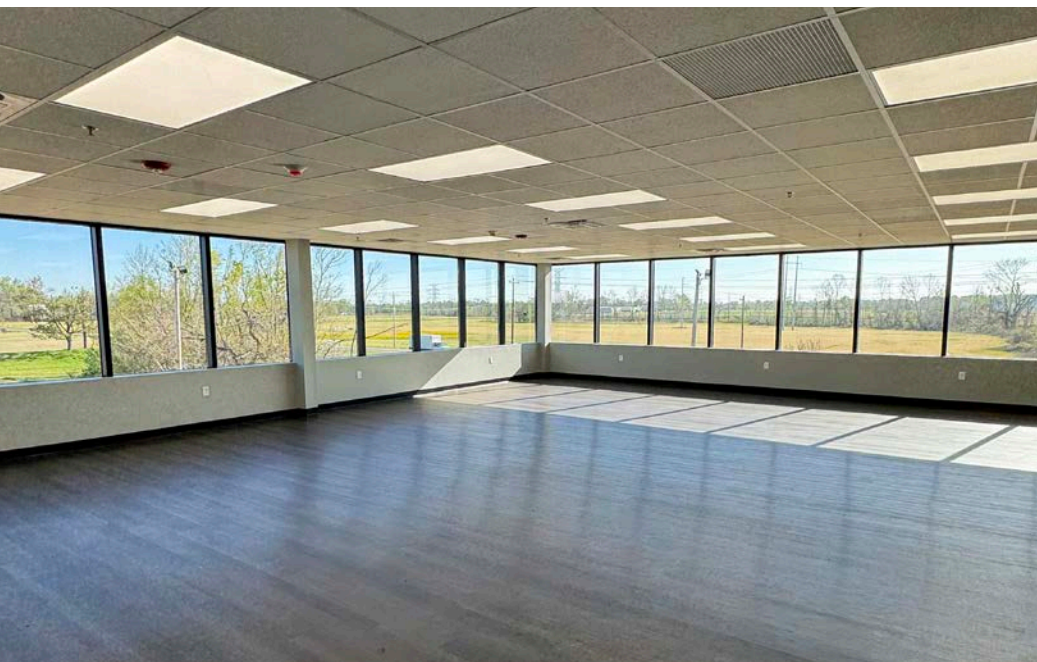














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COVINGTON, TN 38019

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