

# UNION CITY, TENNESSEE

## TITAN TIRE COMPANY

Newmark Knight Frank is please to present for lease 3260 Goodyear Drive, a 2 million square foot industrial-manufacturing facility located in Union City, Tennessee with 660,000 square feet available.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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# PROPERTY HIGHLIGHTS

- Newmark Knight Frank, as exclusive advisor, is pleased to present 3260 Goodyear Drive (the Property), a 2,000,000-square-foot manufacturing and warehouse facility with the opportunity to lease 660,000 SF in Union City, Obion County, Tennessee.
- The Property is located 140 miles north of Memphis and 175 miles west of Nashville in Union City, Tennessee, which serves as the Regional Trade center for northwest Tennessee and southwest Kentucky.
- Built in 1968 with major additions in late 1970's 1998 and 2001, the Property is situated on approximately 351.893 +/- acres and is just 9.5 miles from Everett Stewart Regional Airport.
- Ideally located on 4-lane US Hwy. 51 and US Hwy. 22 providing 4-lane access to Purchase Parkway, I-40 (60miles), I-24, I-55, Memphis, Memphis International Airport (approximately 120 miles south).

## PROPERTY HIGHLIGHTS

<b>SIZE:</b>	Approximately 2,000,000 square feet of ground floor offices, support, manufacturing and warehouse area (does not include 36,000 s.f. basement, second story plant offices and smaller support buildings)
<b>NUMBER OF BUILDINGS:</b>	One single-story industrial building
<b>GROUND:</b>	Approximately 351.893 acres
<b>DIMENSIONS:</b>	900' x 2,135'
<b>CONSTRUCTION:</b>	Floors: Minimum 10"reinforced concrete Walls: Brick, concrete block and insulated metal; front office is brick on block Roof: Built-up asphalt with some rubber membrane10"steel "I" beams, major roof replacements underway Columns: 10" steel "I" beams
<b>DATE OF CONSTRUCTION:</b>	Original in 1968 with major additions in late 1970s, 1998 and 2001
<b>CONDITION OF PROPERTY:</b>	Good
<b>CEILING HEIGHTS:</b>	@ 1,530,000 square feet: 20' clear @ 324,000 square feet: 24' clear @ 67,500 square feet: 30' clear
<b>COLUMN SPACING:</b>	25'x60'; 70'x50' and 70'x70' in 67,500 square foot gantry warehouse
<b>POWER:</b>	Supplied by Union City Electric, a TVACo-Op; 2,300, 480, 200 and 120 volts, interior transformers owned by Goodyear, exterior owned by utility
<b>NATURAL GAS:</b>	Supplied by Atmos Energy
<b>WATER:</b>	Water is supplied by Union City Water Utility; process water provided by 5 deep wells
<b>SEWER:</b>	Supplied by Union City Public Utilities; 10"main, 10" line to building

## PROPERTY HIGHLIGHTS

### **SPRINKLER SYSTEM:**

100% wet system @125 static pressure with three 250,000 gallon tanks with back-up generators and a loop hydrant system

### **LIGHTING:**

Combination 350 watt, 6 bulb, TS fluorescent and 400 watt metal halide

### **OFFICE FACILITIES:**

Approximately 17,875 square feet of modern, air-conditioned main office area with 2 large general office areas, approximately 30 private offices, five conference rooms and a reception area and two computer rooms. Additionally, there are approximately 60 plant offices and two conference rooms.

### **EMPLOYEE CANTEEN:**

Two large hot food service cafeterias with five smaller canteens

### **PARKING:**

Main parking area provides lighted and marked spaces for 1,345 automobiles; the west lot provides 198 spaces; the main office area provides 60 spaces.

### **RESTROOMS:**

Numerous plant restroom facilities located throughout the facility with five fully equipped locker rooms with showers

### **HEAT:**

Steam; infrared gas fired units and outside air make-up units

### **AIR CONDITIONING:**

The office area is fully air-conditioned; the plant is partially cooled with water and air systems, 2,225 tons in large units and 200 tons in smaller units

### **VENTILATION:**

Numerous exterior make-up air units and exhaust fans throughout

### **BOILERS:**

Four packaged boilers; three at 60,000 lbs/hour and one at 150,000 lbs/hr, 225 psi, natural gas or #6 fuel

### **TRUCK LOADING:**

East

Ten (8'x10') metal dock high truck doors with levelers, dock locks, weather seals and lights.

West

Forty (8'x10') metal dock high truck doors with levelers, dock locks, weather seals and lights.

Numerous drive-in doors on the east and westsides of the facility.

### **RAIL:**

Canadian National (CN) Railroad provides one interior and two exterior spurs to the facility

## PROPERTY HIGHLIGHTS

<b>CRANES:</b>	One 10-ton crane
<b>COMPRESSED AIR:</b>	Eleven air compressors supplying 100 psi air to plant
<b>LIQUID STORAGE:</b>	Several large above-ground metal tanks; fire protection water 750,000 gallons, # 6 fuel oil 800,000 gallons
<b>FENCING:</b>	A chain link fence with barbed wire surrounds the manufacturing facility
<b>FORMER USE:</b>	Manufacture and assembly of radial passenger and light truck tires
<b>TRANSPORTATION:</b>	Ideally located on 4-lane US Hwy. 51 and US Hwy. 22 providing 4-lane access to Purchase Parkway, I-40 (60miles), I-24, I-55, Memphis, Memphis International Airport (approximately 120 miles south).
<b>MISCELLANEOUS:</b>	<p>Plant-wide PA system</p> <ul style="list-style-type: none"><li>• Floor scales in receiving area and waste recycle area</li><li>• Very reliable electricity service from TVA / Union City Electric</li><li>• Five high capacity deep water wells (over 500' down to aquifer)</li><li>• 18-hole golf course, and ball fields</li><li>• I-69 under construction on two sides of plant (Windsor, Ontario to Brownsville, TX)</li><li>• Major port currently under construction on Mississippi River, 30 miles to the west of Tiptonville, Tennessee</li></ul>



# PROPERTY PHOTO



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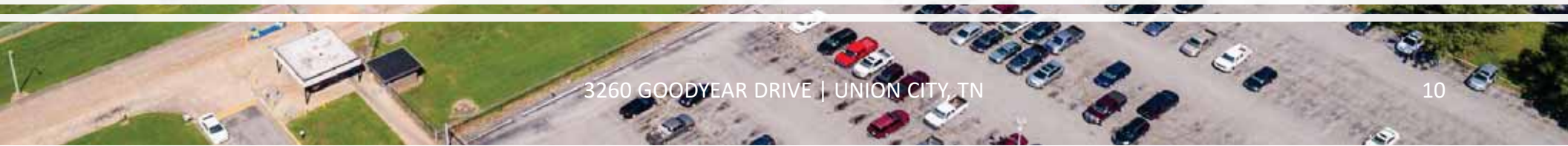
# PROPERTY PHOTO – WEST SIDE



# PROPERTY PHOTO – NORTH SIDE REAR

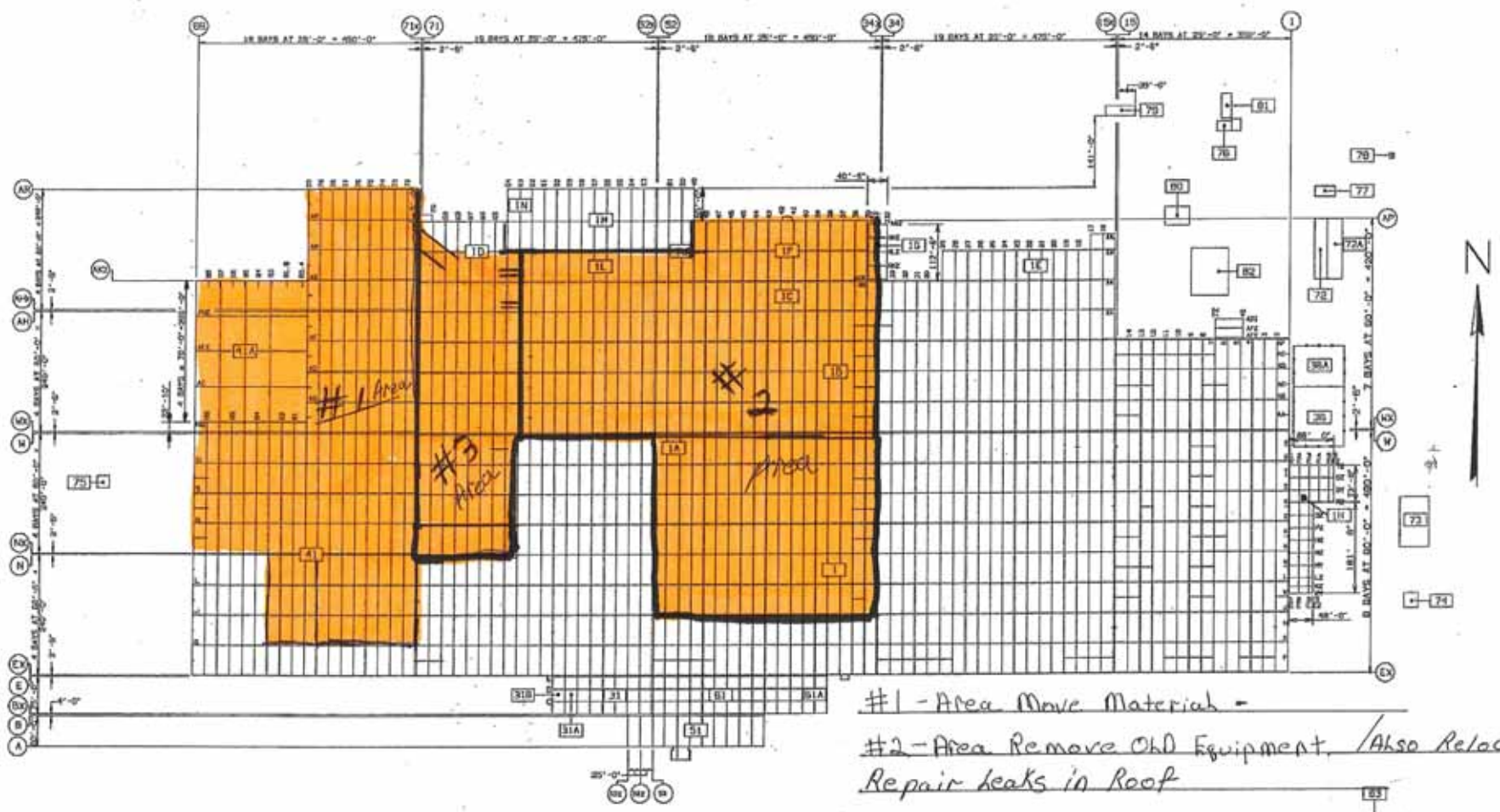


# PROPERTY PHOTO – EAST SIDE



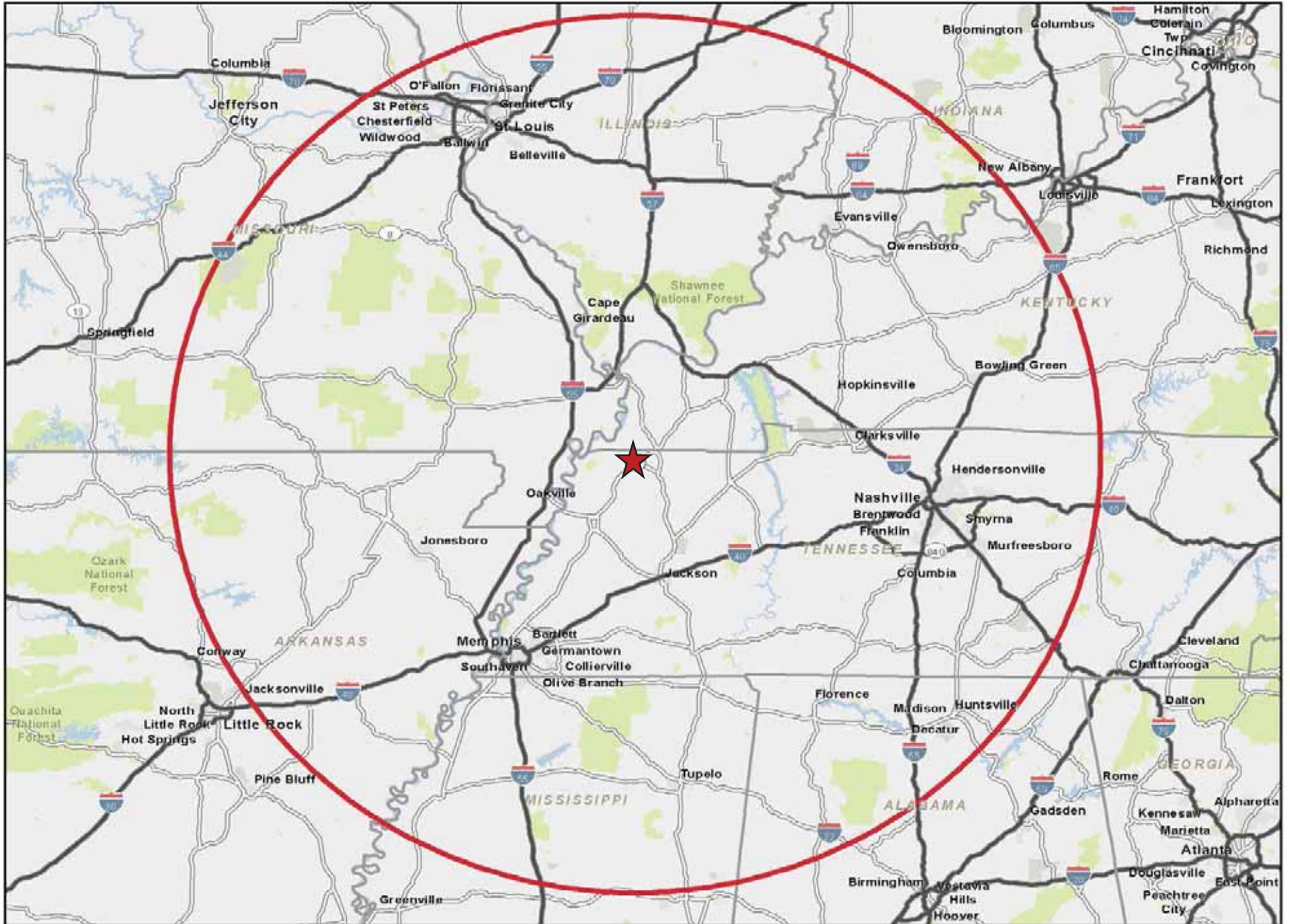
800,000 Sq. Ft IN ORANGE / For Lease /  
We Have 3 Stages for Availability

#1 - Area - Available 8-1-2020 - 352,000 Sq. Ft  
#2 - Area - Available 12-1-2020 - 308,000 Sq. Ft  
#3 - Area - Available 8-1-2021 - 140,000 Sq. Ft



#1 - Area Move Material -  
#2 - Area Remove Old Equipment, / Also Relocate  
Repair leaks in Roof  
#3 Area - Pull out and Remove  
Machinery / Repair leaking Roof Area

# REGIONAL MAP



3260  
GOODYEAR  
DRIVE  
UNION CITY, TN



## PREPARED BY

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