

INDUSTRIAL PLANT AVAILABLE

MANUFACTURING & WAREHOUSE

CBRE

3000 KEFAUVER DRIVE
MILAN, TENNESSEE



194,500 RSF
AVAILABLE FOR LEASE



PROPERTY OVERVIEW

INDUSTRIAL MANUFACTURING & WAREHOUSE FACILITY

194,500 RSF

Two (2) industrial buildings connected via two (2) breezeways totaling 194,500 SF

20.14 Acres

Ample parking with 375 auto parks with three (3) ingress/egress points to Kefauver Drive

18' - 25'

Clear heights ranging from 18'- 20' in manufacturing facility and 18' - 25' in warehouse

18 Dock Doors

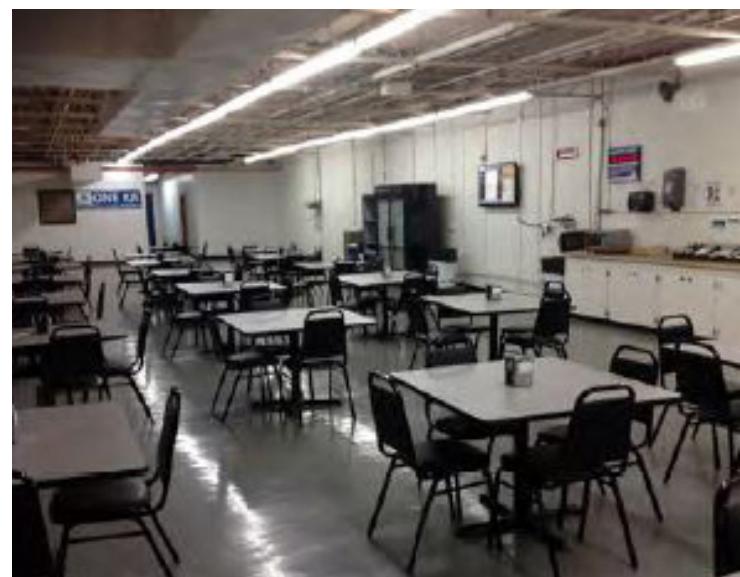
Eight (8) dock doors and one (1) drive-in in manufacturing building and ten (10) dock doors and one (1) drive-in door in warehouse



BUILDING SPECIFICATIONS

3000 KEFAUVER DRIVE, MILAN, TENNESSEE 35358

GROSS SF	214,023
RENTABLE SF	194,500 SF Total First Floor RSF
MEZZANINE SF	19,523 SF
ACREAGE	20.145 Acres
ZONING	Light Industrial
YEAR BUILT	Manufacturing: 1971 & 1991 Warehouse: 1998
BUILDING DIMENSIONS	Manufacturing: 200' x 600' Warehouse: 270' x 250'
CONSTRUCTION	Concrete panel on original construction; Metal panel with vinyl covered insulation
FLOORING	5" reinforced concrete slab; Manufacturing area - seal coated finish
CEILING HEIGHTS	Original Manufacturing Area: 18' - 20' Manufacturing Expansion: 18' - 20' Warehouse Area: 18' - 25'
COLUMN SPACING	Original Manufacturing Area: 35' x 40' Manufacturing Expansion: 25' x 95' Warehouse Area: 30' x 50'



BUILDING SPECIFICATIONS

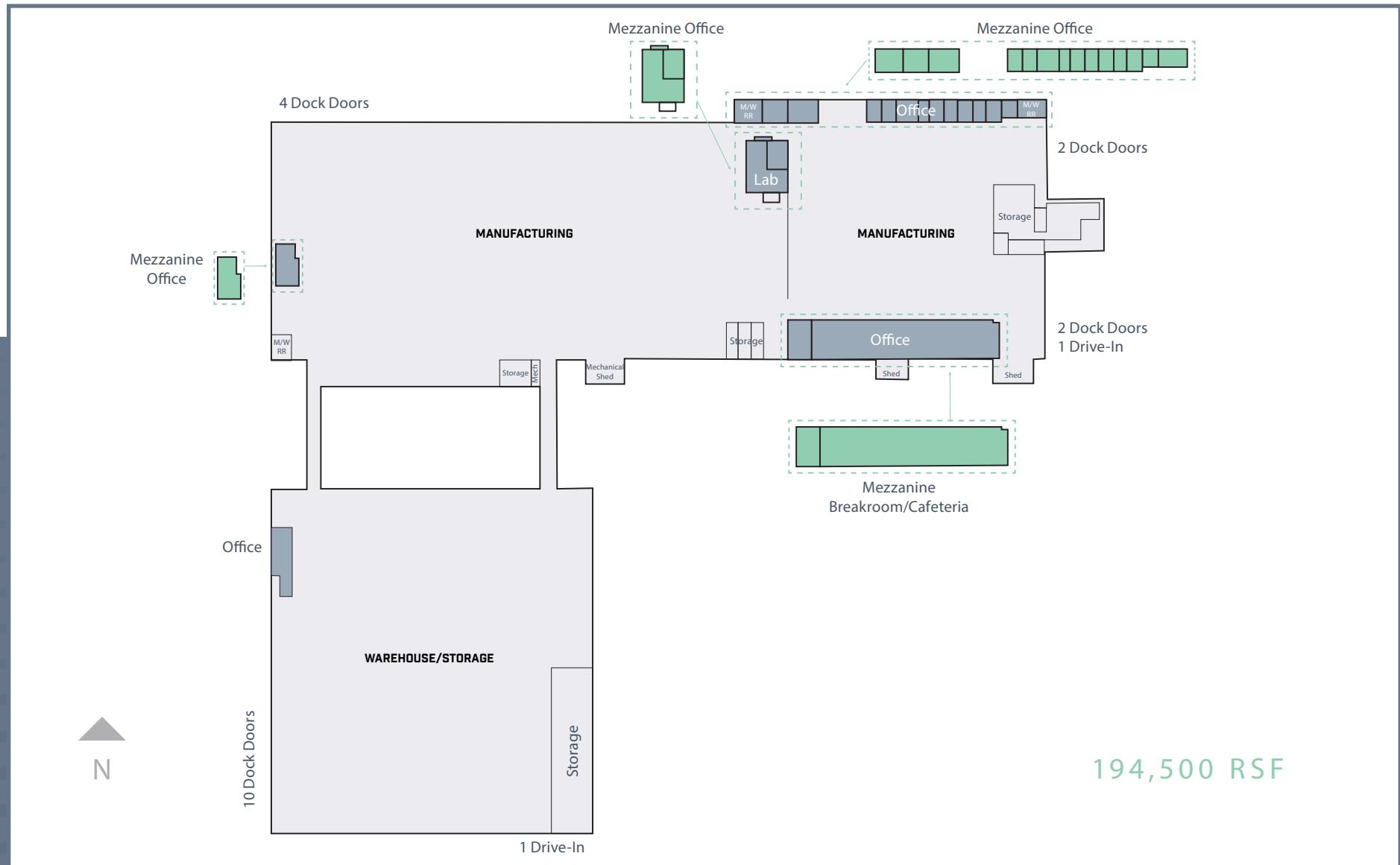
3000 Kefauver Drive, Milan, Tennessee

ROOF	Mostly metal roof with vinyl covered insulation and metal deck built-up in the original area
POWER	5 KVA Primary with two (2) 2,000 amp transformers, some 600 amp buss bar distribution.
SPRINKLER	100% Wet
LIGHTING	Fluorescent and T-5 fixtures
HVAC	Approximately 70,000 SF air-conditioned Pad-mounted units exterior; Individual gas fired ceiling hung units for heating
DOCK HIGH DOORS	Eighteen (18)
DRIVE-IN DOORS	Two (2)
OFFICE SF	12,051 SF plus 6,332 SF mezzanine office SF (18,383 Gross SF)
PARKING	373 auto parks
FENCING	Fenced with two (2) gates for access and security
SECURITY	Card entry and security system
COMPRESSED AIR	Piped for compressed air



FLOOR PLAN

3000 Kefauver Drive, Milan, TN



SITE PLAN

20.145 Acres



*MANUFACTURING AND WAREHOUSE SF ARE APPROXIMATE
AND NOT EXACT MEASUREMENTS

TOTAL GROSS SF
±214,023 SF

TOTAL RENTABLE SF
±194,500 SF

MANUFACTURING
±120,000 RSF

A Year Built: 1971
Clear Height: 18' -20' Clear Height
Column Spacing: 35' x 40'
Dock High Doors: Four (4)
Drive-In Door: One (1) 12' x 16'

B Year Built: 1991
Clear Height: 18' - 20'
Column Spacing: 25' x 90'
Dock High Doors: Four (4)

WAREHOUSE
±74,500 RSF

C Year Built: 1998
Clear Height: 18' - 25'
Column Spacing: 30' x 50'
Dock High Doors: Ten (10)
Drive-In Door: One (1) 12' x 14'

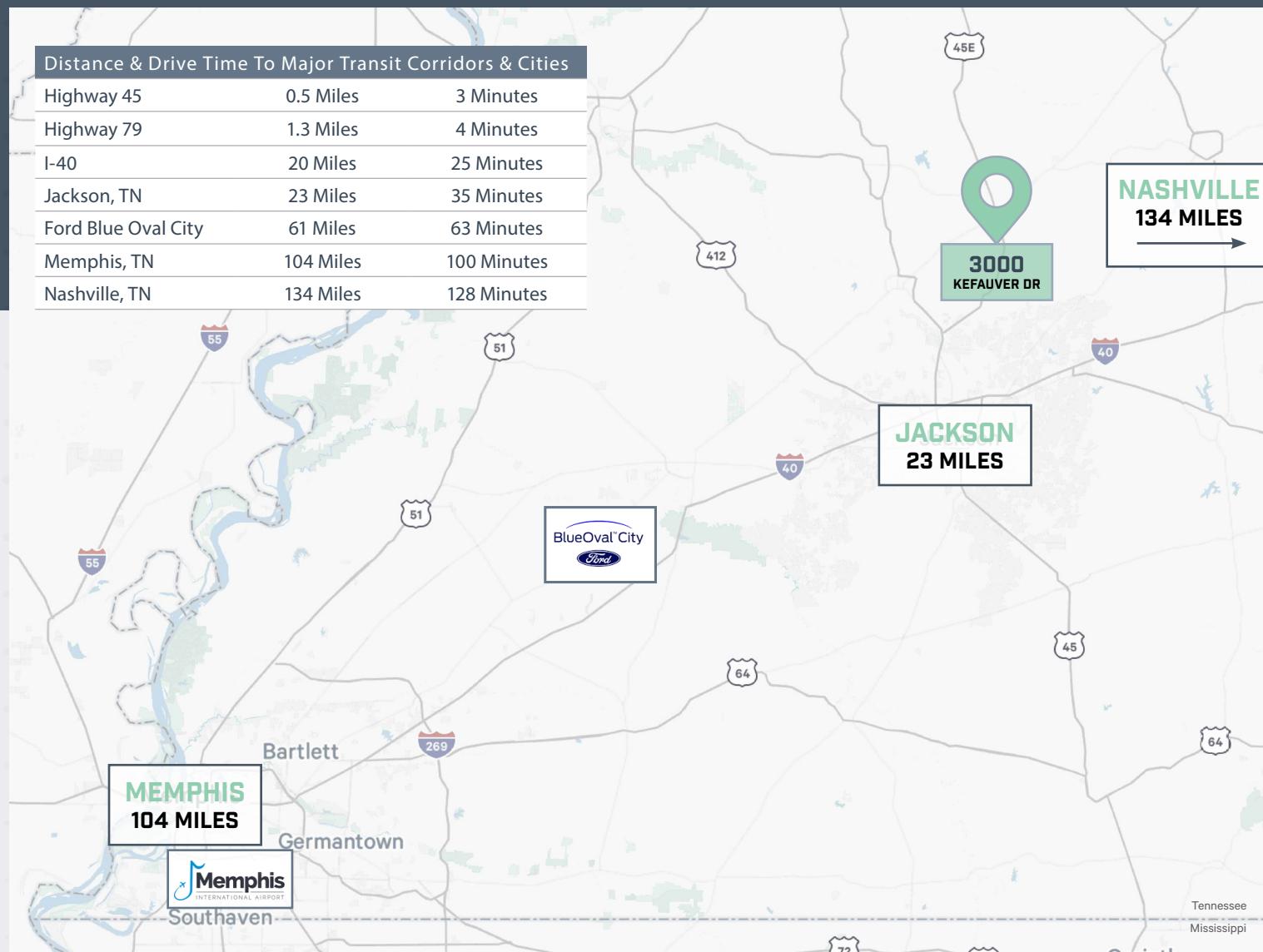
AERIAL MAP

Convenient Access to Area Amenities and Transit Arteries



LOCATION MAP

Milan, Gibson County, Tennessee



GIBSON COUNTY POPULATION
50,938

GIBSON COUNTY AVERAGE HH INCOME
\$78,088

Available Incentives

- Payment in Lieu of Taxes (PILOT) Incentive
- Job Tax Credits to offset annual franchise and excise tax liability
- Infrastructure and Training grants
- Industrial Machinery Tax Credit
- FastTrack Infrastructure Program



3000
KEFAUVER DRIVE
MILAN, TN

INDUSTRIAL PLANT AVAILABLE MANUFACTURING & WAREHOUSE

194,500 RSF
FOR LEASE

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