

165 ALSONIA ST  
ESTILL SPRINGS  
TENNESSEE



# INDUSTRIAL COMPLEX

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

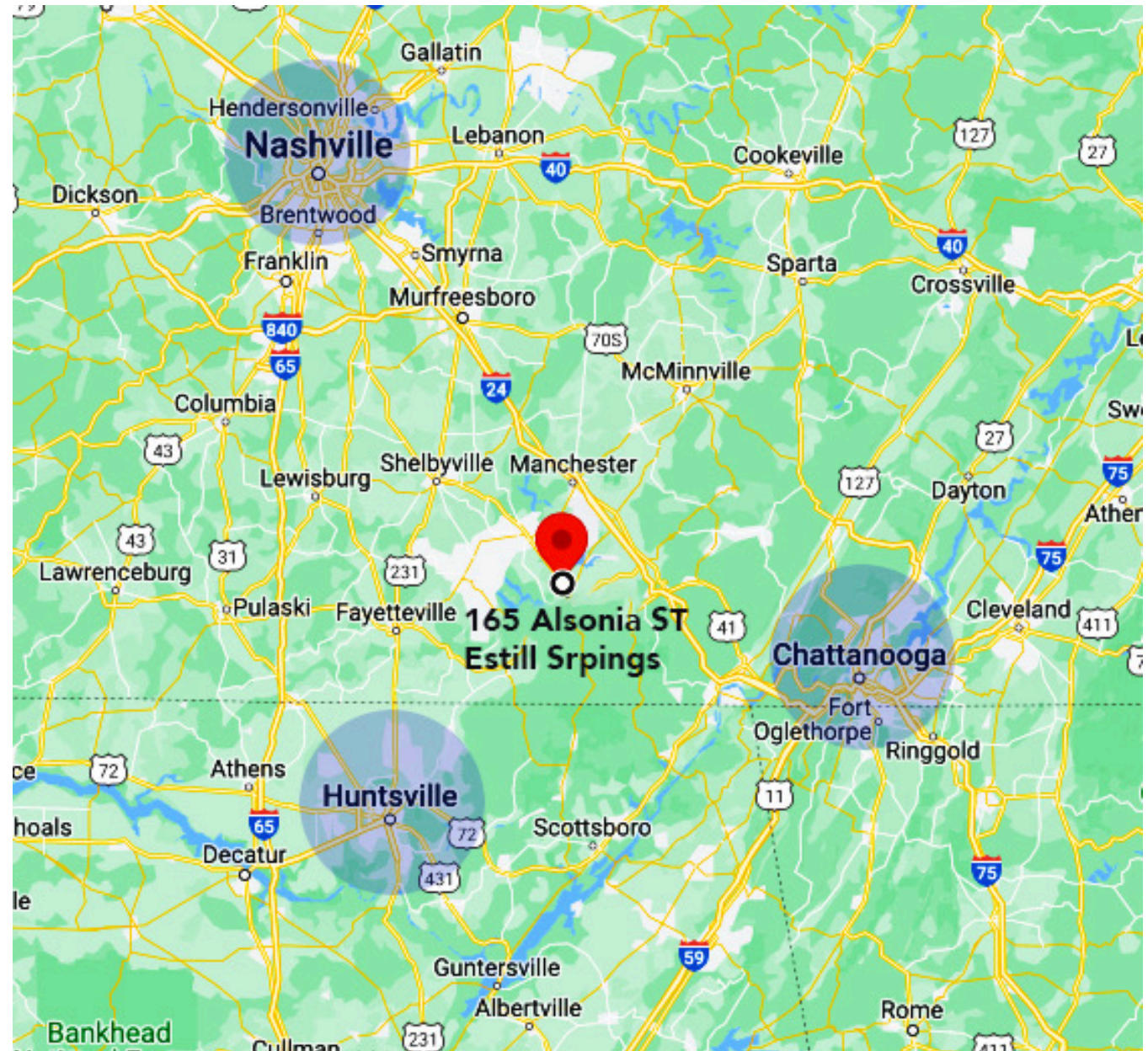
Located just outside Tullahoma TN on Tim's Ford Reservoir.



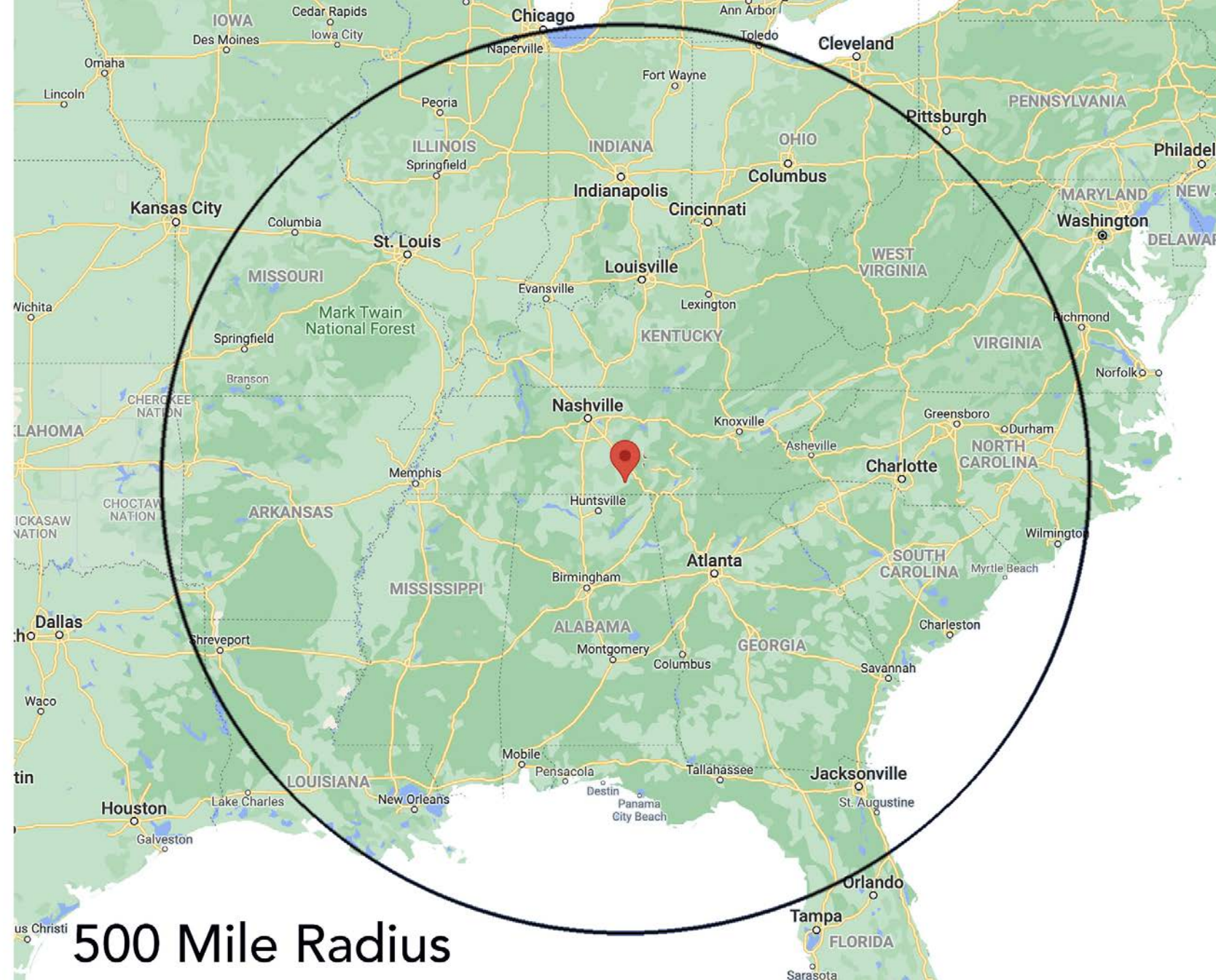


# STRATEGIC LOCATION

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







## 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

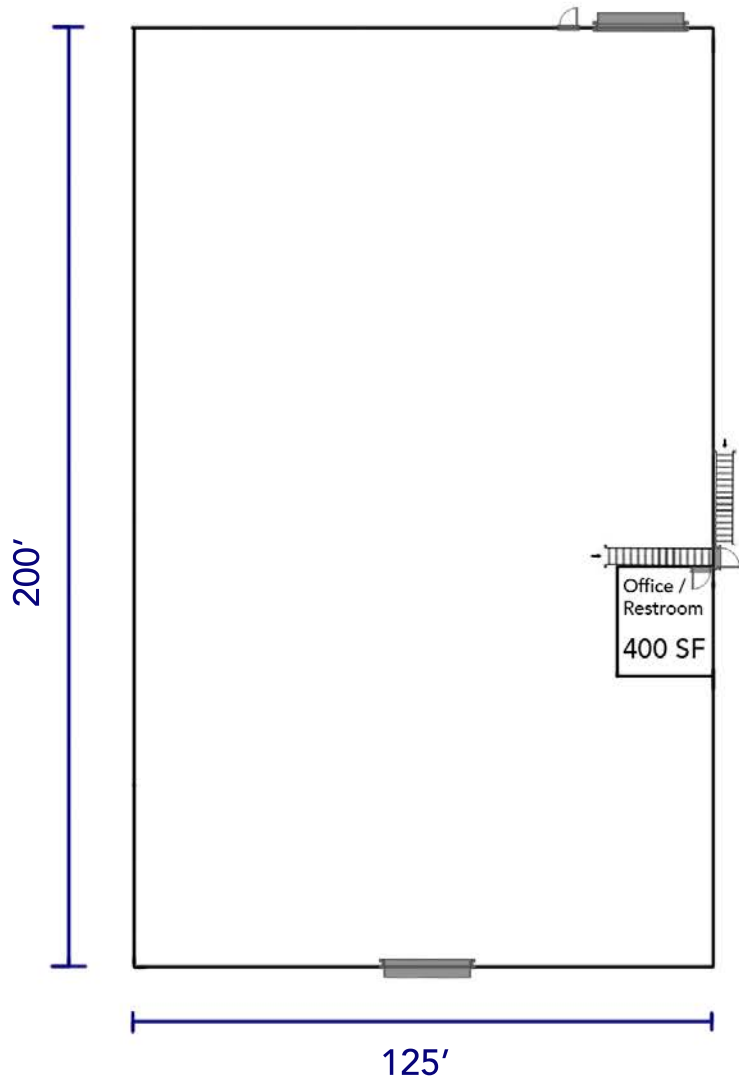
Man Doors: 2

Restroom: 1

Office: 1

Ceiling Height: 28' at walls, 34' at center.

Overhead Crane System at 22'





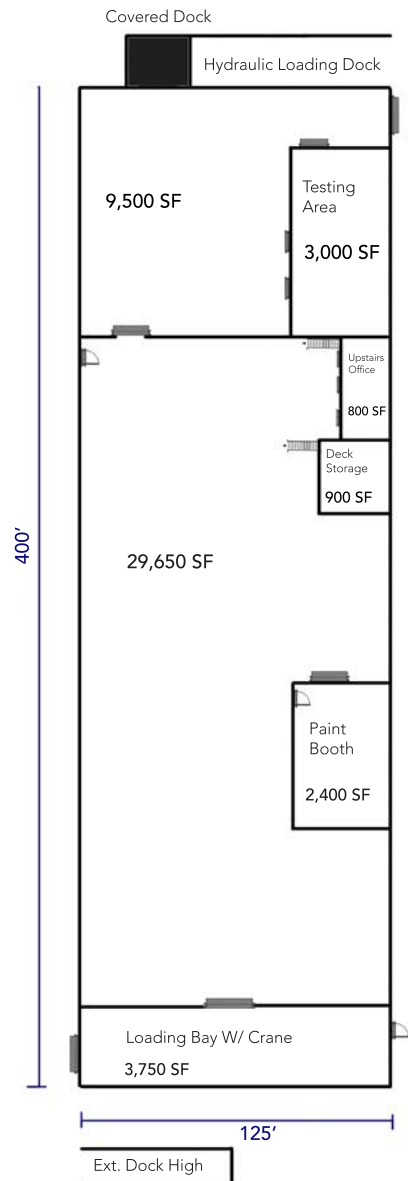
# BUILDING 4











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

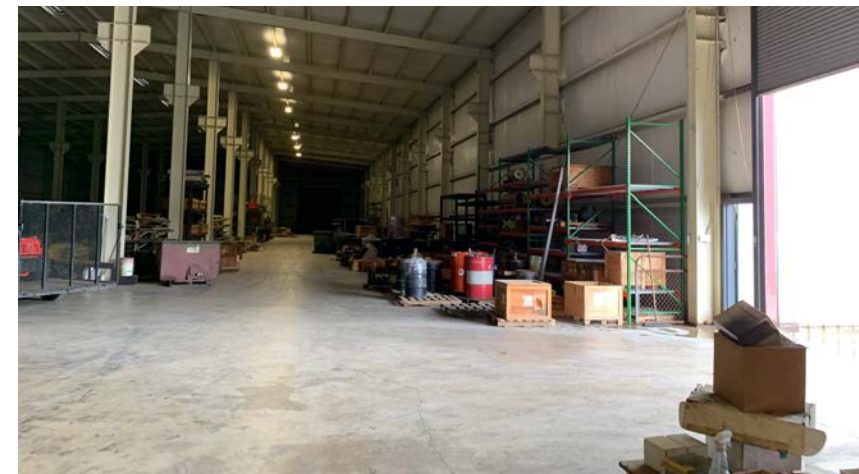




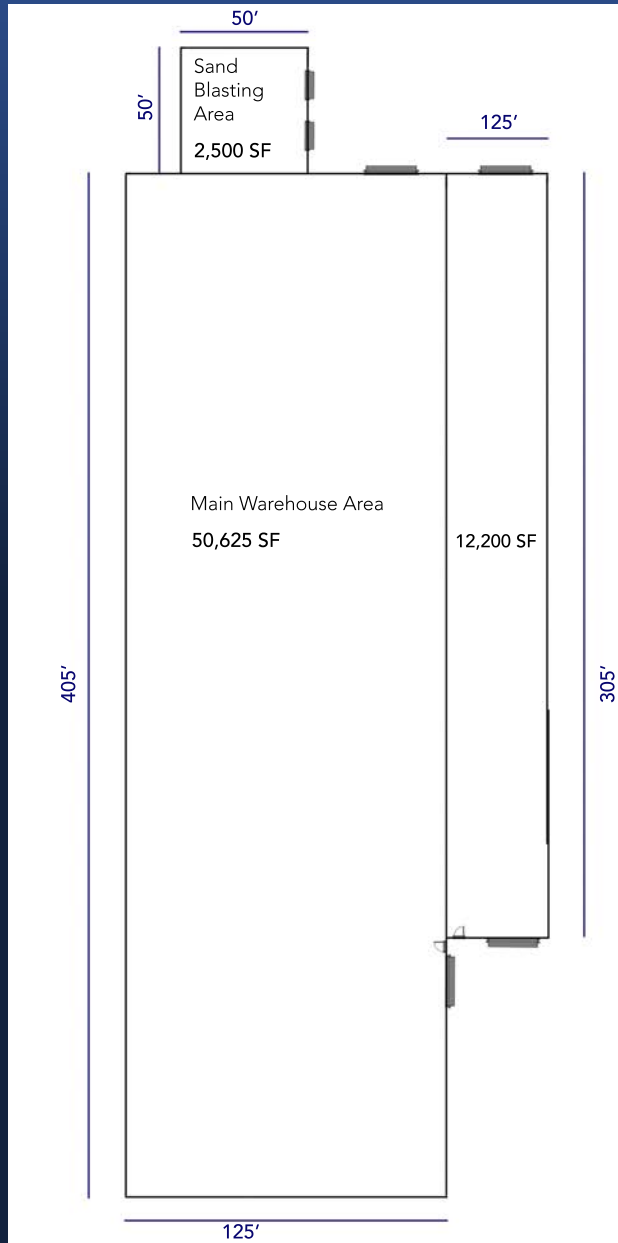
# BUILDING 5











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:**

- Paul Wuthrich

[paul@watchmanproperties.com](mailto:paul@watchmanproperties.com)

801-837-1666

- Todd Smoot

[todd@watchmanproperties.com](mailto:todd@watchmanproperties.com)

801-882-5029

