

±219,144 SF on ±25 acres

AVAILABLE

DYER, TENNESSEE



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Company Name

Address 10 Industrial Drive, Dyer, TN 38330 – Gibson County

Size ±219,144 SF

Ground ±25 acres

Construction

Floors 6” Reinforced concrete with pads

Walls Combo – block to 8’ with vinyl backed insulated metal above

Columns 40’ x 40’ tubular steel

Roof Manufacturing: Built-up (2008)
Warehouse – Standing seam metal

Date of Construction 1979; add-ons 1985, 1988, 1991

Condition of Property Very Good

Ceiling Heights 19’ – 28’ 7”

Column Spacing 40’ x 40’

Office 5,700 SF

Parking Manufacturing: 270 paved, marked & lighted
Office: 10 paved, marked & lighted

Lighting T-5 fluorescent

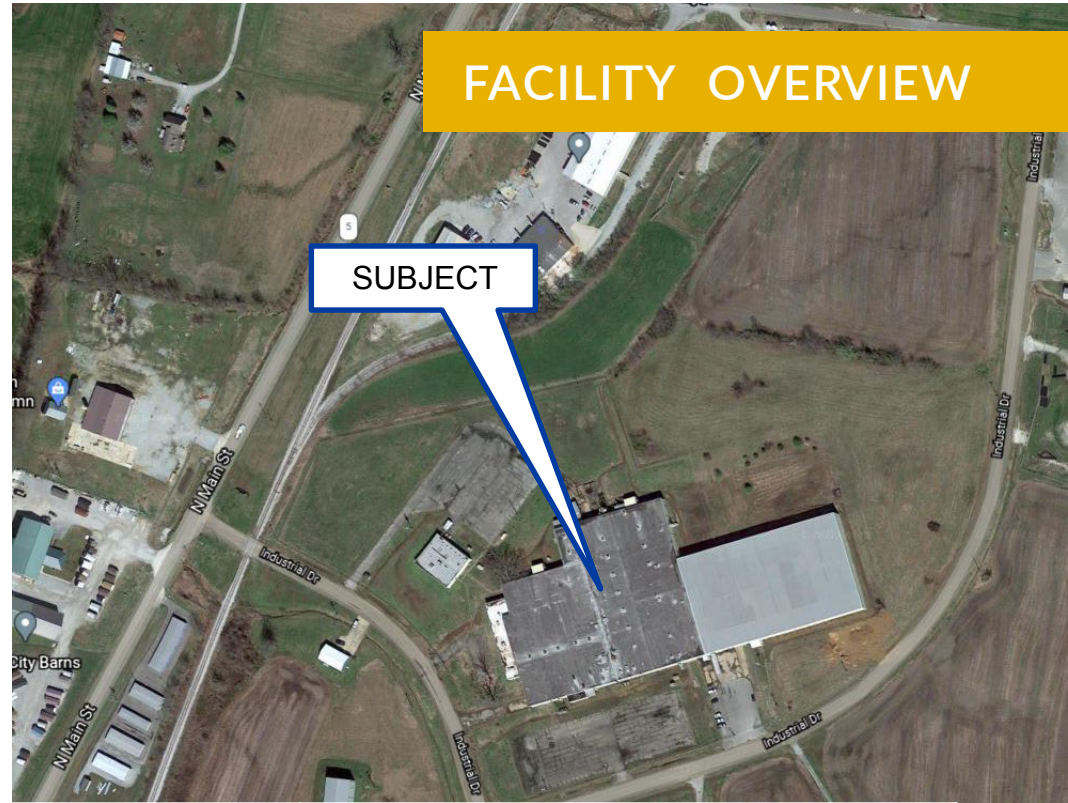
Power Supplied By: City – TVA
Secondary - 2 - switchgear
Distribution - Bus duct throughout manufacturing area

Natural Gas Supplied By: City

Water Supplied By: City

Sewer Supplied By:

Sprinkler System 100% wet Densities - .26 GPM PSF over max 2,000 SF when supplied water of 635.1 GPM at pressure of 85.6 at base of riser and 1135.1 GPM at 89.3 psi at source



Fencing Facility 100% fenced and protected by guard shack

Heat Gas - Manufacturing - Ceiling suspended gas fired units
Warehouse - Suspended radiant heaters

Air Conditioning Office only

Ventilation Ceiling Mount

Rail Service Rail borders property - West TN' Railroad

Truck Loading South: 6 - tailgate with levelers; 1 - drive in
West: 2 - tailgate with levelers; 1 - drive in
North: 2 - drive in

Zoning Industrial

Product Manufactured Motors

Lab Space 7,200 SF stand alone lab building

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AREA MAP

