



PARKDALE MILLS PLANT 16
950,000+/- SQUARE FEET ON 86 +/- ACRES
MOUNTAIN CITY, TENNESSEE





BINSWANGER

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PARKDALE MILLS PLANT 16 3916 US 421 SOUTH MOUNTAIN CITY, TN 37683

SIZE:	Approximately 950,000 sq.ft.
GROUND:	Approximately 86 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Varies, see drawing
DATES OF CONSTRUCTION:	1968 - 2015
CONDITION OF PROPERTY:	Very good to excellent
CONSTRUCTION:	Floor: 6" -12" reinforced concrete Walls: Brick on block and precast concrete panels Columns: Steel Roof: Modified bitumen over insulated metal and wood deck and TPO membrane over insulated metal deck The 2015 expansion added approximately 340,000 SF of building area with TPO membrane Approximately 185,000 SF of the roof was replaced in 2018 with Firestone 60 mil TPO membrane including new decking where needed – 20 year warranty in place
COLUMN SPACING:	Varies – see drawing
CEILING HEIGHT:	Varies from approximately 16' clear - 21' clear - see drawing
LIGHTING:	T-8 and LED

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**PARKDALE
MOUNTAIN CITY, TN
PAGE TWO**

WATER: Supplied by Town of Mountain City
8" main, 8" line with an 8" / 2" compound meter, 10" fire loop

SEWER: Supplied by Town of Mountain City
6" line to lift station

POWER: Supplied by Mountain Electric Co-Op (through TVA) – see chart for details

NATURAL GAS: None – Propane available

HVAC: Total of nine Trane and Carrier chillers ranging from 600 tons to 1280 tons, primarily with R-123 refrigerant. Eight cooling towers.

COMPRESSED AIR: Two Gardner Denver 215 HP compressors, one Gardner Denver 250 HP compressor and six Sullair compressors ranging from 100 to 200 HP - all with dryers

HEAT: Electric heaters at all dock locations

Office and restroom areas heated and cooled by package units

SPRINKLER: 100% wet system – Density primarily ranges from .15/2500 to .2/3000

500,000 gallon onsite ground level tank with a 2,500 GPM, 125 PSI electric booster pump

OFFICE: Approximately 15,000 square foot main office area. Additional office and restroom areas in the plant

RESTROOMS:

Front Office:	
Women:	2 toilets, 2 sinks
Men:	1 toilet, 1 urinal, 2 sinks
Shipping areas:	
	Two 1 coed toilet, 1 sink
Plant area:	
Women:	22 toilets, 20 sinks
Men:	14 toilets, 9 urinals, 19 sinks

**PARKDALE
MOUNTAIN CITY, TN
PAGE THREE**

TRUCK LOADING:	Five covered 8' x 10' dock high doors with locks, levelers and seals - room to install three more
	Ten covered 8' x 9' dock high doors, five with full pit levelers and five with edge of dock levelers, and all with locks and seals
	Two 12' x 14' electric drive-in doors
	One 10' x 12' manual drive-in door
PARKING:	Paved and marked parking for several hundred vehicles
FORMER USE:	Yarn spinning
ZONING:	The property is not within the town limits and there is no Johnson County zoning
TAXES:	Parcel ID #: 055 08800 000 and 055 08800 001
	2026 Johnson County revaluation in process
MISCELLANEOUS:	Approx. 135,000 SF of production area has a dropped ceiling

POWER INFRASTRUCTURE

	Switchgear #	Transformer capacity, kVA	Secondary Voltage	Notes
Pre-2015	1,2,3	2500	600	(3) single-phase, liquid-filled transformers - outside substation
	4	2500	600	Dry transformers inside - fed from 12kV / #8 Room
	5	2500	600	
	6	2000/2667	600	
	8	2500	600	Dry transformer inside
	9	2000/2667	480	Dry transformers inside - fed from 12kV / #8 Room
	10	2000/2667	480	
	11	2000	480	
	12	2500	480	Dry transformer inside - fed from outdoor switch @ #1,2,3 substation
2015 Expansion	14	2500	400	Pad mounted transformers outside
	15	1500	600	
	16	2500	400	
	17	2500	400	
	18	2000	600	
	19	2500	400	
	21	2500	400	
	22	2000	600	
	23	2500	400	
	Spare	2500	400	
	24	2000	600	
	25	2000	600	









