165 ALSONIA ST ESTILL SPRINGS TENNESSEE



INDUSTRIAL COMPLEX

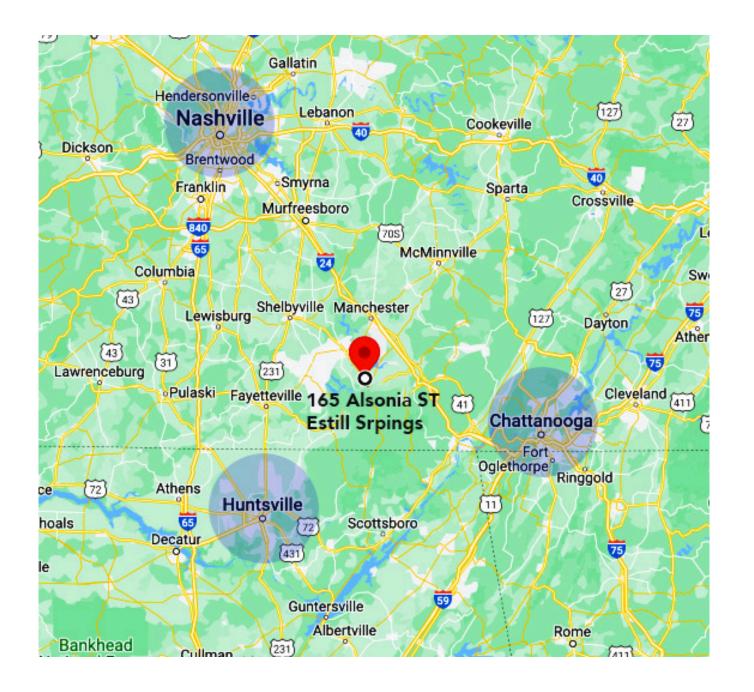
Consists of 5 buildings totaling over 200,000 SF of Office / Warehouse & Manufacturing Space.

Located just outside Tullahoma TN on Tim's Ford Reservoir.



STRATEGIC LOCATION

- 1.5 Hours from NASHVILLE, TN
- 1 Hour from CHATTANOOGA, TN
- 1 Hour from HUNSTVILLE, AL



Ann Arbor Cedar Rapids Chicago IOWA Iowa City Des Moines Cleveland Fort Wayne Lincoln PENNSYLVANIA **Pittsburgh** OHIO ILLINOIS INDIANA Philadelp Springfield Columbus Indianapolis MARYLAND NEW. Kansas City Cincinnati Washington Columbia St. Louis DELAWAR WEST VIRGINIA Louisville MISSOURI Evansville Lexington Mark Twain hmond National Forest KENTUCKY VIRGINIA Norfolko o Nashville Greensboro Knoxville ODurham LAHOMA NORTH CAROLINA Charlotte Memphis Huntsville ARKANSAS NATIO NOITAN Wilmingto SOUTH Atlanta CAROLINA Myrtle Beach Birmingham MISSISSIPPI Dallas ALABAMA Charleston hreveport GEORGIA Waco Jacksonville LOUISIANA New Orleans St. Augustine Houston Orlando 500 Mile Radius FLORIDA

STRATEGIC LOCATION CONT.

- 1-3 Day Ground Transportation to 75% of US Population
- 5 Airports within 1 hour driving distance
- Convenient access to trucking highways
- Railway Access

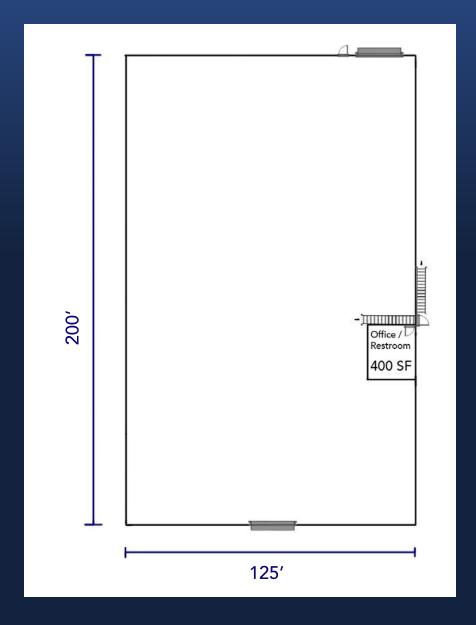
BUILDING 3







BUILDING 3 SPECS



Total SF: 25,000

Overhead Doors: 2

Man Doors: 2

Restroom: 1

Office: 1

Ceiling Height: 28' at walls, 34'

at center.

Overhead Crane System at 22'



BUILDING 4

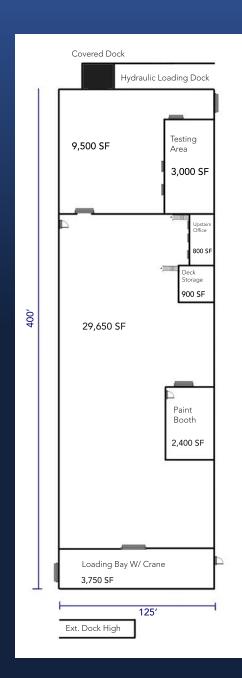












Total SF: 50,000

Overhead Doors: 4 (2 ext.)

Man Doors: 2

Restroom: 1

Office: 1

Ceiling Height: 20' against

walls. 24' center.

Covered Loading Dock

Exterior Loading Dock



BUILDING 5

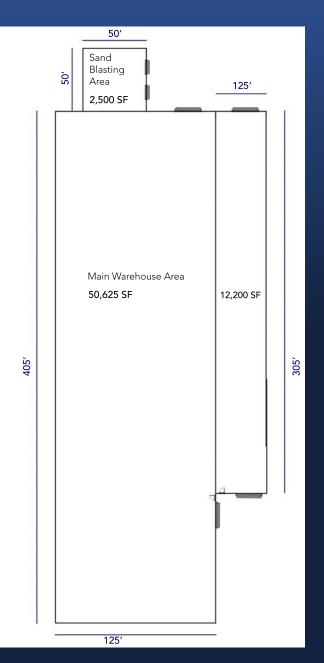












Total SF: 62,825 Overhead Doors: 4 Man Doors: 2 Ceiling Height: 30' against walls. 35' center. Clear Height: 33'





For questions & more information contact:

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