

**750 HIGHWAY 77**  
Newbern, TN



Newmark Knight Frank is pleased to present for sale 750 Highway 77 East, a 259,750 square foot one-story commercial building located in Newbern, Tennessee. Positioned on 22 acres, 750 Highway 77 East is zoned Industrial, partially fenced, and has 9,000 square feet of office space which includes reception area, conference room, training room, twelve (12) private offices and a 3,000 square foot break room.



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PROPERTY SPECIFICATIONS

Size:	252,000 square feet
Dimensions:	350' x 640', 100' x 280'
Lot Size:	22 acres
Expansion:	Excess ground to expand in all directions
Paved Parking:	420 paved, marked and lighted
Conditions:	Excellent
Date(s) of Construction:	1966 – 126,000 square feet 1969 – 98,000 square feet 1987 – 28,000 square feet
Construction:	<p>Floors: Minimum 5" reinforced concrete with 31,000 square foot pad in east addition with 12" reinforced concrete at 4000 psi.</p> <p>Walls: Vinyl backed insulated metal with interior metal liner panel</p> <p>Columns: Steel tubular</p> <p>Ceiling: Vinyl backed insulated metal</p> <p>Roof: Standing seam metal with neoprene coating with 1 ½ " foam under TPO liner (2006)</p> <p>28,000 square foot addition – standing seam metal with neoprene coating</p>
Office:	9,000 square feet which includes reception area, conference room, training room, (12) private offices and 3,000 square foot break room. Offices can be removed all or in part.
Ceiling Height:	13' – 24' – 126,000 square feet 17' – 28' – 126,000 square feet
Column Spacing:	West 25' x 60' East 25' x 40'

PROPERTY SPECIFICATIONS CONTINUED

Power:	<p>Supplied by TVA</p> <p>Secondary: 480/277 volt, 3 phase          (1) 3000 amp, (1) 2000 amp GE switchgear          (1) 3000 amp Cutler Hammer (new)</p> <p>Transformer: (1) 2000 KVA pad mounted          (3) 750 KVA pole mounted</p> <p>Distribution: Bus duct</p>
Heat:	Ceiling suspended gas fire units
Sprinkler:	<p>100% wet system on loop</p> <p>Densities: .20 most remote 3,000 s.f.          .18 most remote 3,000 s.f.</p> <p>350,000 gallon and 500,000 gallon water tanks on site (City owned)</p>
Water:	Supplied by City 8" main, 4" line
Sewer:	Supplied by City 8" main, 6" line
Natural Gas:	Supplied by City 3" main, 3" line
Compressed Air:	Air lines throughout
Air Conditioning:	100% via 400 ton Trane chiller with 14 air handling units
Lighting:	T8 fluorescent
Ventilation:	Wall mounted fans and louvers in 28,000 square foot addition
Truck Loading:	<p><u>West</u>          (9) 8' x 10' tailgate with canopies, (8) with levelers, seals and bumpers          (1) 12' x 12' drive in</p> <p><u>East</u>          (9) 8' x 10' tailgate with canopies, levelers, seals and bumpers          (2) internal docks, 54' deep          (1) 10' x 10' drive in</p>

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## Newbern, TN

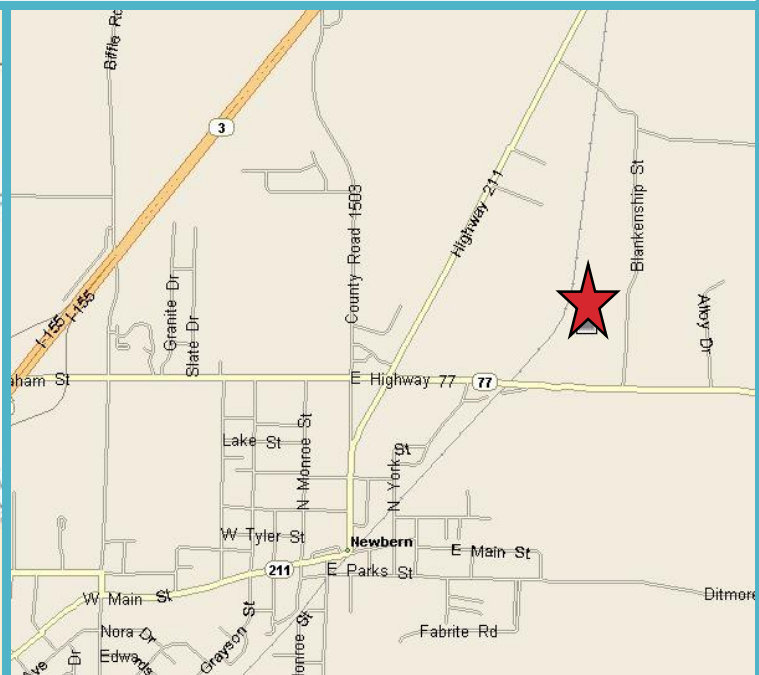


### PROPERTY SPECIFICATIONS CONTINUED

Rail:	CN Railroad available – spur removed (5) 8' x 10' doors (north wall)
Taxes:	\$57,943 2018 City = \$20,879 2018 County = \$37,064
Zoning:	Industrial
Last Use:	Manufacturing of lift kits and suspension part for lighting wheels tires, etc. for pick-up trucks
Possession:	Immediate
Additional Information:	<p><u>Out Buildings:</u></p> <ul style="list-style-type: none"> <li>- (1) 3,750 square foot with covered access to main building (not included in total square footage)</li> <li>- (1) 3,900 square foot with (3) tailgate – humidity controlled (not included in total square footage)</li> </ul> <p>Dolly strip – 12 trucks Partially fenced</p>



AREA MAP



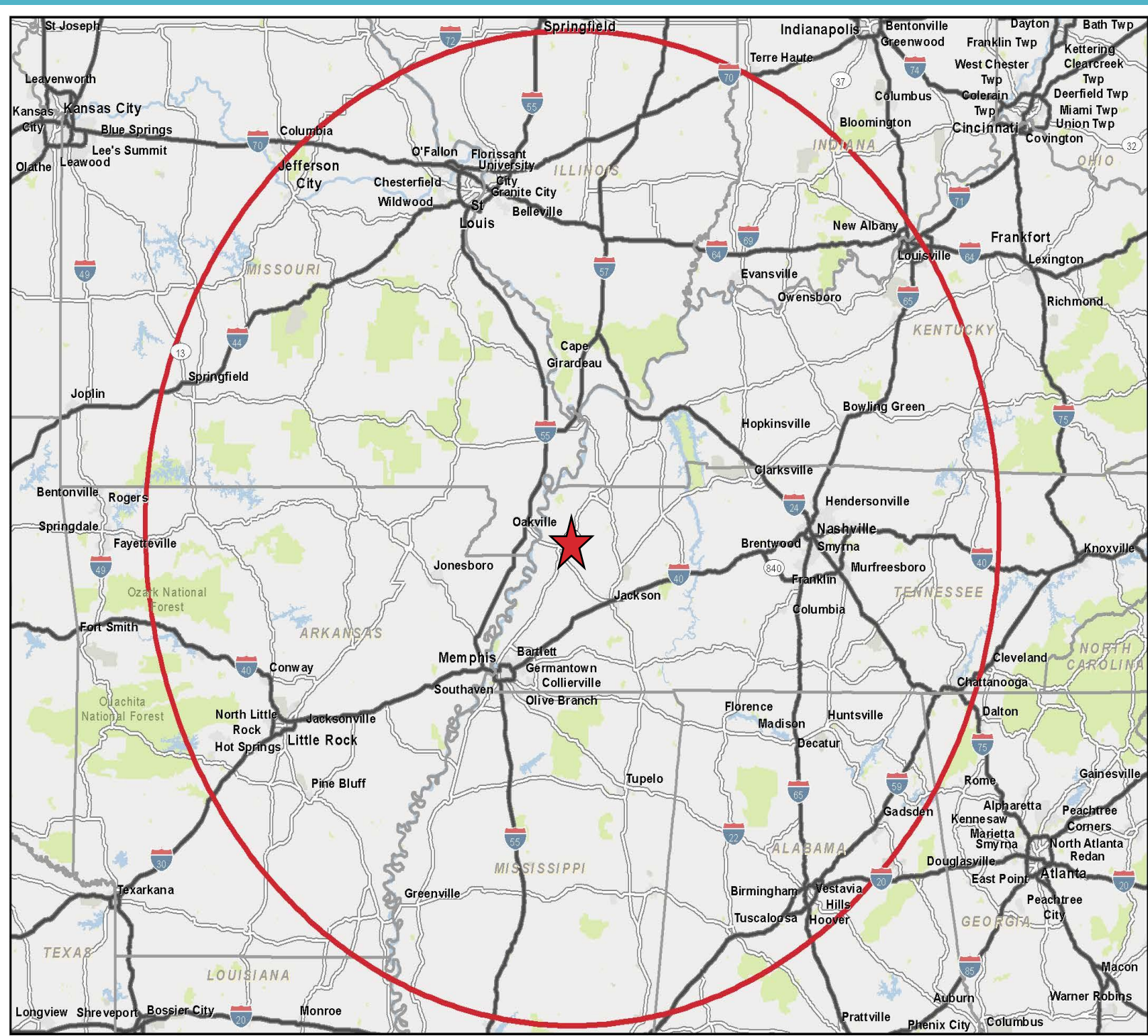
LOCATION MAP

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## Newbern, TN



### REGIONAL MAP



750 HIGHWAY 77  
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PROPERTY AERIAL PHOTOS



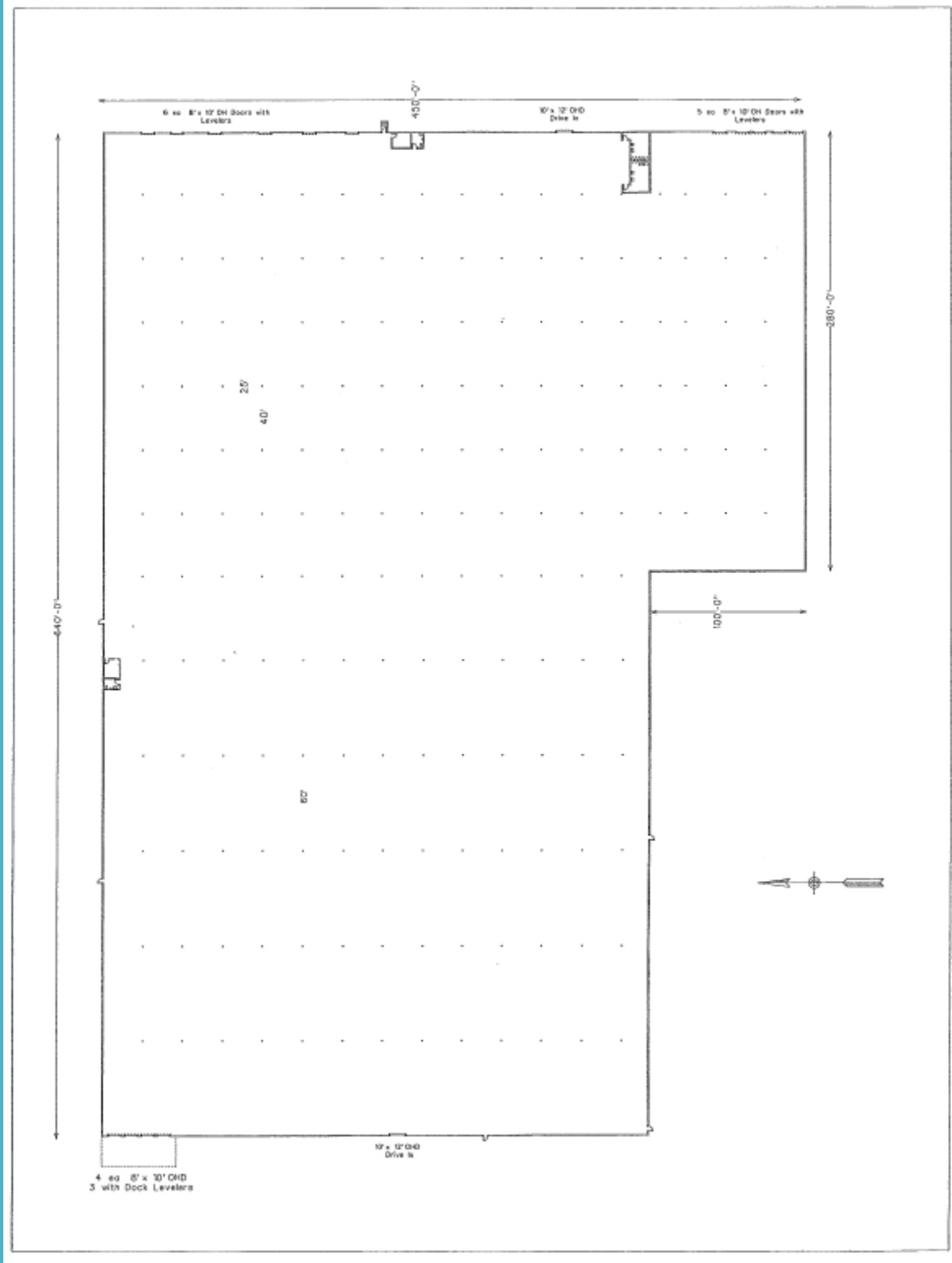
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PROPERTY AERIAL PHOTOS



SITE PLAN



SITE PLAN

