

981 Industrial Park Road

Advanced Manufacturing | Lease or Purchase Opportunity



Property Overview



Total Available

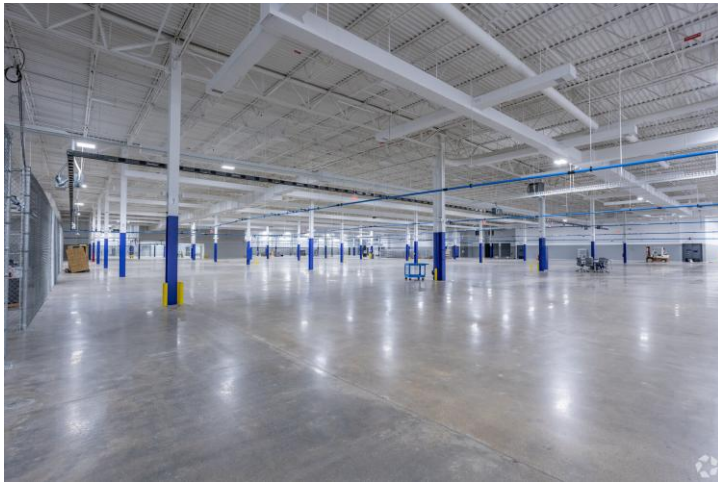
- **Site Area:** 58 Acres
- **Facility:** 1 building; 339,660 sqft
- **Zoning:** SD-HI
- **Years Built:** 1975 & 1984
- **Parking:** 500+ Spaces

Renovated Suite

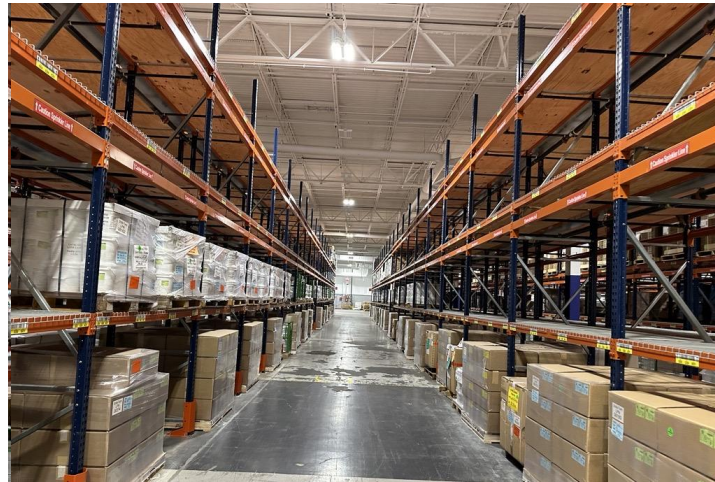
- **Occupancy Load:** 1,528 persons
- **Suite:** 175,041 sqft
- **Year Updated:** 2021
- **Office:** Class A office – fully furnished
- **Cooling:** Fully air conditioned with cooling towers

Features

Advanced Manufacturing



Distribution



Office



Features

Employee Café



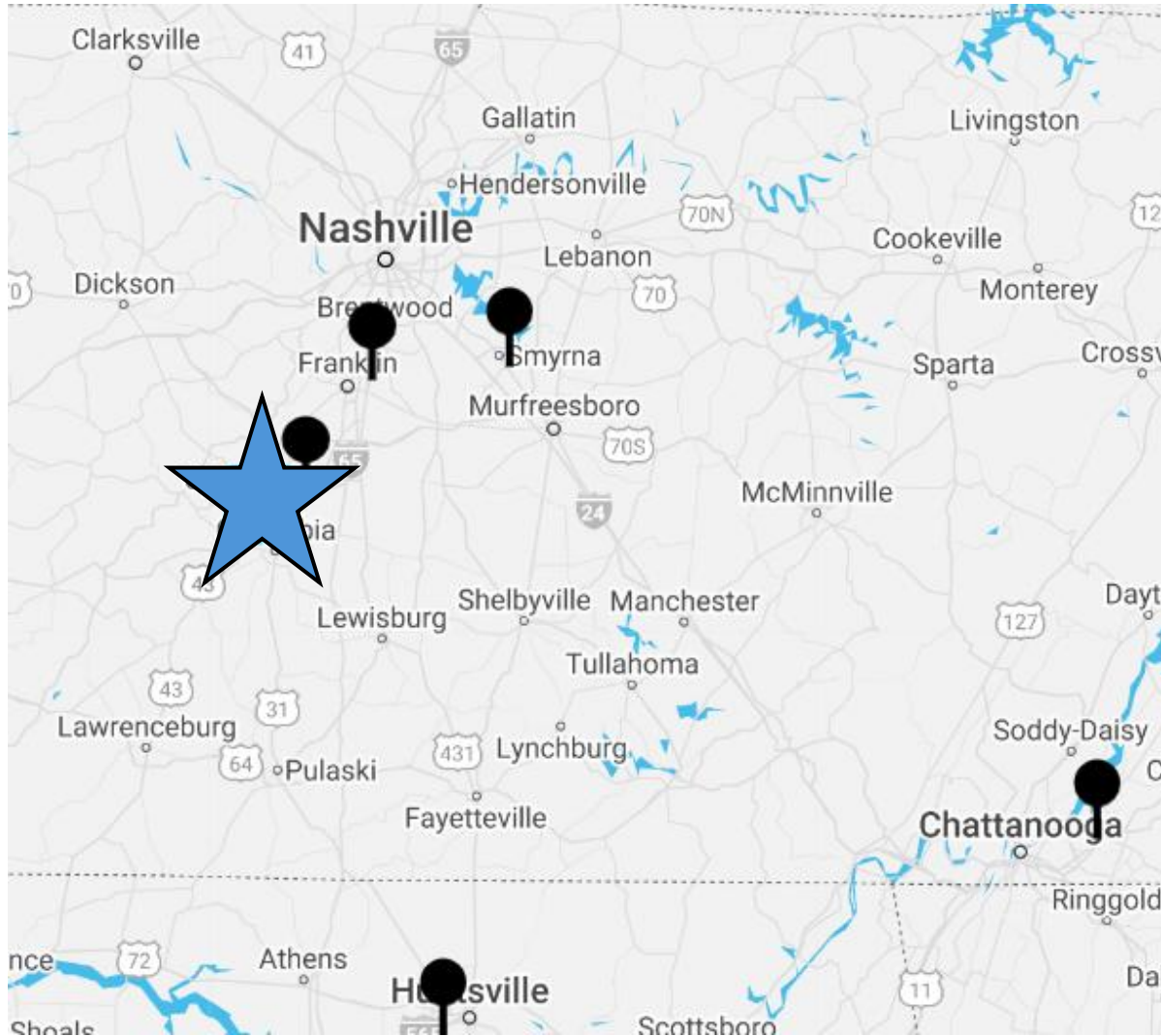
500+ Parking Spaces



Secure Entry



Location



- **Access:**

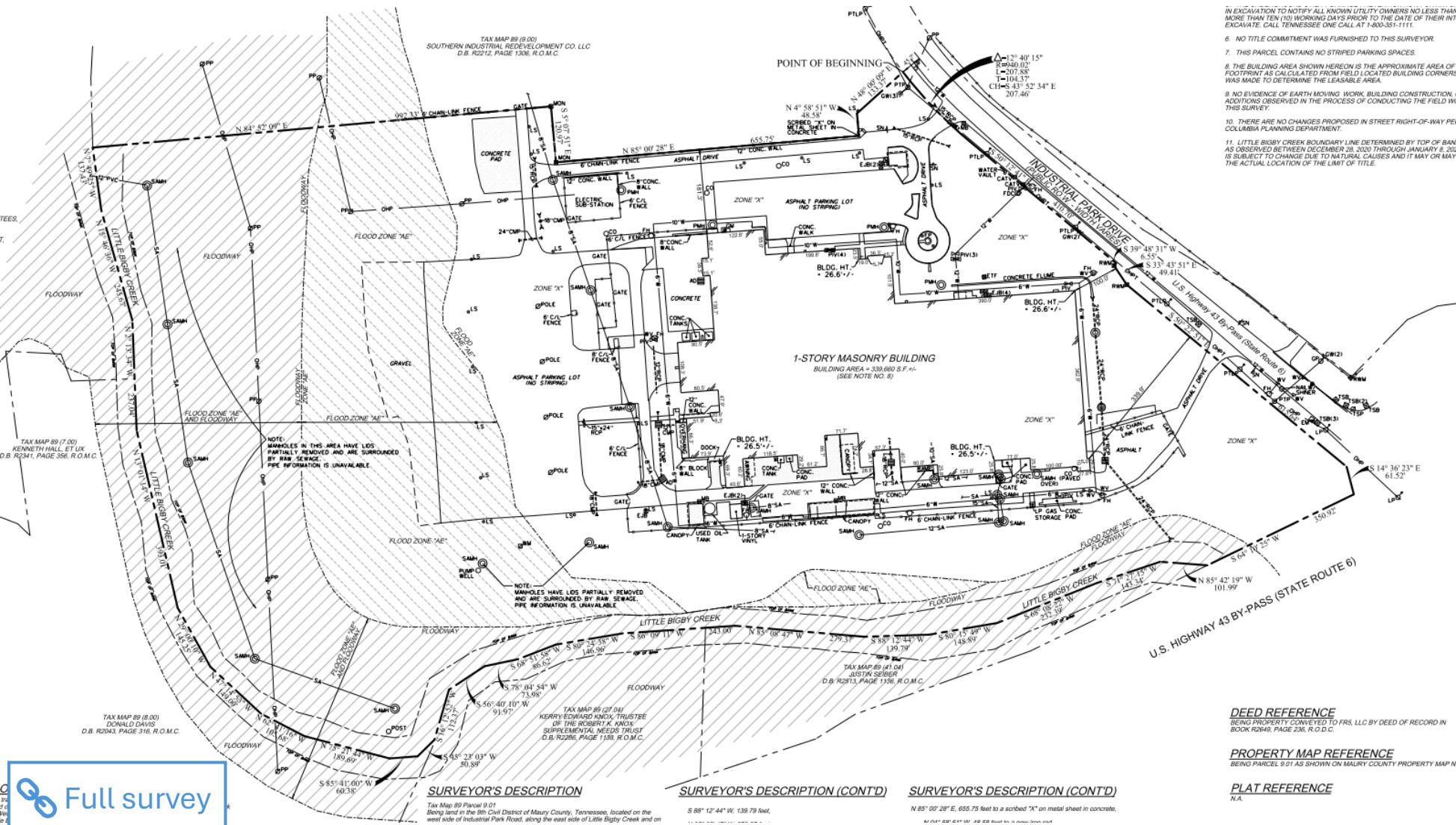
- Located in Columbia, TN
- 15 minutes to Interstate 65
- 1 hour to Nashville

- **Demographics in 45 min radius:**

- 10% increase in population from 2020 to 2024
- 187K Civilian Population Age 16+ in Labor Force
- \$89K 2024 Median Household Income

- **Manufacturing Region:**

- 15-minute drive: General Motors Ultium Cells
- Nashville: Nissan's Smyrna plant and North American HQ
- Chattanooga: Volkswagen plant
- Memphis: Ford Blue Oval City
- Huntsville: Redstone Arsenal



Features

- 58 acres
- 339,660 sqft building
- 175,041 sqft fully air conditioned
- 22'-24' clear height
- 15 dock doors
- 4 drive-in doors
- Option for 250,000+ additional sqft

IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THIR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

7. NO TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR.

7. THIS PARCEL CONTAINS NO STRIPED PARKING SPACES.

8. THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO WAS MADE TO DETERMINE THE LEASABLE AREA.

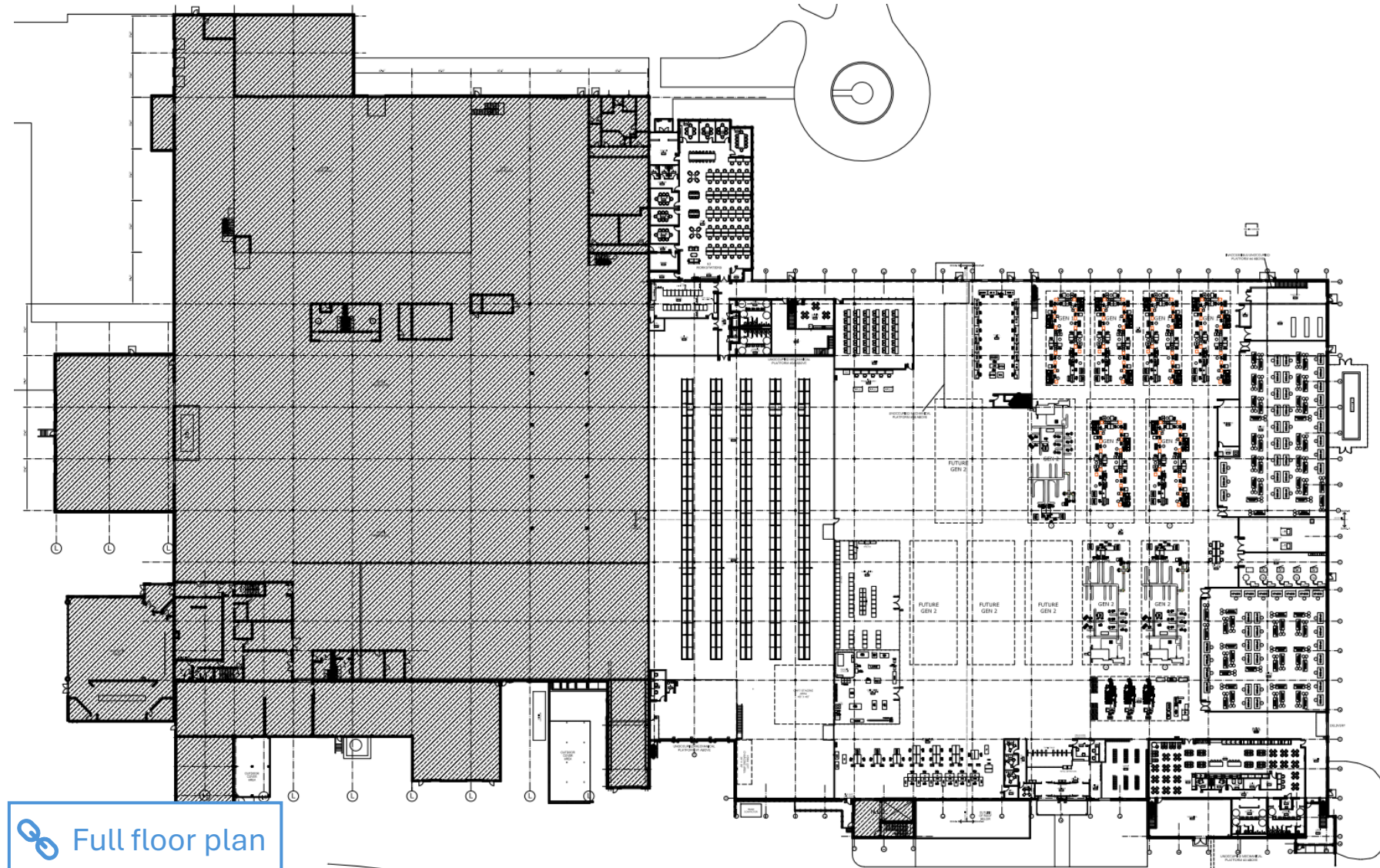
9. NO EVIDENCE OF EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BI ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK THIS SURVEY.

10. THERE ARE NO CHANGES PROPOSED IN STREET RIGHT-OF-WAY PER THE COLUMBIA PLANNING DEPARTMENT.

11. LITTLE BIGBY CREEK BOUNDARY LINE DETERMINED BY TOP OF BANK LOC AS OBSERVED BETWEEN DECEMBER 28, 2020 THROUGH JANUARY 8, 2021. THIS IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT BE THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

Full survey

Renovated Suite Floor Plan



Features

- 175,041 sqft fully air conditioned
 - Uninterrupted power supply system (UPS)
 - 40X40 column width
 - Compressed air system
- Class A office – fully furnished with open floorplan
 - 8 private offices and conference rooms
 - Employee locker room and café

Internet

AT&T and Spectrum – 2 dedicated fiber lines

Gas

Atmos Energy – 4” Line; 11000 CFH max; 310 m/h max; 175 PSIG

Sewer

City of Columbia – 10” line; 42’ lift station

Water

CPWS – 3” main line; 8” fire line

Electric

CPWS – 3,000 amps; 480V; 2500 kVA

- Megawatt of power available
- Electric sub-station pad onsite

Summary

Total Available Building Information	
Acreage	58
Square Feet	339,660
Years Built	1975 & 1984
Parking Spaces	500+
Roof	Duro-Last – Installed in 2009 - Warranty ends June 23, 2024
Dock Doors	15
Drive-in Doors	4
Clear Height	22'
Internet	AT&T and Spectrum –2 dedicated fiber lines
Electric	CPWS – 3,000 amps; 480v; 2500 kVA
Water	CPWS – 3” main line; 8” fire line
Gas	Atmos Energy – 4” Line; 11000 CFH max; 310 m/h max; 175 PSIG
Sewer	City of Columbia – 10” line; 42’ lift station

Renovated Suite information:	
Occupancy Load	1,528 persons
Total sqft	175,041 – Fully Air Conditioned
Manufacturing sqft	132,213
Distribution sqft	33,051
Office sqft	6,635
Café sqft	3,142
Conference Room sqft	2,446
Electric	CPWS – 3,000 amps; 480v; 2500 kVA
Dock Doors	4
Drive-in Doors	1-2
Cooling Towers / Chillers	2021 install
Office HVAC	2021 install
I.T. Room HVAC	2021 install
Add'l infrastructure	Access control, secure entrance, security cameras, new sprinklers, 9 Air Handlers, Compressed air system, Uninterrupted Power Supply (UPS) systems, dry fire suppression for I.T., 4-levels of distribution racking w/ in-rack sprinklers, LED lighting, locker room