



TEVET TECHNOLOGY SOLUTIONS

120,000+/- Square Feet Available

Greeneville, Tennessee



BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

**TEVET TECHNOLOGY SOLUTIONS
310 T ELMER COX DRIVE
MOUNT PLEASANT INDUSTRIAL PARK
GREENEVILLE, TN 37743**

- SIZE:** Approximately 143,500 square feet total – approximately 120,000 square feet available
- NUMBER OF BUILDINGS:** One single story industrial building
- DIMENSIONS:** 300' x 450' with a 60' x 80' extension off the rear
Front office is approximately 35' x 245' (not available)
- GROUND:** Approximately 10 acres
- CONSTRUCTION:**
- Floor: 6" 4000 psi concrete reinforced with 6 x 6 – 2.9 W x 2.9 W mesh 4" stone on poly vapor barrier
 - Walls: 8' masonry wainscot with insulated metal above
 - Roof: Insulated standing seam metal
 - Columns: 8" round steel beams
- DATE OF CONSTRUCTION:** 1995
- CONDITION OF PROPERTY:** Excellent
- CEILING HEIGHTS:** 22'2" clear at the eaves and 33'9" clear center
- COLUMN SPACING:** 25' x 50'
- POWER:** Supplied by Greeneville Light & Power
- 750 kVA pad mounted transformer on the east wall feeds a 1,000 AMP 480/277 volt, 3 phase, 4 wire panel
 - Three 167 kVA pole mounted transformers on the west wall feed a 1,200 AMP 480/277 volt, 3 phase, 4 wire panel
 - Two 2,500 kVA pad mounted transformers in the rear of the property are currently unused

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA
Melville, NY • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD • Oxford, MS
Philadelphia, PA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi • Hamburg • Lima • London
Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei • Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**TEVET
GREENEVILLE, TN
PAGE TWO**

NATURAL GAS:	Supplied by ATMOS Energy
WATER:	Supplied by Old Knox Utility
SEWER:	Supplied by Old Knox Utility
SPRINKLER SYSTEM:	100% wet system; density is .215/2000
LIGHTING:	Induction fixtures
OFFICE FACILITIES:	Two separate two story warehouse office sections available
RESTROOMS:	Men: 4 toilets, 2 urinals, 4 sinks Women: 8 toilets, 7 sinks
HEAT:	Gas fired ceiling suspended units
AIR-CONDITIONING:	Four pad mounted AC units on the northwest corner of the building previously provided air conditioning to a 36,965 square-foot area. The units have been unused for an extended period of time and current condition is TBD
VENTILATION:	Exhaust fans and louvers throughout
TRUCK LOADING:	Fourteen (10' x 10') dock high truck doors with canopies and weather seals. Eight of the docks have pit levelers and six have edge of dock levelers One (12' x 14') drive-in door
PARKING:	Paved and marked parking for approx. 55 vehicles

TEVET
GREENEVILLE, TN
PAGE THREE

ZONING: M-2 (High Impact Use)

TAXES: Parcel Number: 085 08005 000

2018 Assessed Value

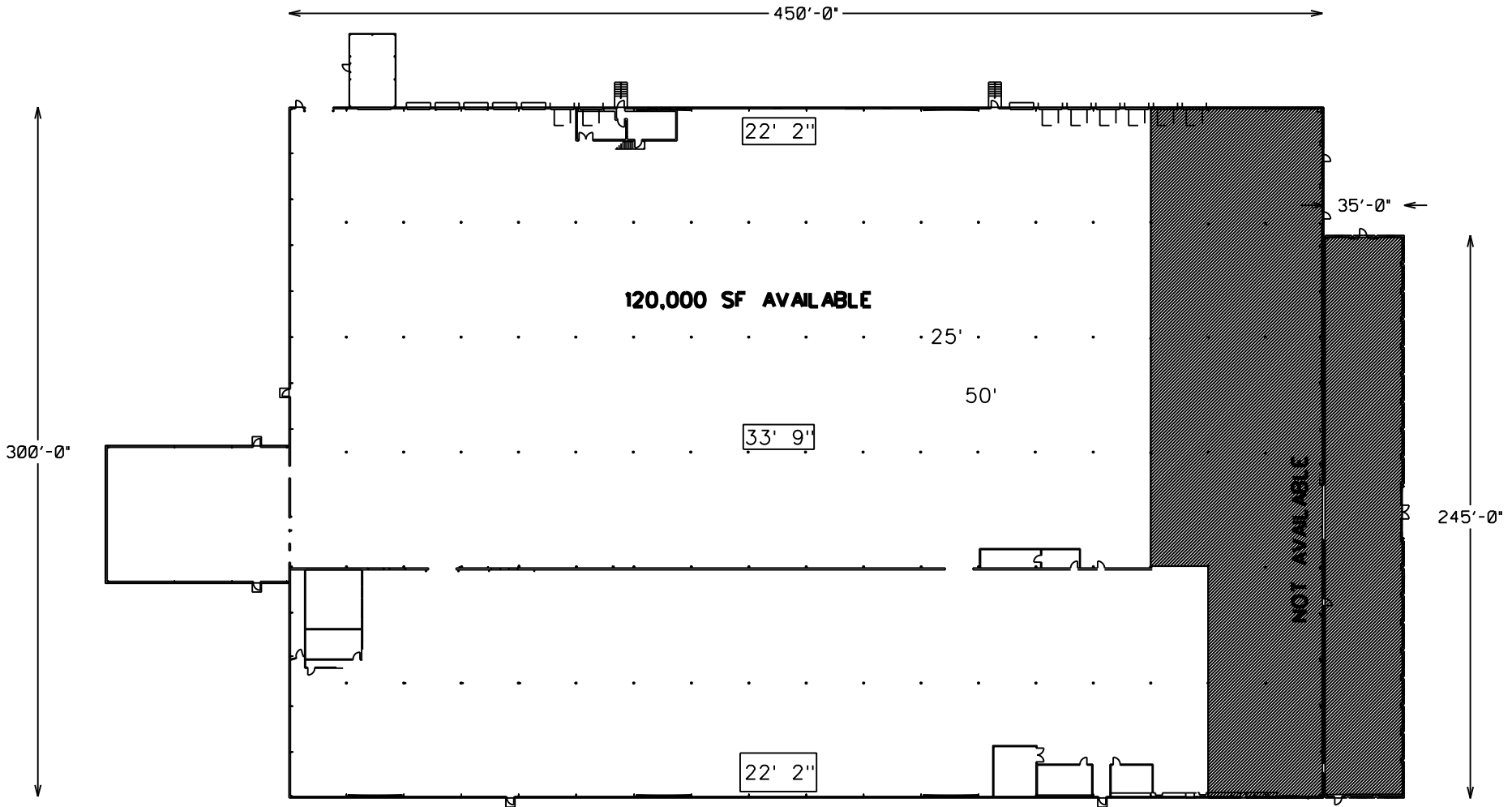
Building/improvements: \$2,726,200

Land: \$ 95,000

Total: \$2,821,200

2019 Greene County / Town of Greenville taxes:
\$46,967

TRANSPORTATION: The facility is located approximately 9 miles east of exit 23 on I-81 via 4 lane divided Hwy Rt. 11E. The Greene Municipal Airport is located approximately 6 miles east of the site.



X' X" = CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED. DRAWING IS DIAGRAMMATIC, ALL LOCATIONS, MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE.

TEVET TECHNOLOGY SOLUTIONS
 310 T ELMER COX DRIVE
 MOUNT PLEASSANT INDUSTRIAL PARK
 GREENVILLE, TN 37743

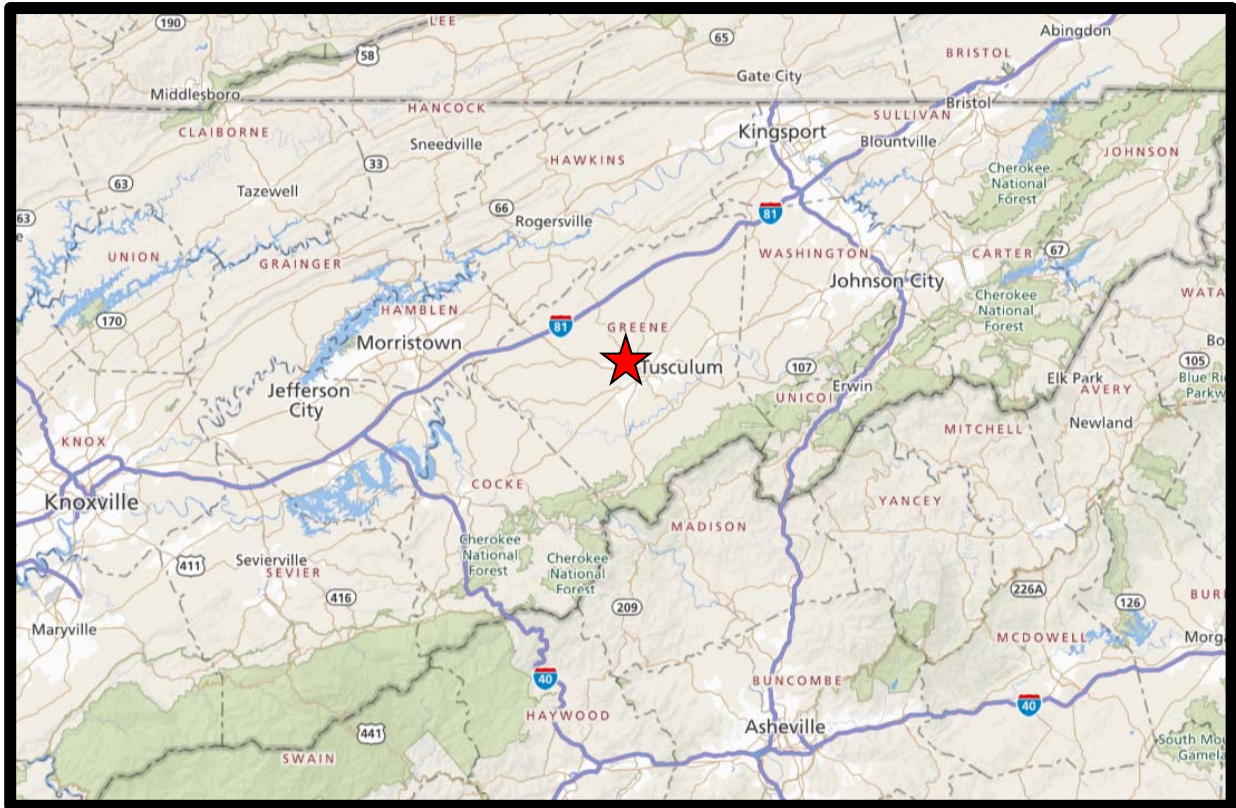
+/- 143,500 SF
 W +/- 120,000 SF AVAILABLE
 +/- 10 ACRES











310 T ELMER COX DRIVE
MOUNT PLEASANT INDUSTRIAL PARK
GREENEVILLE, TN 37743