

**1601 Midpark Road
KNOXVILLE, TENNESSEE
300,000 SQ. FT. ON 19.25 ACRES
FOR LEASE**



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**1601 MIDPARK ROAD
KNOXVILLE, TENNESSEE 37921
300,000 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 300,000 sq. ft., broken out as follows: Production: 261,400 sq. ft. Office: 23,600 sq. ft. External Storage: 15,000 sq. ft.
GROUNDS:	Approximately 19.25 acres, level contour
NUMBER OF BUILDINGS:	Mostly one with four (4) exterior storage buildings totaling approximately 15,000 sq. ft.
CONSTRUCTION:	Floors: 5" reinforced concrete, production areas have seal coated finish Walls: Concrete panels and metal panel Roof: Metal with vinyl covered insulation and some metal deck built-up in original building Columns: Steel "H" columns
CONSTRUCTION DATE:	1967: 167,000 sq. ft. 1968: 57,650 sq. ft. 1990: 75,000 sq. ft.
PROPERTY CONDITION:	Good, very clean
BUILDING DIMENSIONS:	1,100' x 365' Gross
CEILING HEIGHTS:	16' clear at the eaves, 22' clear in the center
COLUMN SPACING:	25' x 50' and 25' x 100' The three bays total 205' accross: 50', 100', 50'.
TRUCK LOADING:	(19) metal roll up truck docks service the facility, ranging in size from 8'x10' to 10' x 12', along the north side of the facility; most have dock seals and manual levelers. (6) overhead doors, ranging in size from 8'x10', 10' x 10' and 10' x 12', allow drive-in access onto the production floor.
RAIL:	CSX rail spur access along southwestern edge of property
LIGHTING:	Fluorescent and T-10 fixtures with motion sensors

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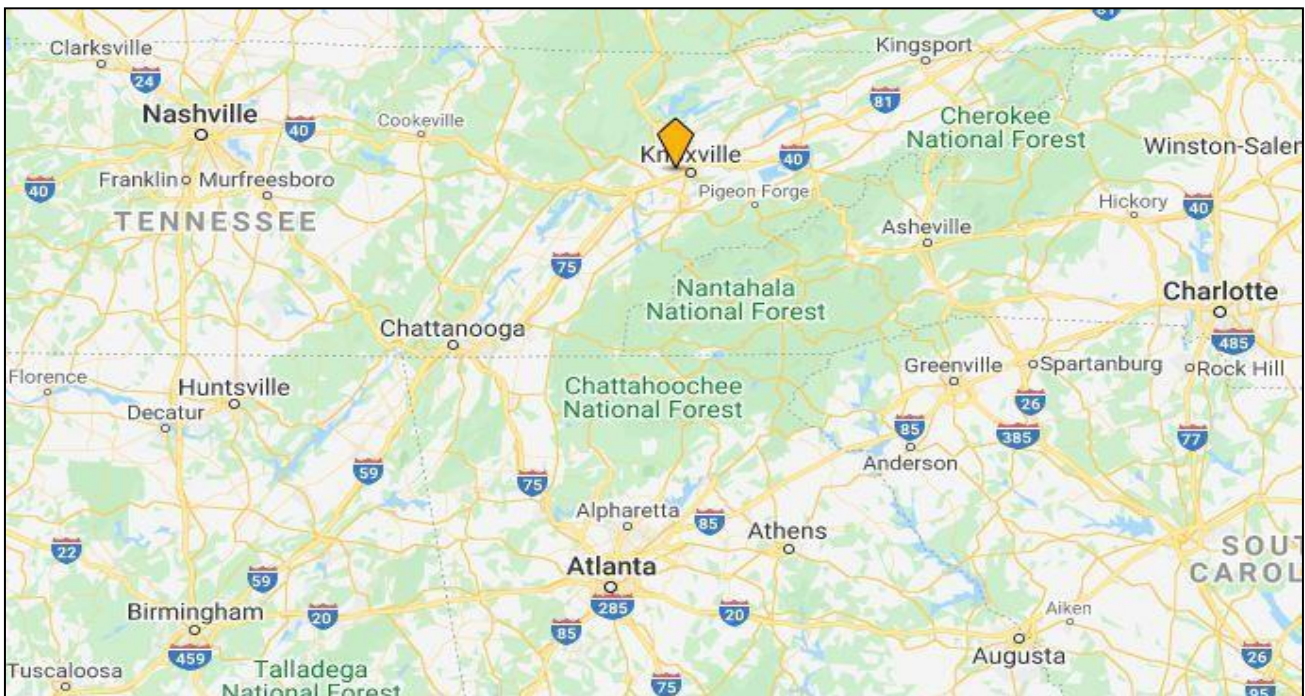
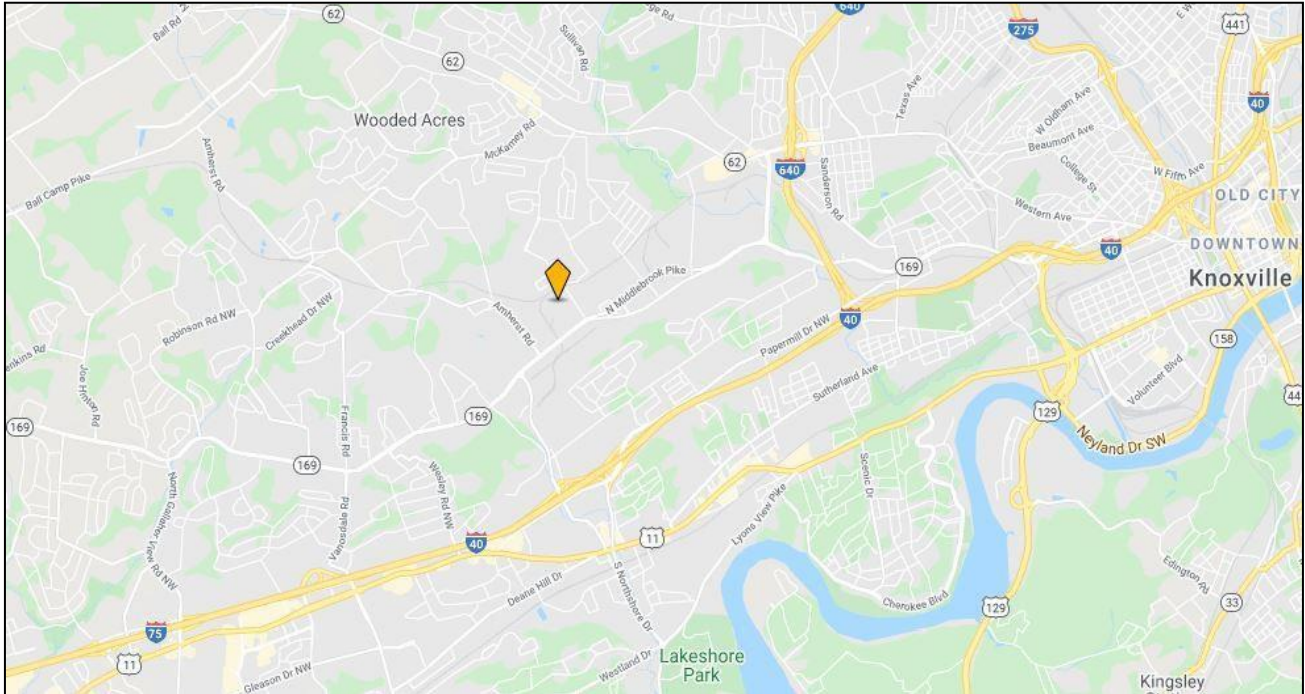
POWER:	Supplied by City of Knoxville; Five (5) transformer areas – two 2,500 KVA and three 2,000 KVA delivering 480/277 volt, 3-phase, 4-wire. Two main buss bars run horizontally and parallel through the entire production areas.
WATER:	Supplied by City of Knoxville; 6" main with expansion capabilities
SEWER:	Supplied by City of Knoxville; 14' main at the street
NATURAL GAS:	Supplied by City of Knoxville; 4" line with expansion capabilities
FIRE PROTECTION:	100% wet sprinkler system; 0.16 gallons/SF coverage
HEAT:	Approximately 75,000 sq. ft. of the production area is heated by gas-fired unit heaters.
AIR CONDITIONING:	Approximately 75,000 sq. ft. of the production area is air-conditioned by (4) 50 Ton York Units and (1) one 70 Ton Trane Unit with humidification.
COMPRESSED AIR:	Supplied by: (2) Quincy 350 hp units, (1) Quincy 150 hp unit, (2) Sullair 100 hp units. IZ System, (2) Drypoint 2500 cfm dryers and (1) ZEKS dryer. Entire production area is piped and looped for compressed air.
OFFICE SPACE:	Approximately 7,600 sq. ft. of finished office space and 14,000 sq. ft. of unfinished former office area.
EMPLOYEE CANTEEN:	Vending-style canteen in two locations
LAVATORIES:	There are six (6) restroom locations throughout the facility with one being unisex. The fixture count is as follows: Men: 15 toilets, 8 sinks, 9 urinals Women: 27 toilets, 18 sinks
FENCING:	Fenced with two gates for access and security
ZONING:	Industrial
2019 TAXES:	Knox County Rate: 2.12%, or \$45,408.00 Knoxville City Rate: 2.46%, or \$52,771.52 Total: \$98,179.52, or \$0.30 per sq. ft.

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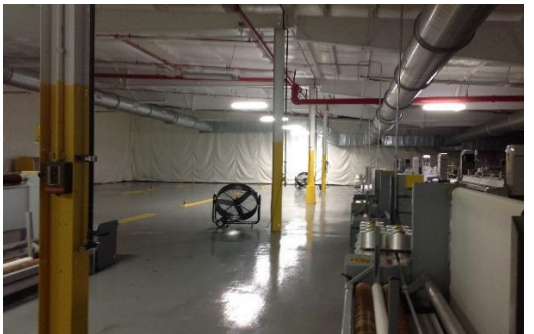
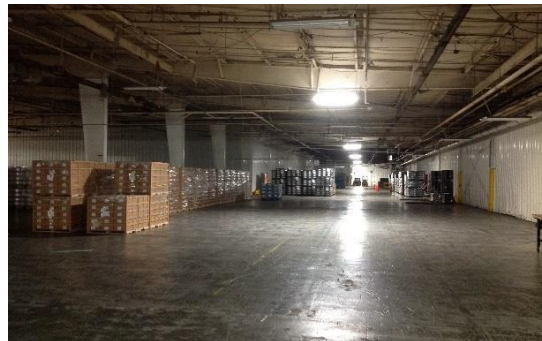
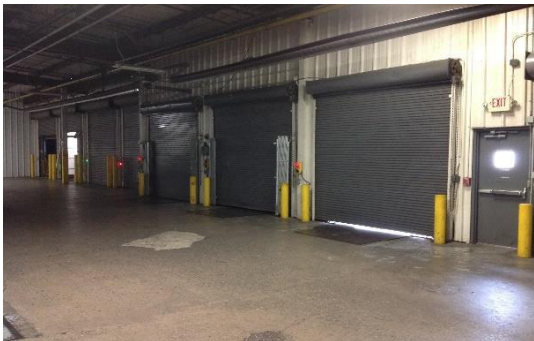
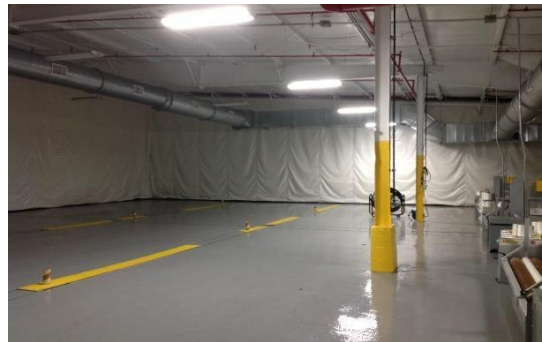
- LOCATION:** Excellent access to both I-40/I-75 via Exit 383 heading west approximately two miles away, and I-640/I-75 heading north and east at Exit 1 about 2 miles away.
- FORMER USE:** Manufactured airbag fabric
- MISCELLANEOUS:**
- Johnson Controls Card entry and security system
 - 5,000 sq. ft. of outside red label storage area with badge entry
 - 4,800 sq. ft. of open front storage areas
 - The DAF (Diffused Air Filtration) system is a water filtration system capable of processing up to 40 gpm. It is set up to remove emulsified oil from the weaving machine water by chemically breaking the oil out and floating it to the top. It is then skimmed and processed through a filter press and then off to the landfill. The clean water is sent back to the city. There are (2) 5,000-gallon storage tanks for process water. Once they are full, the system automatically starts the cleaning process until the tanks reach 20%. The system then stops until the tanks refill.

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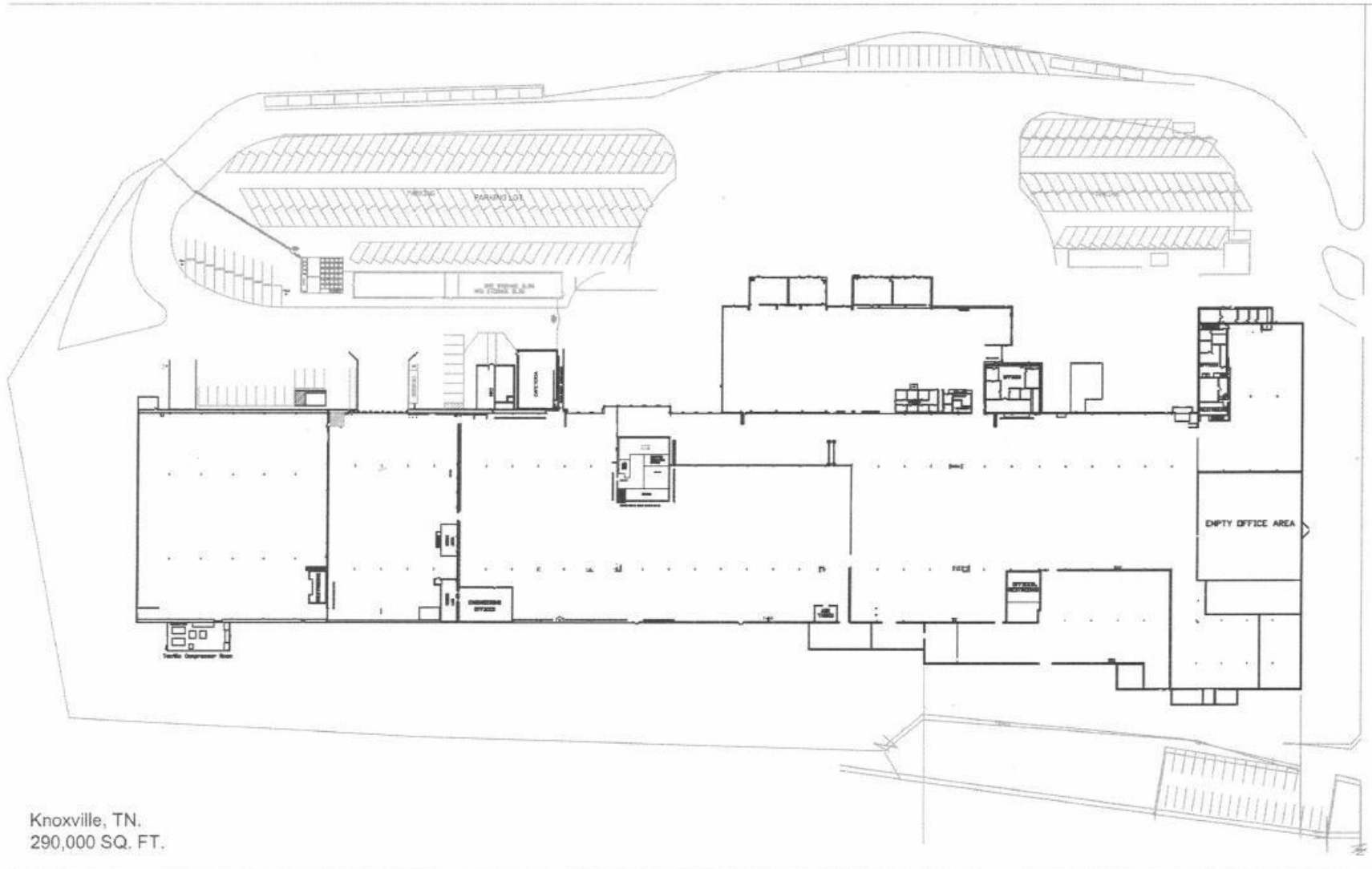
LOCATION MAPS:



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