



**FORMER FEDEX GROUND BUILDING**

**7 AMERICAN WOODMARK DRIVE  
HUMBOLDT, TN 38343**

**74,659 +/- SQUARE FEET ON 9.12 +/- ACRES**

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7 AMERICAN WOODMARK DRIVE  
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<b>SIZE:</b>	Approximately 74,659 sq. ft.
<b>GROUND:</b>	Approximately 9.12 acres
<b>NUMBER OF BUILDINGS:</b>	One modern, single-story industrial facility
<b>DIMENSIONS:</b>	Main production area: 297' x 235' Office area: 85' x 70'
<b>CONDITION OF PROPERTY:</b>	Very good
<b>DATE OF CONSTRUCTION:</b>	2008 and 2012
<b>CONSTRUCTION:</b>	Floor: Reinforced concrete Walls: Insulated metal Columns: Steel I-beams Roof: Insulated standing seam metal
<b>COLUMN SPACING:</b>	Varies – see drawing
<b>CEILING HEIGHT:</b>	Approximately 19' eaves and 25' center under beam
<b>LIGHTING:</b>	Metal Halide
<b>WATER:</b>	Supplied by City of Humboldt 10" main; 2" service line
<b>SEWER:</b>	Supplied by City of Humboldt 10" main; 6" service line
<b>GAS:</b>	Supplied by Humboldt Utilities 2" main; 1" service line
<b>POWER:</b>	Supplied by City of Humboldt 500 kVA pad-mounted transformer adjacent to the office 3 Phase 277/480 Volts 800 Amps Switchgear
<b>VENTILATION:</b>	Exhaust fans on the rear wall; louvers on the dock wall
<b>HEAT:</b>	Supplied from ceiling-suspended gas-fired units
<b>SPRINKLER:</b>	100% wet system – density is 0.3/2,600

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<b>OFFICE:</b>	Approximately 6,000 sq. ft. of modern, one-story, air-conditioned office space featuring 9 private offices, 2 conference rooms, storage closet, janitorial closet, and reception area. Finishes include tile flooring, acoustical tile ceiling and fluorescent lighting.
<b>TRUCK LOADING</b>	<p><i>North Wall (Shipping Area):</i> Twenty-two (22) 8' x 9' manual dock doors equipped with shelters, bumpers, lights, steel edge trim and three edge of dock levelers</p> <p><i>West Wall</i> Six (6) 18' x 16' manual drive-in doors One (1) 12' x 16' manual drive-in door</p> <p><i>South Wall</i> Two (2) 14' x 16' manual drive-in doors Two (2) 4' x 7' manual small roll up doors One (1) 8' x 9' manual dock high door</p>
<b>RESTROOMS:</b>	Men - 2 toilets, 3 sinks, 1 urinal Women - 2 toilets, 3 sinks
<b>PARKING:</b>	Paved parking is available for approximately 136 cars and 65 truck trailers with a separate finished concrete slab across from shipping dock area
<b>FORMER USE:</b>	FedEx Ground distribution center
<b>ZONING:</b>	M-1 Light Industrial

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**TAXES:**

City of Humboldt and Gibson County combined.

2026 real property appraisal is \$3,002,700. Real property is assessed at 40% per \$100 of value.

Calculations:

Humboldt:  $\$3,002,700 / 100 = \$30,027 * .40$  (assessment ratio) =  $\$12,010.80 * \$1.87$  (city rate) =  $\$24,460.20$

Gibson County:  $\$3,002,700 / 100 = \$30,027 * .40$  (assessment ratio) =  $\$12,010.80 * \$0.8345$  (county rate) =  $\$10,023.01$

*The calculations above are provided as estimates and remain subject to prospective user's verification*

**TRANSPORTATION:**

U.S. Route 79 and U.S. Route 45W intersect in Humboldt offering 4-lane divided access to Interstate 40 approximately 13 miles south in Jackson. Interstate 155 U.S. Route 55 is approximately 36 northwest of the site in Dyersburg.

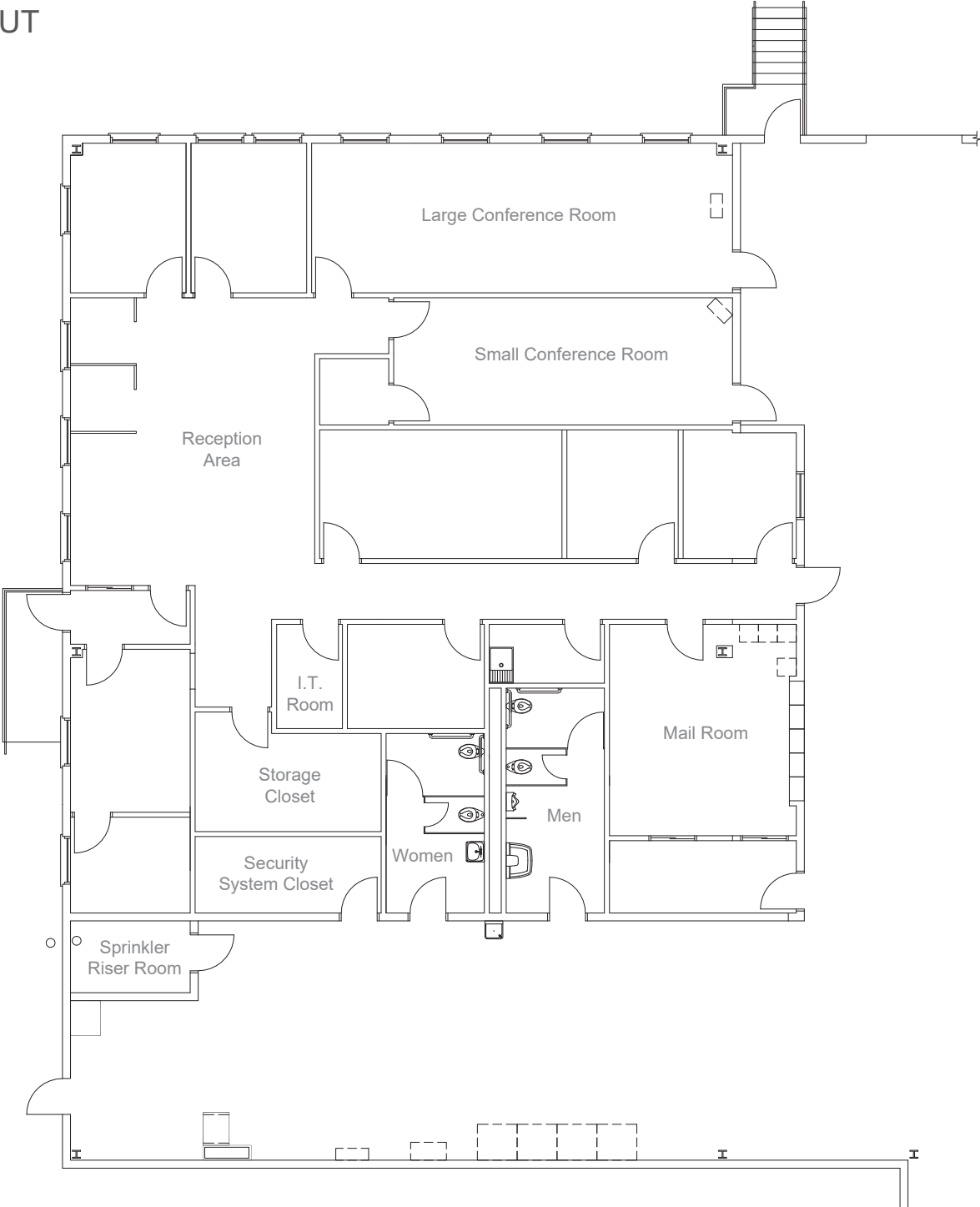
The nearest airports with regularly scheduled commercial service are Memphis International (90± miles west), and Nashville International (150± miles east).

**MISCELLANEOUS:**

Property is fully fenced with barbed wire and features an electronic security gate entrance with keypad system



# OFFICE LAYOUT



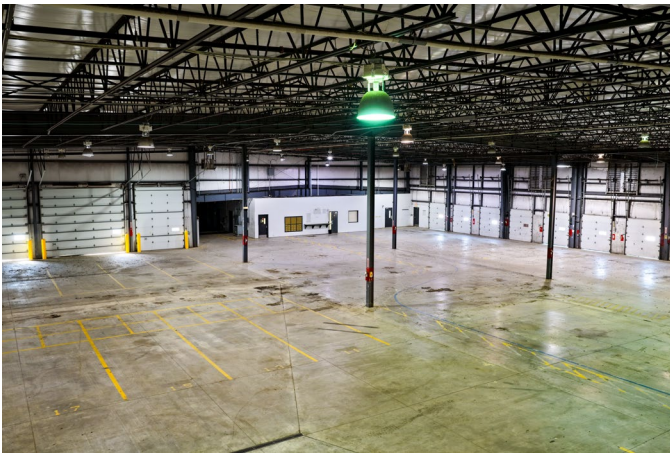
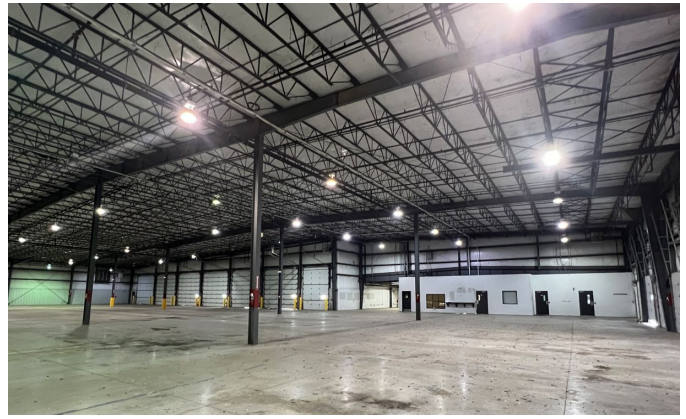
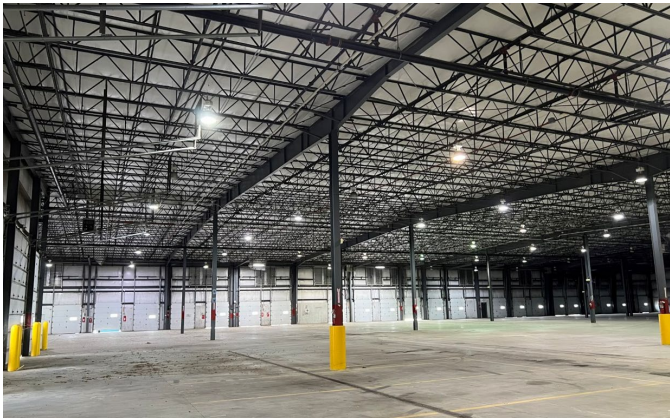
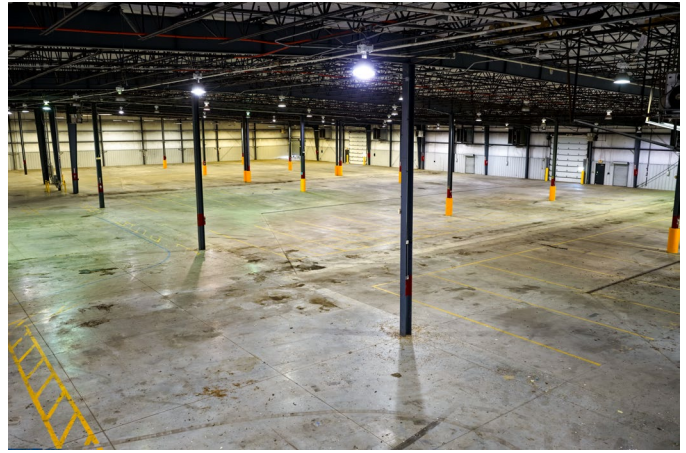
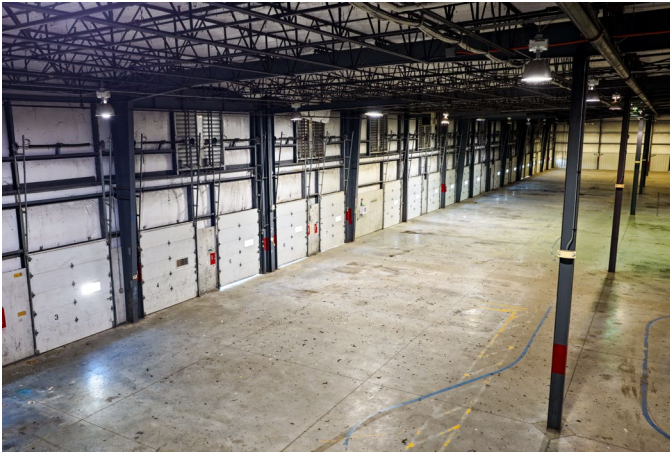




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**LOCATION MAPS:**



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