

974 WEST MAIN STREET
ALAMO, TN 38001

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY

131,690 SF
22.45 Acres

PROPERTY DETAILS

Building Size: 131,690 sq. ft.

Grounds: 22.45± acres

Construction:

- Floors: 6" reinforced concrete
- Walls: Insulated metal over 9' masonry wainscot
- Roof: TPO over metal replaced in 2023
- Columns: Steel "H" beams

Construction Date: 1986

Property Condition: Excellent

Building Dimensions: Main plant is approx. 315' x 402'

Ceiling Heights: 20' to 23' clear

Column Spacing: 40' x 45'

Truck Loading: Twelve 9' x 9' manual overhead dock high doors with seals and manual levelers; one 12' x 16' manual overhead drive-in door

Lighting: LED

Power: One 1,000 KVA pad-mounted transformer, five 3,000-amp, 480/277 volt, 3-phase exterior switchgears, one 400-amp, 480/277 volt, 3-phase interior switchgear

Heat: Six suspended gas units

A/C: Offices are fully air-conditioned. Roof-mounted units in production area last serviced in 2010.

Fire Protection: 100% wet system; density from .15/2,500 sq. ft. to .60/2,000 sq. ft.

Compressed Air: One 6.5 HP Quincey and one 7.5 HP Ingersoll Rand compressor; airlines in a portion of the production area

Office Space: 5,060 sq. ft. of attached front office

Restrooms (Plant):

- Men's: 3 toilets, 3 sinks, 2 urinals
- Women's: 5 toilets, 3 sinks
- Unisex: 2 restrooms with 1 toilet, 1 sink

Parking: Paved and marked parking for 100+ vehicles

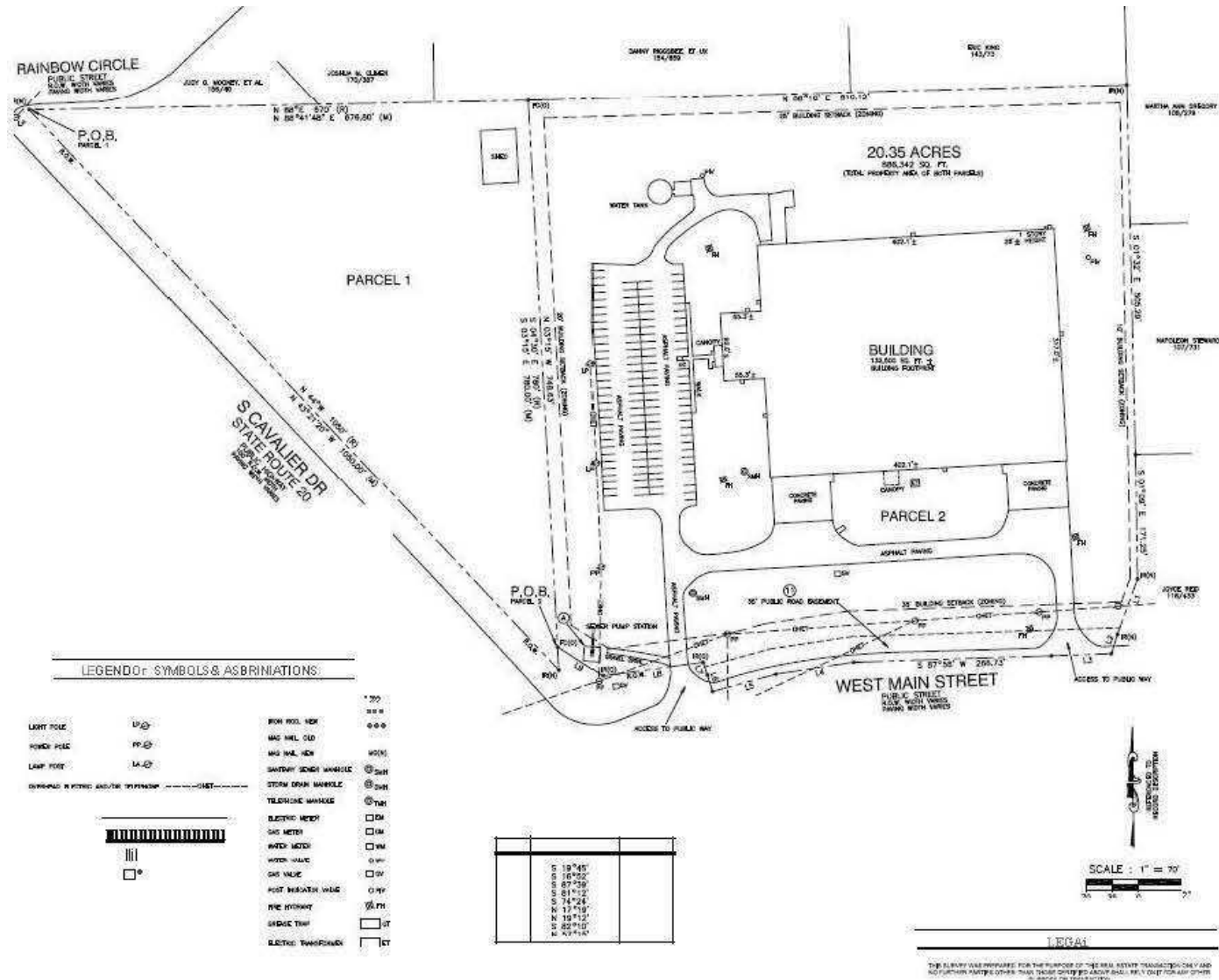
Zoning: Commercial

Location: Facility is located 18 miles northwest of Exit 79 on I-40 and is 1 hour, 31 minutes northeast of Memphis International Airport.

Miscellaneous:

- Johnson Control bad reader system with swipe card readers on all doors
- Fire alarm system monitored by Johnson Controls
- 35,000± sq. ft. of metal mezzanine in the production area with sprinkler system

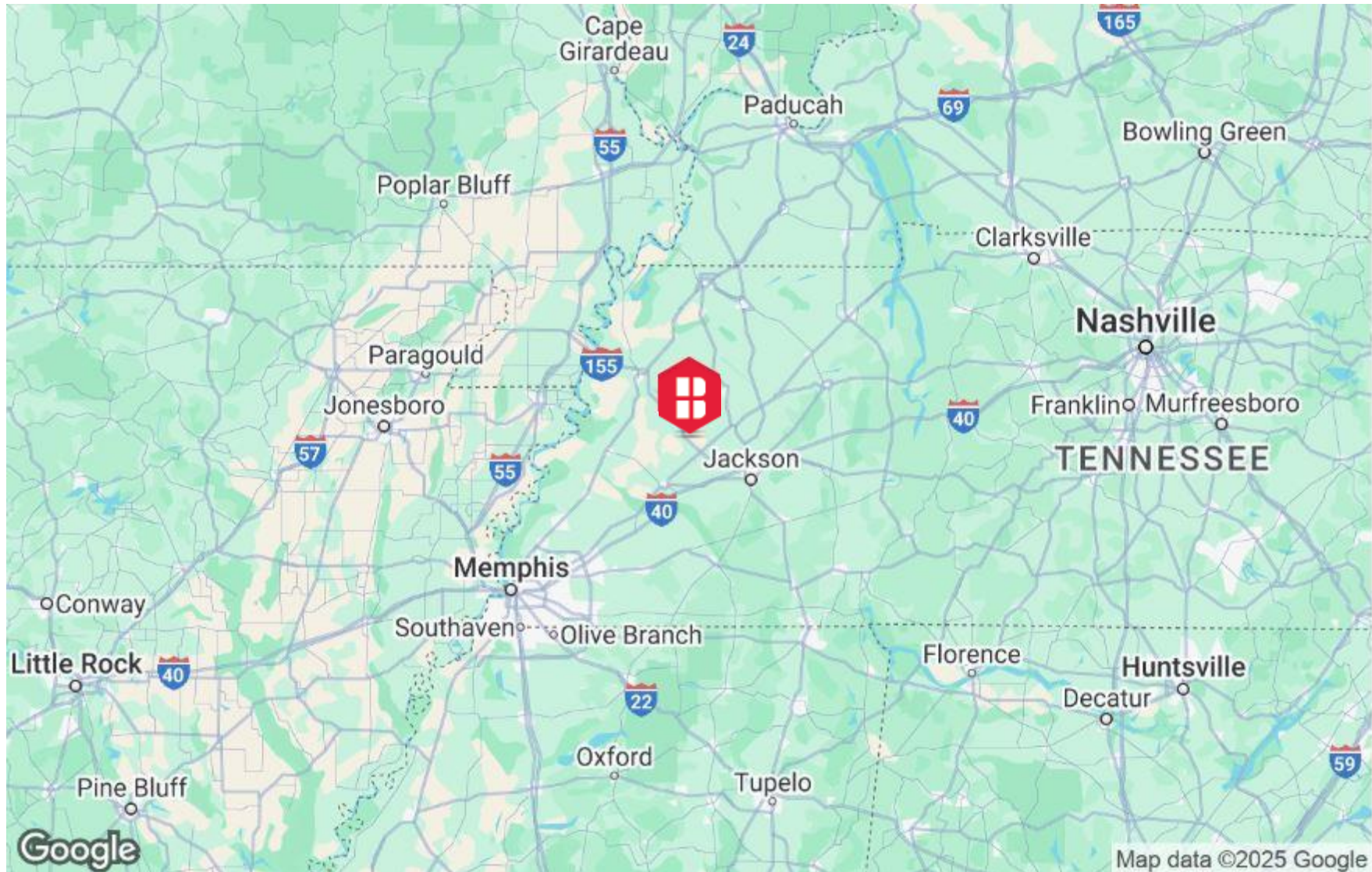
SURVEY



ADDITIONAL PHOTOS



AERIAL MAP

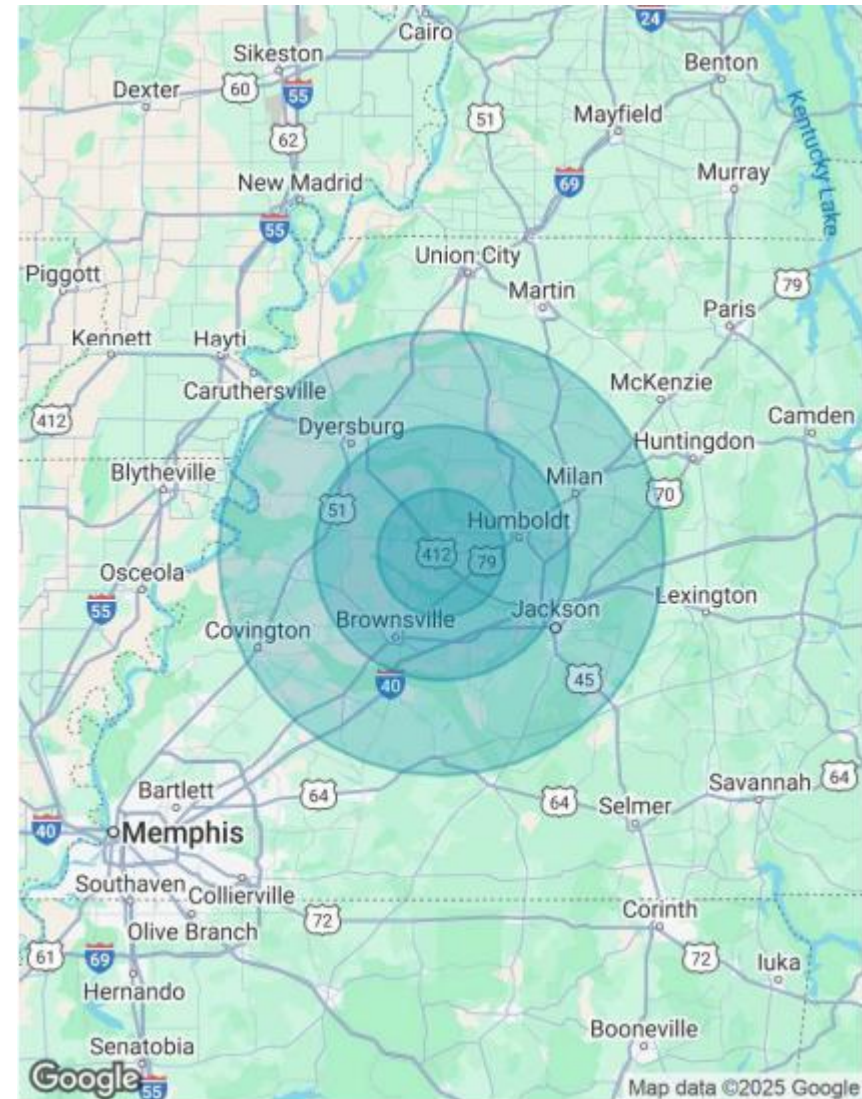


DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	35 MILES
Total Population	14,191	103,706	294,618
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	10 MILES	20 MILES	35 MILES
Total Households	5,723	41,705	117,645
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,340	\$82,845	\$76,325
Average House Value	\$181,144	\$231,946	\$210,691

Demographics data derived from AlphaMap



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