

**MVP GROUP INTERNATIONAL
UNION CITY, TENNESSEE
411,489 SQ. FT. ON 34 ACRES
216,321 SQ. FT. AVAILABLE FOR LEASE**



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**MVP GROUP INTERNATIONAL
600 EAST SHERWOOD DRIVE
UNION CITY, TENNESSEE 38261**

BUILDING SIZE:	Approximately 216,321 sq. ft. available for lease in a 411,849 sq. ft. facility
GROUND:	Approximately 34 acres
NUMBER OF BUILDINGS:	Two single story industrial facilities connected by four passageways
DIMENSIONS:	Approximately 250' x 780' in each of the two main warehouse sections
CONSTRUCTION DATE:	1985, 1987, 1989 and 1995
CONSTRUCTION:	Floor: 6" concrete on 4" sand reinforced with 6x6 6/6 WWM Walls: Insulated metal Roof: Insulated metal with total TPO overlay in 2015 Columns: Steel
CEILING HEIGHTS:	Approximately 18' – 28' clear in the original building and 17' – 28' in the addition below the main structural steel.
COLUMN SPACING:	30' x 50'
TRUCK LOADING:	Eighteen 8' x 9' manual dock high doors with levelers and seals on the west wall
LIGHTING:	LED (some with sensors) installed 2018
POWER:	Supplied by Union City Energy Authority Two 800 amp 480/277 volt, 3 phase 4 wire switch gear panels. One 750 kVA pad mounted transformer on the west wall and one 500 kVA pad mounted transformer on the east wall
WATER:	Supplied by City of Union City
SEWER:	Supplied by City of Union City
NATURAL GAS:	Supplied by Atmos Energy

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FIRE PROTECTION: 100% wet system, density is .37/2000 GPM

Eleven risers

HVAC Ceiling mounted natural gas fired heaters.

Exhaust fans on the north wall and vents on the other walls.

The front office area is heated and cooled by roof mounted units. The eastern warehouse section was cooled by one 100-ton and one 200-ton pad mounted AC units. These have not been used since 2018.

COMPRESSED AIR: One 25 HP compressor and one 50 HP compressor.

OFFICE SPACE: Approximately 18,000 sq. ft. of attached front office space featuring reception area, training room, conference room, private offices, multi-person offices, IT office/computer room, break room and men's and women's restrooms.

Additional 2,250 sq. ft. of break area and restrooms connect the two warehouse sections.

RESTROOMS:

OFFICE:

Men: 2 toilets, 4 sinks, 2 urinals

Women: 7 toilets, 6 sinks

WAREHOUSE:

Men: 2 toilets, 4 sinks, 2 urinals

Women: 7 toilets, 6 sinks

The outlet store has 1 toilet and 1 sink for men and women. 1 toilet and 1 sink in the executive office area.

PARKING: Approximately 187 paved parking spaces.

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FORMER USE: Distribution/warehouse

ZONING: Building parcel is PM Planned Industrial
Additional land is B-2 Intermediate Business

TAXES: Parcel Number: 035 016.03 and 035 016.00

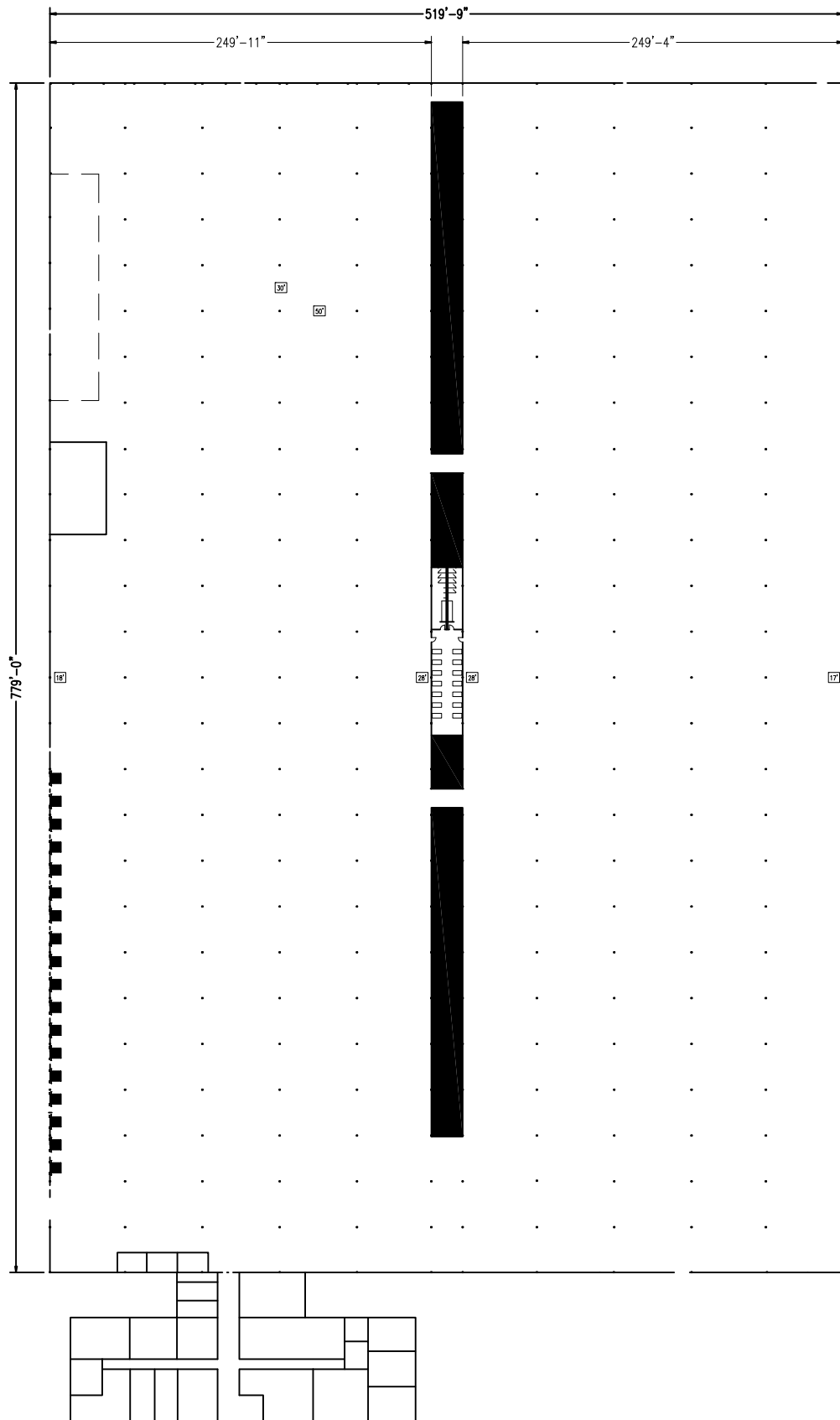
2018 Assessed Value (next assessment 2023)

Building/improvements:	\$6,371,100
Land (main parcel):	\$ 135,000
<u>Land (additional parcel):</u>	<u>\$ 158,800</u>
Total:	\$6,664,900

2022 Obion County taxes:	\$41,761
2022 Union City taxes:	\$56,899

MISCELLANEOUS:

- Extensive racking in place with 16' uprights and 8' beams rated to hold two 2800 lb. pallets. 9' aisles in the rows
- Approximately 12,970 pallet positions in the 200,000 SF available building; 5,000+/- additional positions in the connected 200,000 SF building



LEFT: 195,982 SF
 RIGHT: 195,528 SF
 OFFICES: 18,083
 BREAK/RESTROOM: 2,256
 TOTAL: 411,849

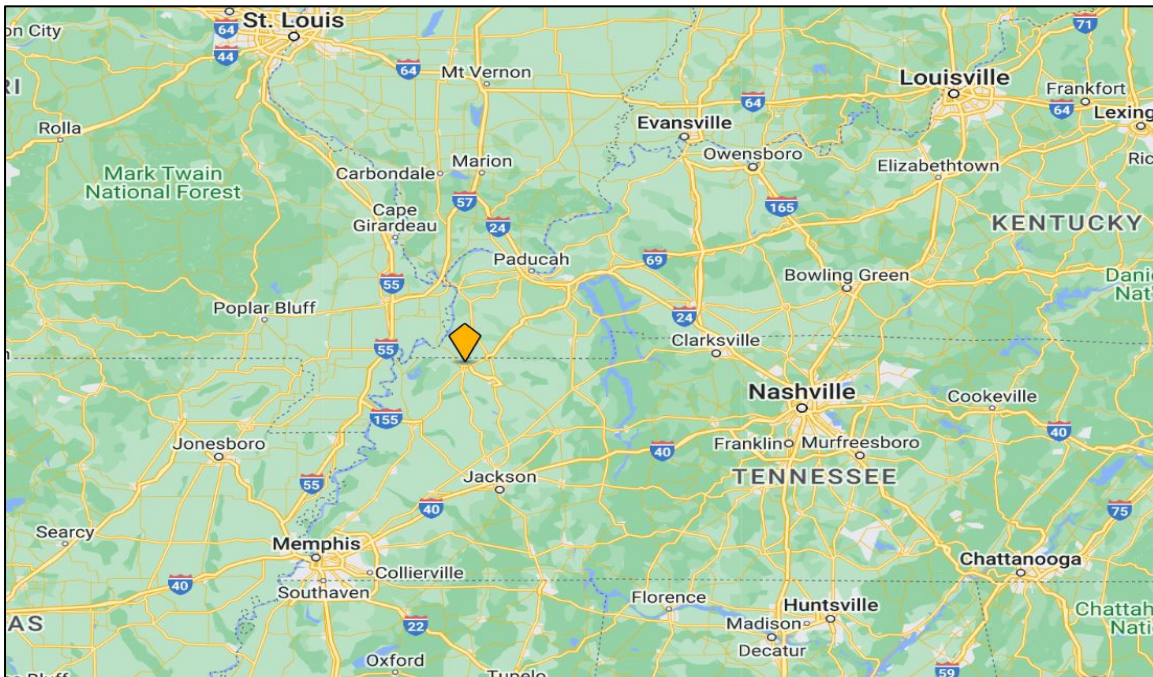
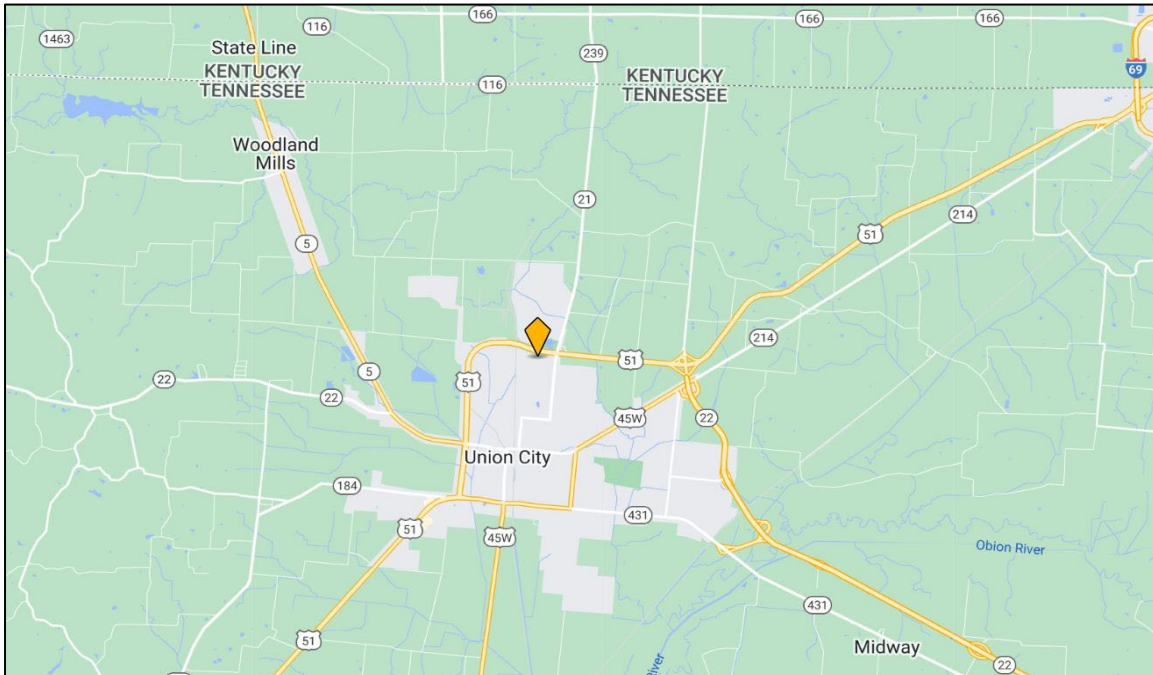


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LOCATION MAPS:



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