

NAI Saig Company

2000 Tamm Street

Brownsville, TN 38012

Manufacturing/Distribution

± 304,780 SF / 29.5 AC

Industrial For Lease or Sale in Brownsville, TN

Presented By:

Brian Califf | Executive Vice President

bcaliff@saigcompany.com

O: (901) 526-3100 C: (901) 830-0421

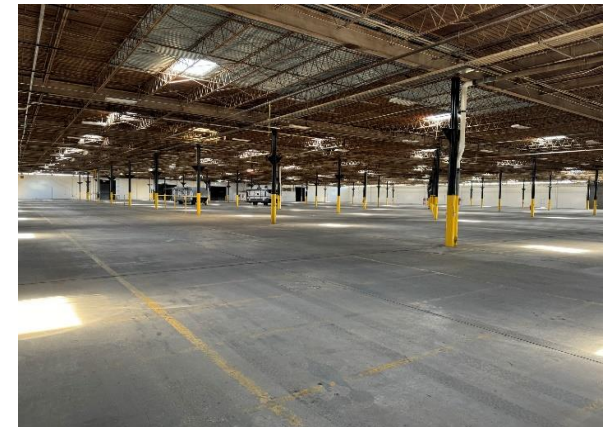
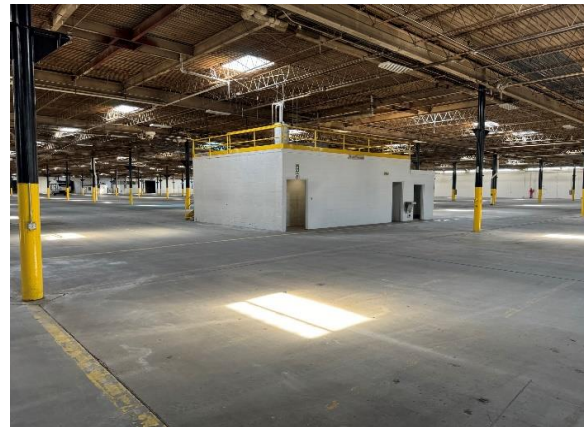
Paul Banks | Senior Associate

pbanks@saigcompany.com

O: (901) 526-3100 C: (901) 240-5400

Property Overview:

- **Building Size:** 304,780 SF
- **Land:** 29.4 AC
- **Number of Buildings:** One modern, single-story industrial facility
- **Asking Rate:** \$3.75 NNN; NNN Estimated at \$0.65 PSF
- **Construction:** Floors: 6' and 8' reinforced concrete, Walls: 6' concrete panels with aggregate finish, Roof: new .60 TPO Carlisle roof system installed August 2022 with 20-year warranty
- **Construction Date:** 1965: 223,600 SF, 1969: 67,000 SF
- **Condition:** Good
- **Ceiling Heights:** 19'6" Clear
- **Column Spacing:** 40' x 50'
- **Power:** Supplied by Brownsville Utility Company. One 1,000 KVA pad mounted transformer. 480/277-volt 3 phase 2 wire switch gear. Substation on adjacent property with 16Kv/13Kv 50 MVA station with excess capacity. Ample power available to expand if needed.
- **Natural Gas:** Supplied by City of Brownsville. 4" on College Street, Tamm Street, and Dupree Street.
- **Water:** Supplied by City of Brownsville. 12" on College Street. 12" on Tamm Street. 10" on Dupree Street.
- **Sewer:** Supplied by City of Brownsville; 8" main sanitary sewer connection line
- **Lighting:** New LED installed July 2022 and 120+ skylights
- **Fire Protection:** 100% Wet with 8' Fire Protection Loop, updated July 2022
- **Office:** Approx. 7,000 SF "Shell" Space to be finished out per tenant requirement featuring numerous windowed offices



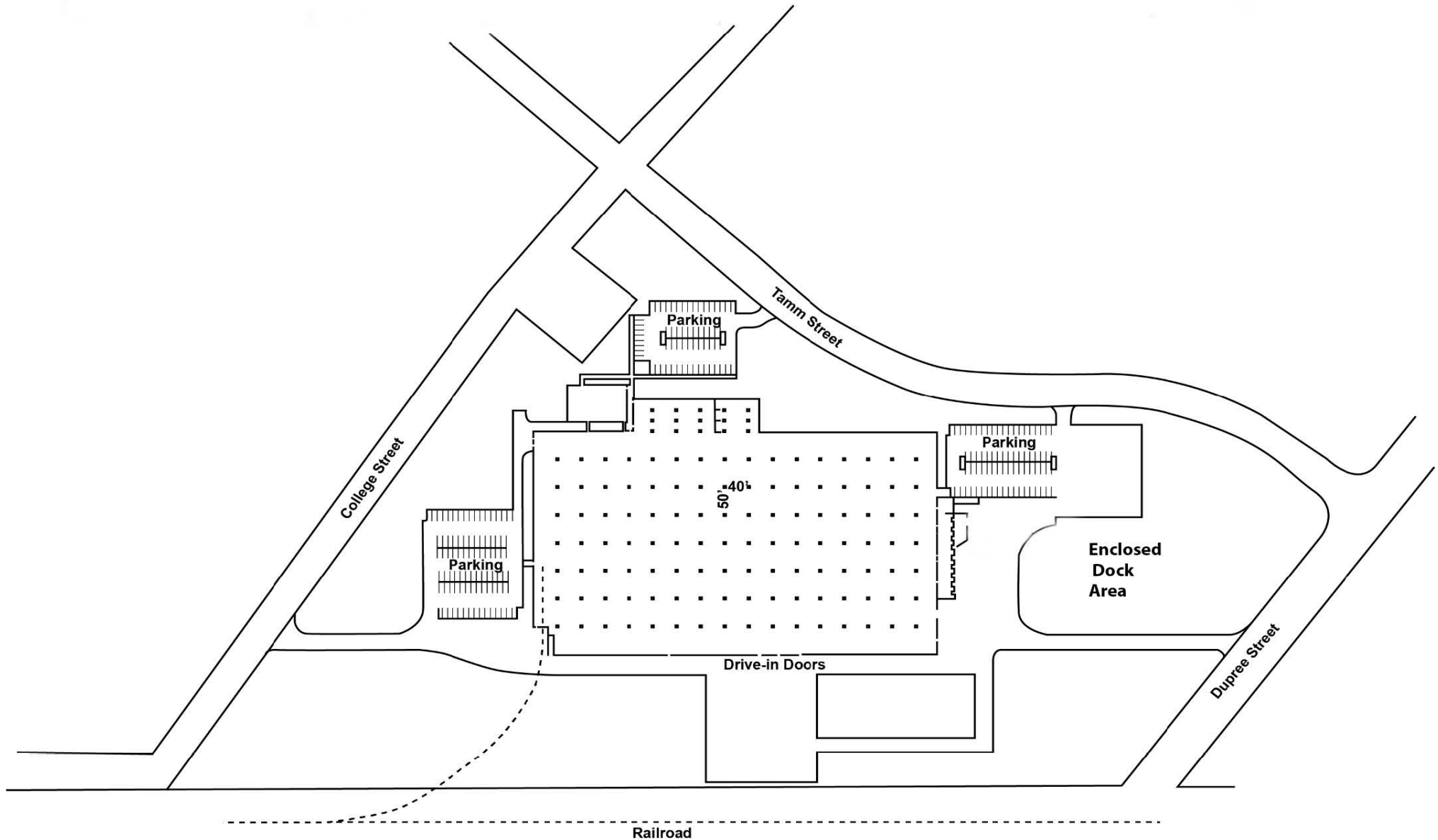
Property Overview Contined:

- **Rail:** Inactive interior rail spur fed by CSX Rail. Provides approximately 100 ft of interior floor level access to trail car or flatbed trailer height
- **Overhead Doors:**
 - One 18' x 18' and one 12' x 16' electric metal roll-up drive-in doors located on the South Wall
 - One 16' x 16' drive-in door with concrete ramp located on the East Wall.
 - One 10' x 12' drive-in door located on the West Wall.
- **Loading:** Fourteen 8' x 10' dock high doors, 4 with electric levelers and 9 with manual levelers, and 1 with edge of dock bumper. New dock packages with weather seals installed July 2022
- **Heat:** Four Modine gas-fired ceiling units in the doc area only provides over one million BTU's
- **Parking:** 300 +/- paved parking spaces
- **Restrooms:** Office (BTS), Truck Dock Area; (6) toilets, (4) sinks, (3) urinals; Manufacturing; (5) toilets, (3) sinks, (2) urnials
- **Assessment:**
 - **Land Value:** \$272,500
 - **Improvement Value:** \$3,721,000
 - **Total Value:** \$3,993,500
- **Taxes:** \$75,280.66 or \$0.247 PSF
- **Zoning:** IR
- **Location:** Strategically positioned between Memphis International Airport (approx. 64 miles SW) and Nashville International Airport (approx. 150 miles NE), approximately 5 miles north of exit 56 on I-40
- **Former Use:** Manufacturing of American Air Filter products
- **Other:** Crane Capacity - formerly had light bridge cranes located throughout the building. Estimated 5 to 10 ton capacity



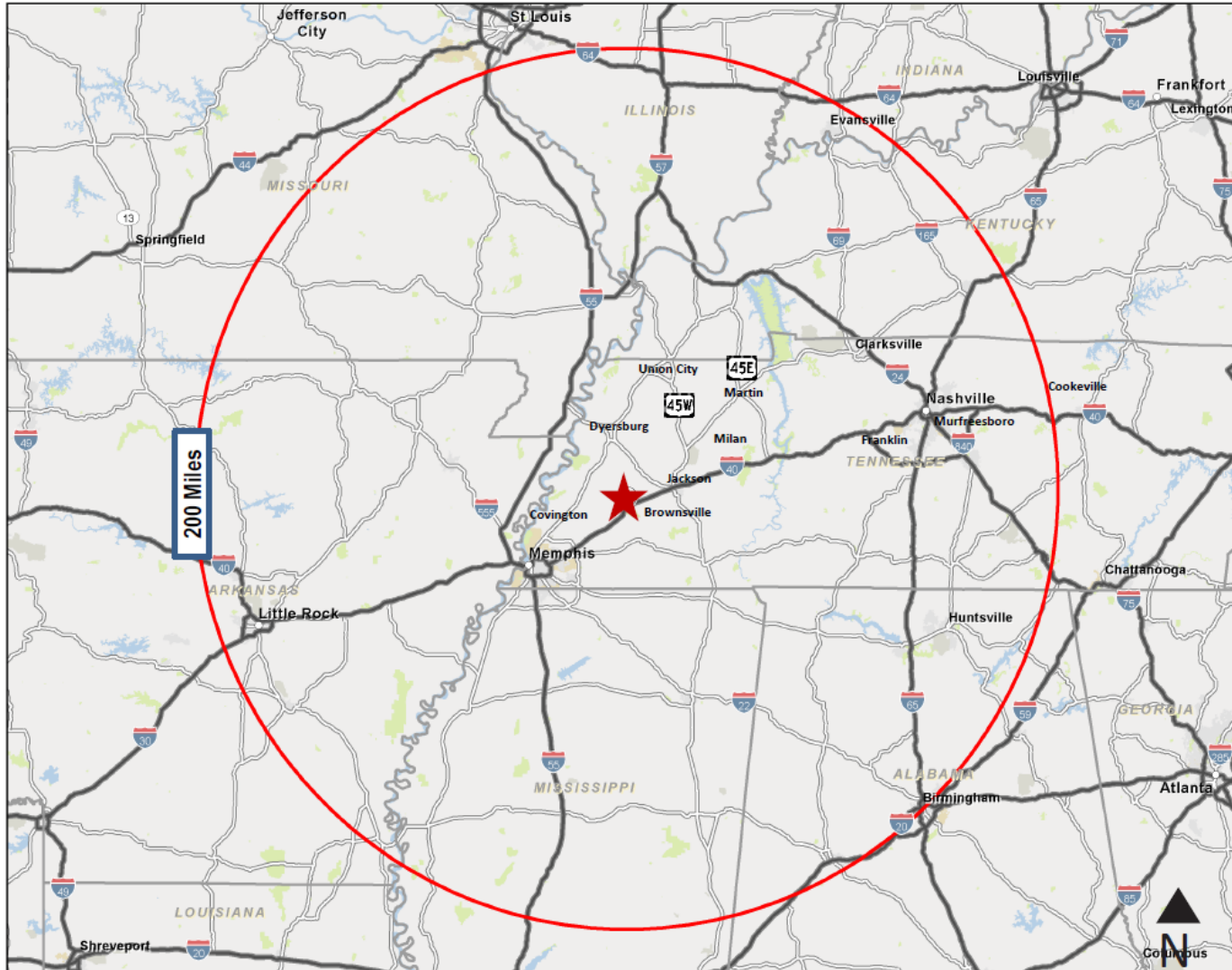






Brownsville Overview:

- Located in West Tennessee, Haywood County
- Brownsville has a population of approximately 10,000
- Located 64 miles from Memphis International Airport and 150 miles from Nashville International Airport





For More Information:

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6263 Poplar Ave Suite 150
www.saigcompany.com