

Industrial Warehouse

165,000 Square Feet

350 Pinhook Drive
Savannah, TN 38372

Excellent Opportunity for User/Owner



350 PINHOOK DRIVE

Savannah, TN



165,000 SF

Manufacturing and Warehouse Building

CBRE is the exclusive marketing advisor for 350 Pinhook Drive, an industrial building consisting of approximately 165,000 square feet of rentable area with 15,000 square feet of office. Positioned on 10.97 acres, the Property features metal construction, 13' clear heights, 8 dock doors, 5 drive-in doors, 6 tailgate doors, wet sprinkler system, T-8 lighting, ample parking and a production room and breakroom with full kitchen.



165k

Total Square Feet

15K

Office SF

10.97

Acres



Building Specifications

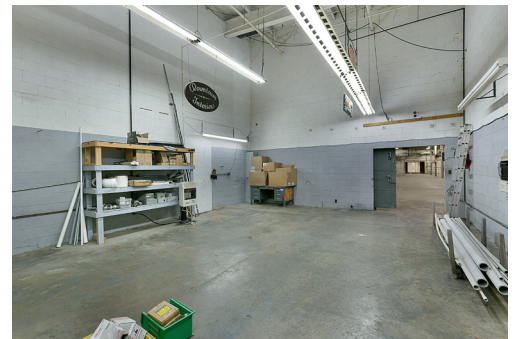
Property Address	350 Pinhook Drive Savannah, TN 38372
Land Area	10.97 Acres
Year Built	1970/1978
Building Size	165,000 Sf
Office SF	15,000 SF
Ceiling Heights	13' - 26' under beam
Construction	Metal
Floor	Concrete
Roof	Standing Seam Metal
Power	480 volt, 3-phase
Sprinkler	100% Wet System

Lighting	T-8 fluorescent and metal halide
Heating	Ceiling suspended gas-fired units
Cooling	Roof sprinklers
Truck Loading	(6) 8' x10' tailgate doors with levelers (5) Drive-in doors (8) Dock high slots on exterior loading pad
Parking	110 marked and lighted
Utilities	Water, Sewer, & Gas provided by City system
Compressed Air	Compressed air lines throughout production area
Security	Fenced loading area and exterior lighting
Amenities	Breakroom in production area with full kitchen

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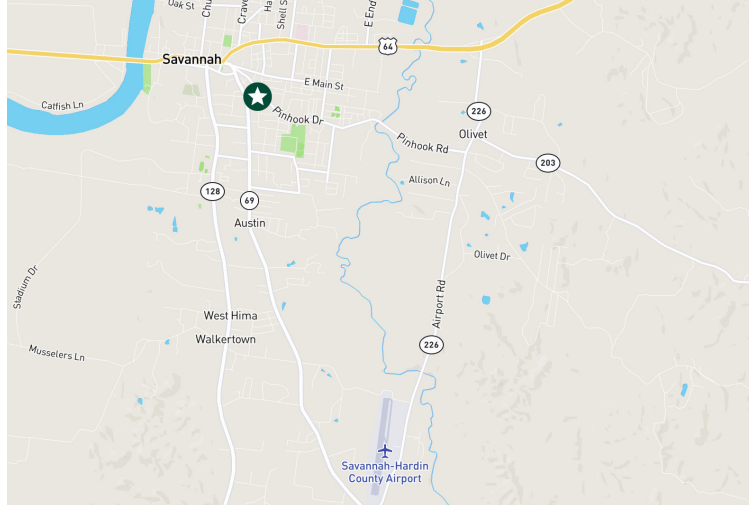


Location

Savannah, Hardin County, TN

Savannah represents the county seat of Hardin County, Tennessee which is approximately 50 miles from Jackson, TN and 115 miles from Memphis. The Subject site is well positioned with convenient access to Interstate 40, a primary east/west trucking corridor for the Southeast US.

Additionally, the site is approximately 80 miles from the Memphis Regional Megasite, which was recently announced as the intended site of Ford's 3,600-acre mega campus called Blue Oval City. The \$5.6 billion campus will handle production of next generation all-electric F-Series trucks resulting in the creation of 5,800 new jobs in West Tennessee.



Distance to	In Miles
U.S. Highway 64	0.6
I-40 Access	23
Jackson, TN	52
McKeller Sipes Airport (nearest commercial airport)	59
Memphis Regional Megasite	78
Memphis, TN	115

Contact Us

Jacque Beeson
CBRE, Inc.
First Vice President
+1 901 260 1090
jacque.beeson@cbre.com

Randy "Bear" Rinks
Crye-Leike Pickwick
+1 731 926 5058
randyrinks@gmail.com

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