

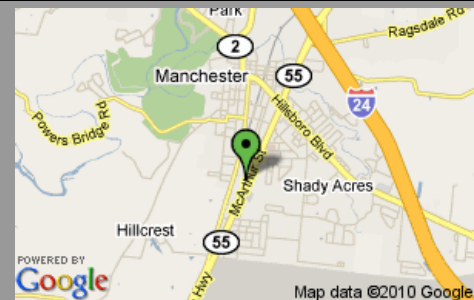
Report



1324 McArthur Street
MANCHESTER, TN 37355

County: COFFEE
Type of space: industrial, warehouse
Available: yes
Zipcode: 37355
Site/Building Name: Temco Building
Minimum Available: 150276 sqft
Maximum Available: 150276 sqft
Divisible: no
For Sale: yes
For Lease: yes
Total Sq. Ft.: 150,276

Company: Tennessee Valley Authority
Contact Name: Deborah Cameron
Address: 26 Century Blvd, Suite 100
City: Nashville
State: TN
Phone: (615) 232-6685
Fax: (615) 232-6189
Email: dacameron@tva.com
Website: www.tvaed.com



Full Property Details (1324 McArthur Street)



Sale Details	
Sale Price	Negotiable
Lease Details	
Lease Rate	Negotiable
Building Information	
Total Building Square Feet	150,276
Available Building Square Feet	150,276
Contiguous Acres Available for Development	No
Number of Stories	1
Office Space	6,840
Ownership	private
Year Building Built	1971 expanded 1981, 1994, 1998
Multi-tenant	no
Previous Major Tenants:	Temco
Building Construction Material	metal
Concrete Floor Thickness	6 inch
Reinforced Concrete Floor	yes
Ceiling Height Minimum	13
Ceiling Height Maximum	23
Number of Dock High Doors with Levelers	22
Number of Dock High Doors without Levelers	6
Number of Drive in Doors	1
Number of Bridge Cranes	1
Capacity of Largest Bridge Crane	7.5 tons
Telecommunications	
Telecommunications	AT&T
Infrastructure Information	
Zoning	Industrial
Enterprise Zone/LAMBRA	No
Foreign Trade Zone	No
Brownfield	No
Industrial Park	No
Utilities	
Electric Service	Yes
Electric Service Provider	Duck River Electric Membership Corp.
KVA	1,000
Voltage	480/277
Phase	three
Natural Gas Service	Yes
Natural Gas Service Provider	Elk River Public Utility District
Natural Gas Line Size	2 inch
Sewer Service	Yes
Sewer Service Provider	City of Manchester
Sewer Line Size	10 inch
Water Service	Yes
Water Service Provider	City of Manchester
Water Line Size	12 inch
Transportation Access	

Property Details

Street Address	1324 McArthur Street
City	MANCHESTER
County	COFFEE
Type of space	industrial, warehouse
Available	yes
Zipcode	37355
Site/Building Name	Temco Building
Minimum Available	150276 sqft
Maximum Available	150276 sqft
Divisible	no
For Sale	yes
For Lease	yes
Total Sq. Ft.	150,276
Site Acreage	13.8

Contact Information

Company	Tennessee Valley Authority
Contact Name	Deborah Cameron
Address	26 Century Blvd, Suite 100
City	Nashville
State	TN
Phone	(615) 232-6685
Fax	(615) 232-6189
Email	dacameron@tva.com
Website	www.tvaed.com

Report

Distance to Major Interstate	2 miles to Interstate 24
Distance to Major Highway	Adjacent to SR 55
Distance to Major Commercial Airport	65 miles to BNA-Nashville
Distance to Port	50 miles to Chattanooga
Rail Access	Feasible
Rail Line	Caney Fork & Western
Latitude	N35°27.766'
Longitude	W86°5.341'

Report provided by TVA <http://www.tvasites.com>

