

Established 1962



COMMERCIAL REAL ESTATE



# For Sale -- Investment Offering

1171 Vaughn Drive

TN/KY Industrial Park  
Portland, Tennessee

±750,000 SF



**EXCLUSIVELY LISTED BY:**

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Interior Shot of 1165 Vaughn Drive



## Building Specifications

- ±750,000 SF; Demised to 300,000 SF, 210,000 SF, and 240,000 SF
- (1) ±4,000 SF Office; (2) 600 SF Offices
- 7" Concrete Tilt Wall with Side-Panel Windows
- 6" ±4,000 PSI Concrete Floors
- 62' 6"x 60' Column Spacing
- Building Dimensions: 500' x 1,500'
- T-5 Lighting, 50 Foot Candles
- ESFR Sprinklers
- 30' - 39' Clear Height

## Tenant Information

[http://www.sunproductscorp.com/About\\_Sun.html](http://www.sunproductscorp.com/About_Sun.html)

- Cross Dock, (85) 9' x 10' Dock Doors
- Kelly Pit Levelers, Door Seals and Canopies
- 3 Drive-In Doors: (2) 12' x 14', (1) 20' x 16'
- Roof: Galvalume Standing Seam with 20-Year Warranty
- Warehouse Heated by Gas Units
- Ventilation: Thirty-Five (35) 48" Fans
- Electrical: (3) 1,200 AMP, 480-277 Volts, 3-Phase Services
- Restrooms for 150 Employees
- City of Portland Water and Sewer
- In TN/KY Industrial Park

## Offering

- Sales Price: \$25,500,000.00
- Call for Offering Memorandum

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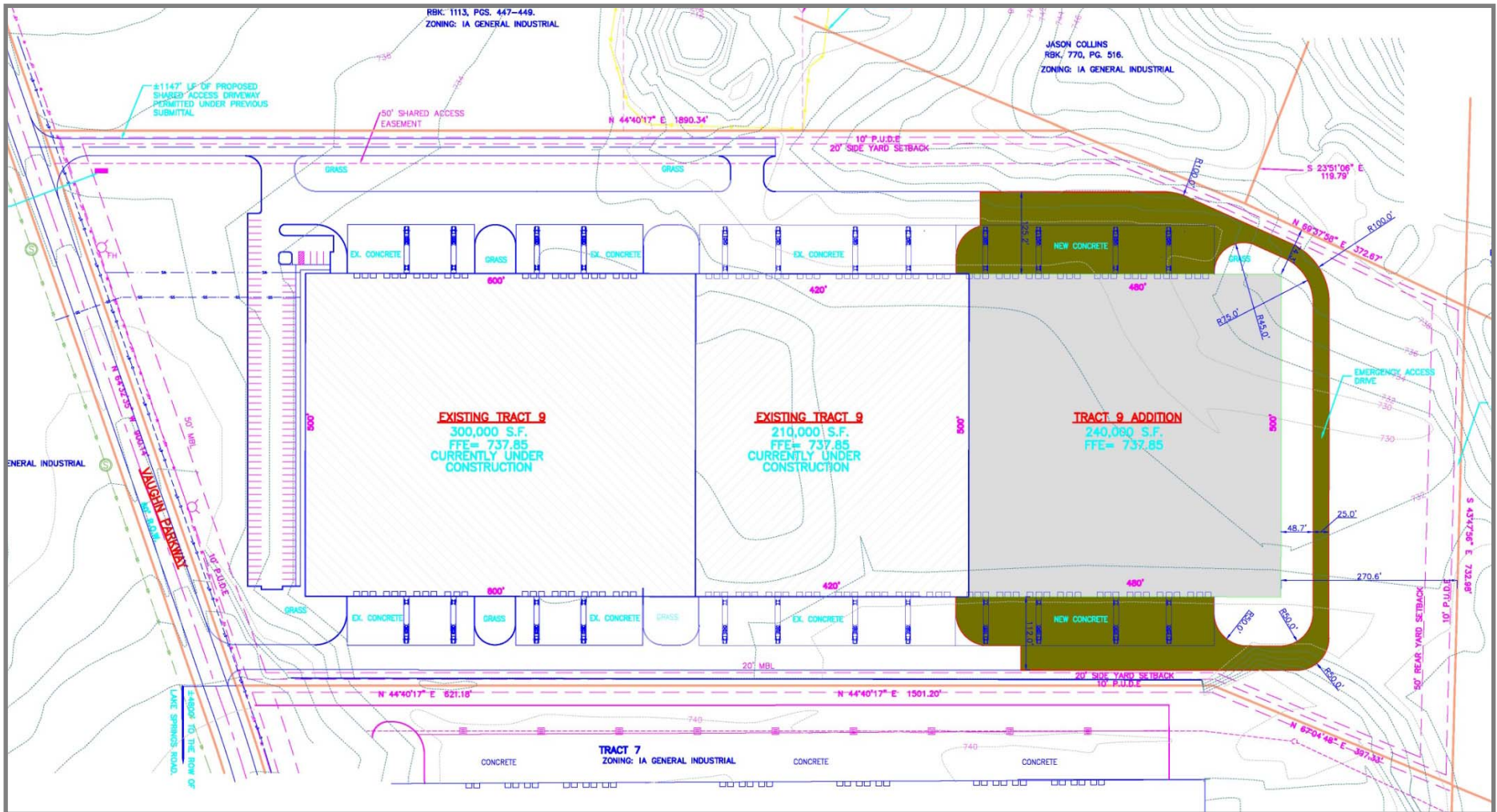
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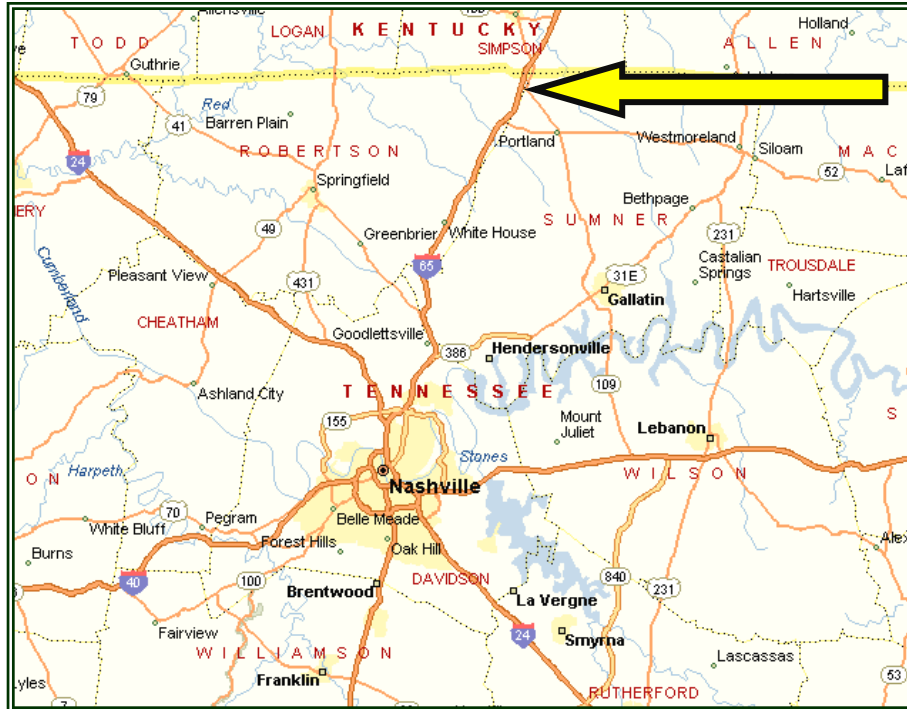


# 1171 Vaughn Drive

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Portland, Tennessee

±750,000 SF





## TN/KY Industrial Park

700 Acre Industrial Park on I-65 at Proposed Highway 109 / I-65 Interchange

50% of US Population is within 600 miles of the TN / KY Industrial Park

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Individual Members

