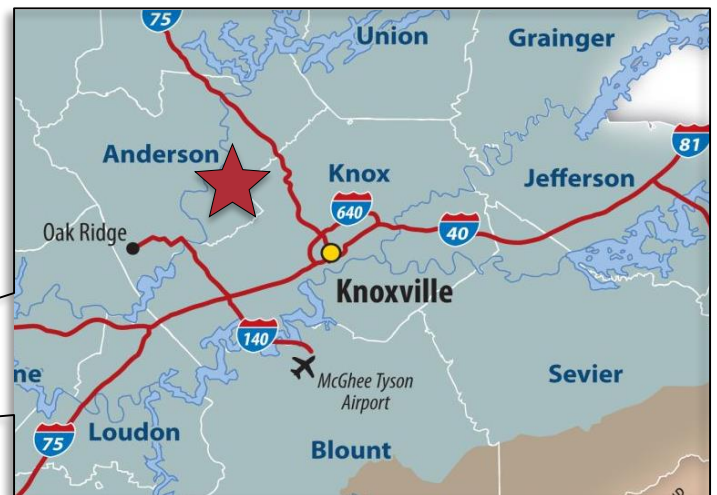
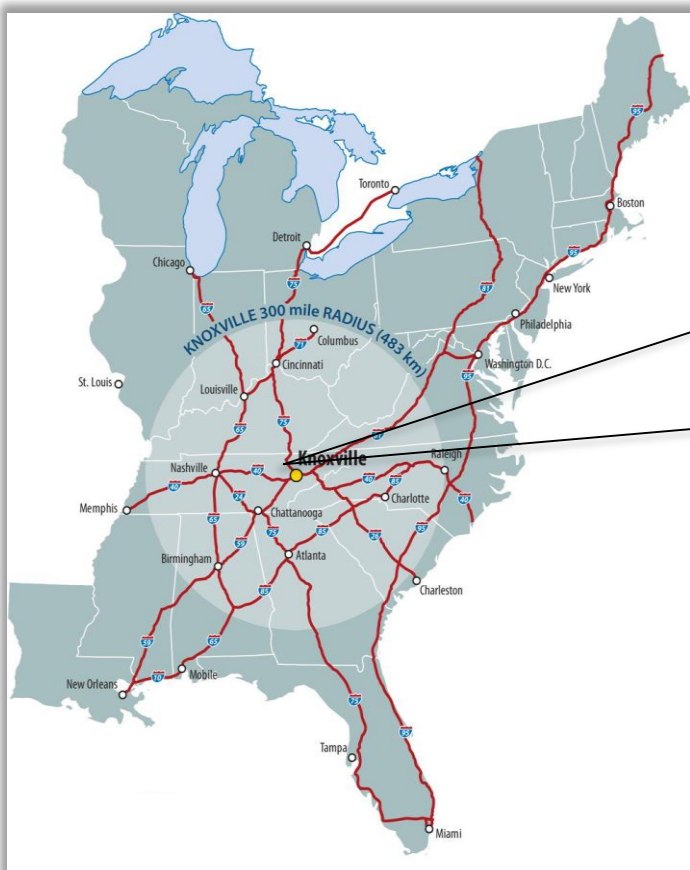


NAI Knoxville

For Sale
180,000 SF
Industrial Building

250 JD Yarnell Industrial Parkway- Clinton, TN 37716



For more information:

James Roberson, SIOR, CCIM

(865) 777-3038

jroberson@naiknoxville.com

Sam Tate, CCIM

(865) 777-3035

state@naiknoxville.com

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NAI KNOXVILLE IS INDEPENDENTLY OWNED AND OPERATED. LICENSED IN TENNESSEE.

10101 Sherrill Boulevard
Knoxville, TN 37932
+1 865 777 3030
naiknoxville.com

Specifications

Address: 250 JD Yarnell Industrial Parkway
Clinton, TN 37716

Size: 180,000 square feet
(can be expand)

13,087 sf office
7,344 sf (main office)
2,301 sf (cafeteria)
3,442 sf (plant office/lab)

166,913 sf mfg/warehouse

1,600 sf wastewater treatment
(not included in sf)

125 sf guard shack
(not included in sf)

Lot Size: 45.34 acres

Parking: 199 paved striped spaces

Construction:

Year Built: 1974
Walls: Insulated metal panels above
4' 8" concrete poured wall
Floors: 6" reinforced concrete
(some areas up 48")
Column
Spacing: 40' x 60'
(2) 80' wide high bays
Roof: EPDM

Ceiling Height:

	Above structural steel	Below structural steel
Manufacturing: (+/- 112,656 sf)	24'	20' 8"
High Bay Crane: (+/- 60,000 sf)	37'	27'

Loading: 3 dock doors: 14' x 14' door with pit
levelers

3 drive-in (1) 14' x 14' door
doors: (2) 10' x 8' doors

Lighting: LED & T-5 high efficiency fluorescent

Sprinkler: Wet system
Density: 0.25 gpm / sf over 4,000 sf

HVAC: Office: heat & air-conditioned
Mfg: heat & air-conditioned (15,700 sf)
heat only in the balance

Utilities: Electric: Clinton Utilities Board
(2) 2,500 amp feeds
Numerous bus bars
Gas: 2" (150 psi)
Water: 4"
Sewer: Onsite sewer treatment
facility

Zoning: M-2 (Heavy Industrial District)

Last Use: Bearing manufacturing

Taxes: City: \$14,023.30
County: \$41,158.37
Total: \$55,181.67 (\$0.307/sf)

Miscellaneous:

- Guard house
- Potential for rail service (Norfolk Southern)
- 7 1/2 ton crane covering interior loading docks and high bay area

Price: \$2,495,000 (\$13.86/sf)

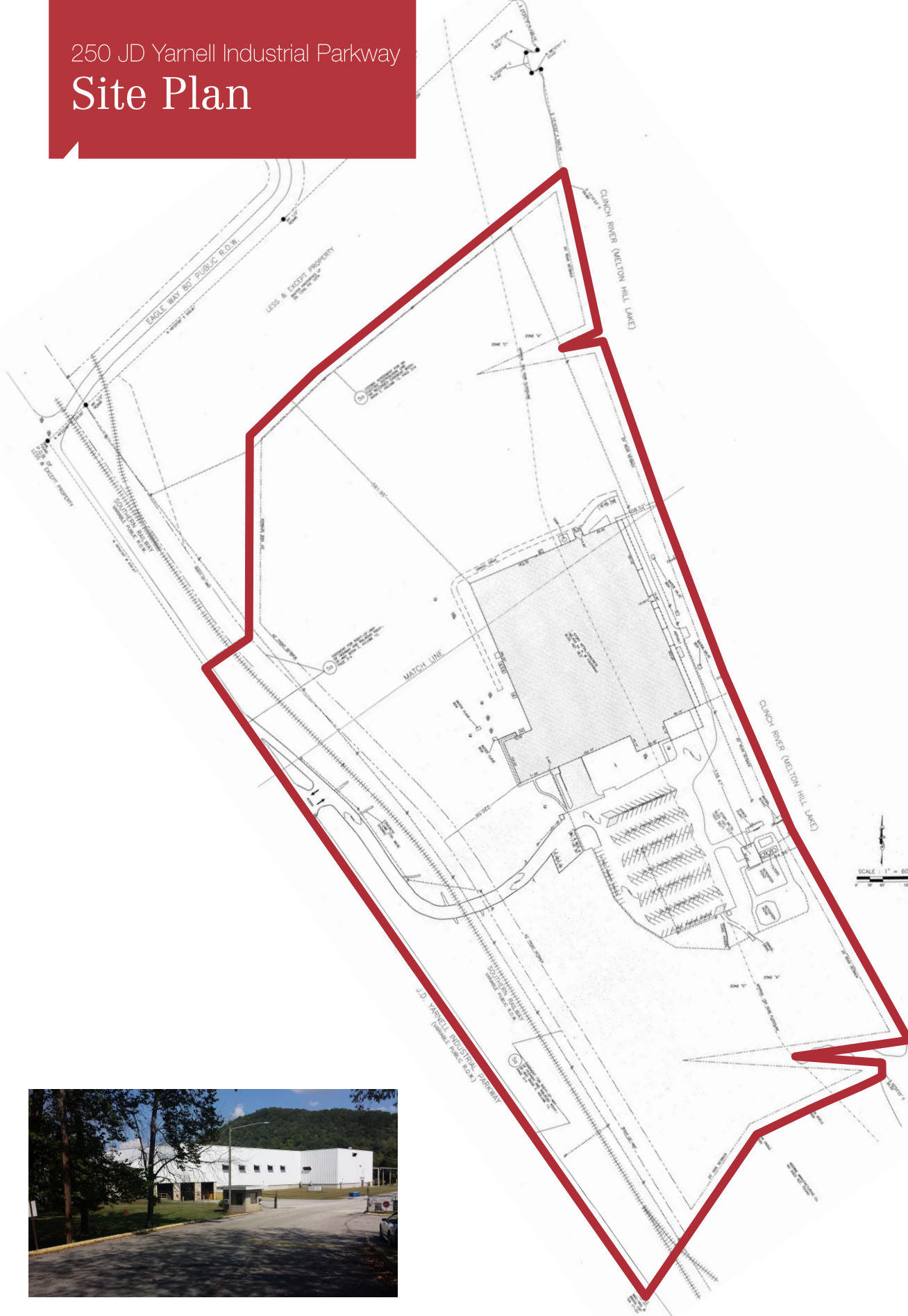
250 JD Yarnell Industrial Parkway

Aerial Photo

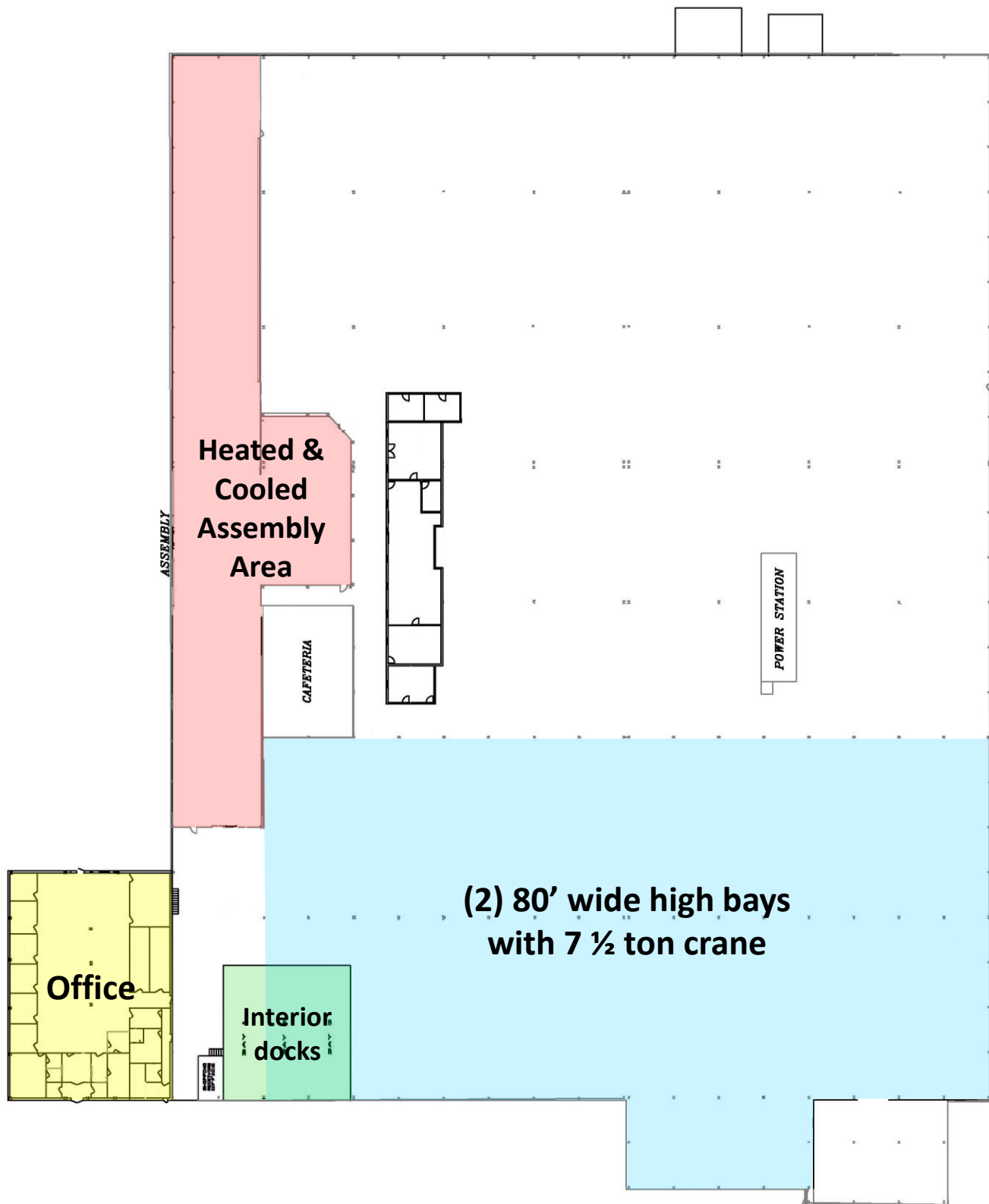


250 JD Yarnell Industrial Parkway

Site Plan



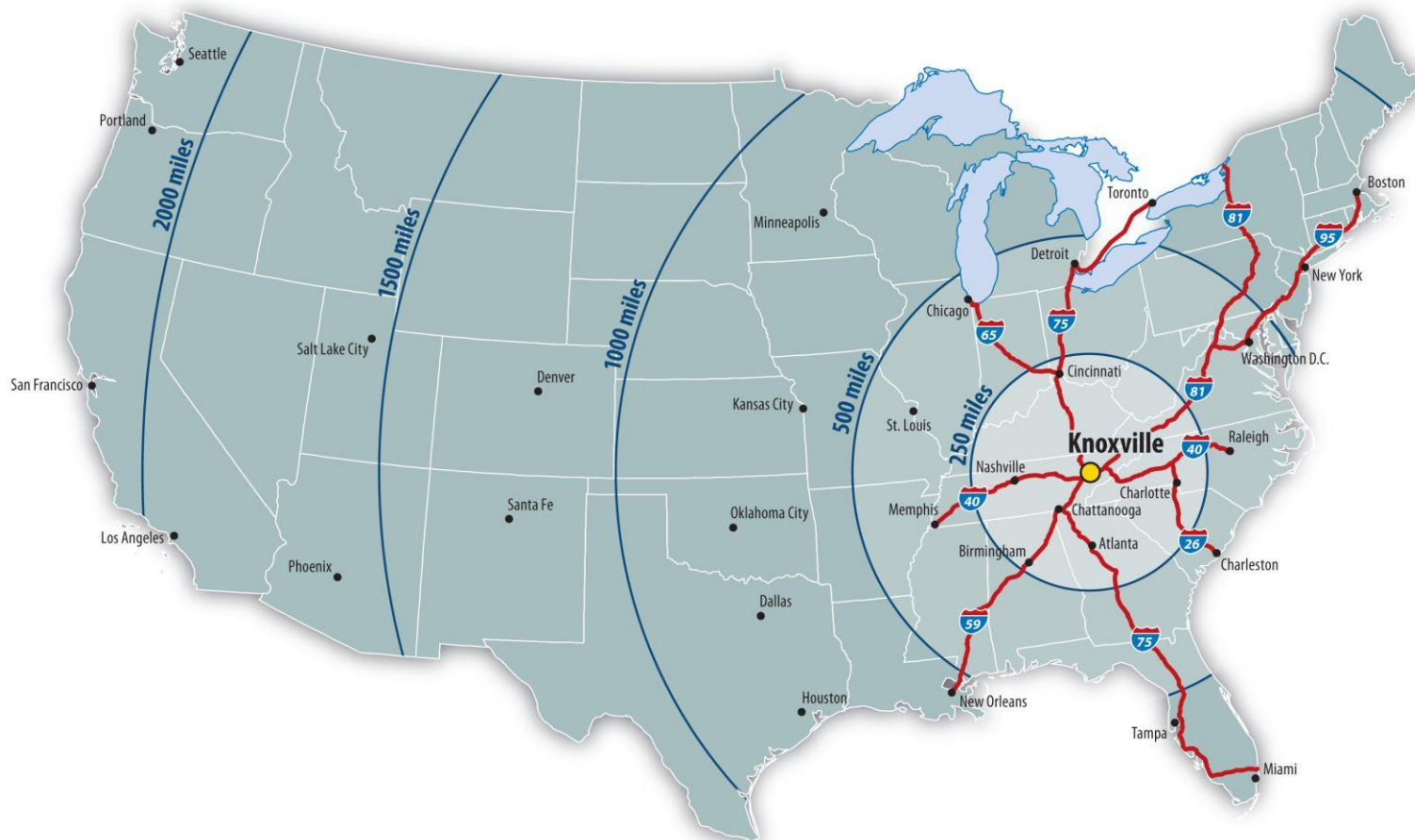
Floor Plan



250 JD Yarnell Industrial Parkway

Location Map

Within a day's drive of 75%
of the U.S. population.



DRIVING DISTANCE

I-75: 5.1 miles

I-40: 21.1 miles

I-81: 55.9 miles

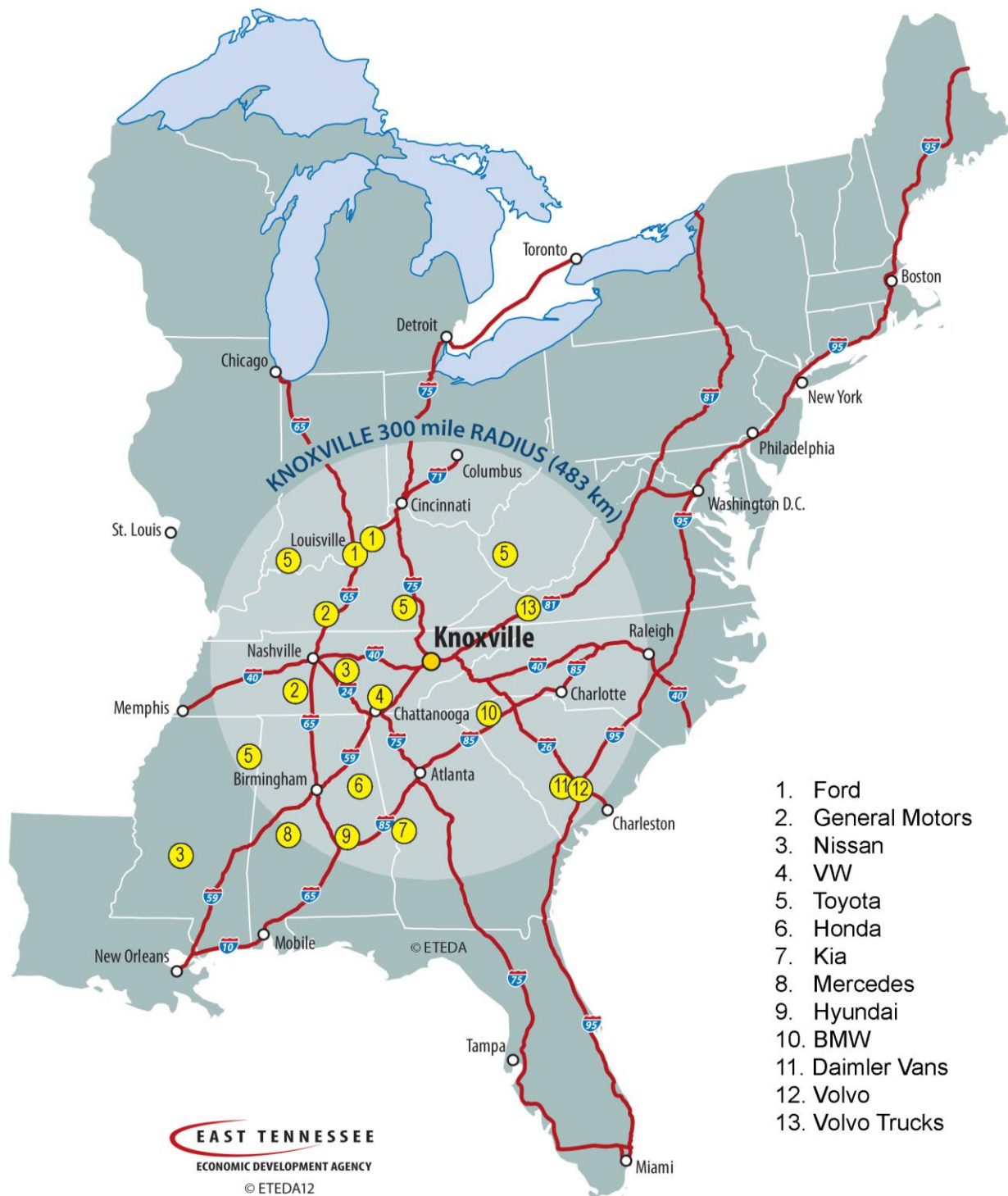
Knoxville: 25 miles

Chattanooga: 123 miles

Airport

36 miles to McGhee Tyson Airport

For Reference Only.



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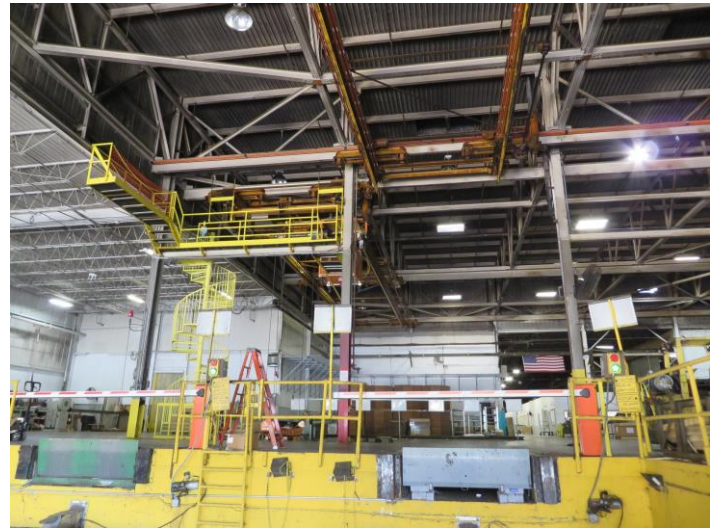
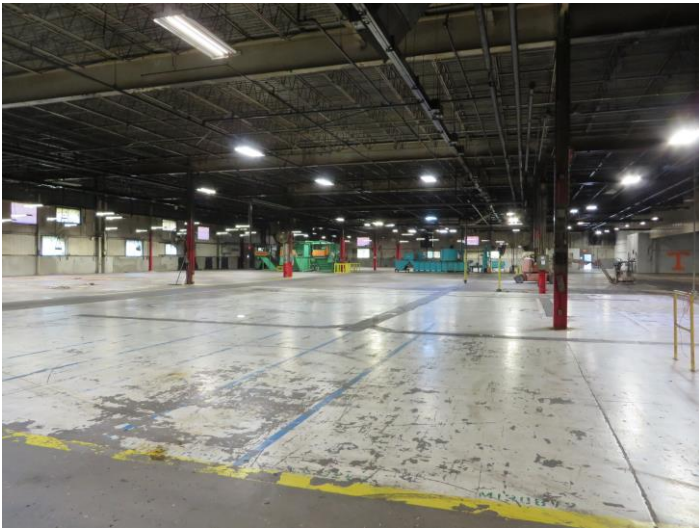
250 JD Yarnell Industrial Parkway

Exterior Photos



250 JD Yarnell Industrial Parkway

Interior Photos





Anderson County

Anderson County Laborshed County Statistics

COUNTY	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE
Anderson County	33,990	32,570	1,420	4.2%
Blount County	60,750	58,410	2,340	3.8%
Campbell County	15,070	14,100	970	6.4%
Knox County	233,510	225,620	7,890	3.4%
Loudon County	22,340	21,430	910	4.1%
Morgan County	7,960	7,500	460	5.7%
Roane County	23,140	22,020	1,120	4.9%
Scott County	8,040	7,490	550	6.8%
Union County	7,370	7,000	370	5.0%
Laborshed	412,170	396,140	16,030	3.9%

ESTIMATED WORKING AGE POPULATION IN LABOR SHED: 507,084

Anderson County Monthly Labor Statistics

Year	Period	Labor Force	Employed	Unemployed	Rate
2016	March	33,990	32,570	1,420	4.2%
2016	February	33,990	32,460	1,530	4.5%
2016	January	33,480	31,840	1,640	4.9%
2015	December	34,190	32,330	1,860	5.4%
2015	November	33,800	31,950	1,850	5.5%
2015	October	33,820	31,960	1,860	5.5%
2015	September	33,670	31,710	1,960	5.8%
2015	August	33,660	31,700	1,960	5.8%
2015	July	34,520	32,260	2,260	6.5%
2015	June	34,780	32,540	2,240	6.4%
2015	May	34,440	32,410	2,030	5.9%
2015	April	34,160	32,310	1,850	5.4%
2015	March	33,470	31,470	2,000	6.0%

Source: TN Dept of Labor & Workforce Dev, Div Emp Sec, R & S; ETEDA

www.eteda.org