



PURITAN MEDICAL PRODUCTS
338,000 SQUARE FEET ON 26.32 ACRES
PORTLAND, TENNESSEE

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PURITAN MEDICAL PRODUCTS 3150 BARRY DR PORTLAND, TN 37148

SIZE:	Approximately 338,000 square foot footprint
GROUND:	Approximately 26.32 acres
NUMBER OF BUILDINGS:	One modern single story industrial facility
DIMENSIONS:	Original: Approximately 410' x 450' plus 65' x 90' shipping dock extension Expansion: Approximately 275' x 530'
CONDITION OF PROPERTY:	Outstanding
DATE OF CONSTRUCTION:	Original: 1993 Expansion: 2008 Major renovations completed in 2021-22
CONSTRUCTION:	<u>Floor:</u> Original: Stone hard epoxy sealer on 6" non-reinforced slab on grade Expansion: 8" reinforced slab on grade <u>Walls:</u> Original: Metal sandwich panel Expansion: Split face block with metal sandwich panel above All metal side walls in the southern section of the building were replaced in 2021 <u>Columns:</u> Original: Round steel poles Expansion: Steel H beams <u>Roof:</u> Standing seam metal – the southern section was completely replaced in 2021, including new purlins

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COLUMN SPACING:	Original: Primarily 30' x 65'4"
	Expansion: Primarily 43' x 40'
CEILING HEIGHT:	Original: 24' – 29' clear
	Expansion: 36' – 40' clear from floor to bar joists; 11' under the dropped ceiling in the production area; 6' interstitial mechanical plenum above the dropped ceiling and average 20' clear height above for mechanical equipment housing.
LIGHTING:	LED, most with sensors and some are programmable. Central inverter battery powered back up storage system will operate the emergency lights throughout the facility for 90 minutes.
	High wall mounted windows on the east wall of the warehouse
	Motion sensor lighting in all office areas
	Warehouse sensors are controlled at each individual fixture.
	All production lighting is controlled by both switches or computer-based programming that is overridden by motion sensors
WATER:	Supplied by City of Portland 4" main; 2" line Two back flow preventors
SEWER:	Supplied by City of Portland 6" main; 4" line
GAS:	Supplied by City of Portland 2" high-pressure main; 3" line
POWER:	Supplied by Cumberland Electric Membership Co-op
	Four 1500 kVa pad mounted transformers
	Four 3,000 AMP 480/277 volt, three phase, four wire switch gears are connected and two more are installed but not yet energized. Ample space in the two separate mechanical rooms for additional equipment installation.

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All equipment in each production cell is fed by a separate, dedicated electrical panel located in the mechanical mezzanine so repairs can be made without impacting the remaining equipment.

AIR CONDITIONING:

The material management office on the east wall of the warehouse is heated and cooled by a four-ton electric package unit.

The office and production areas are cooled by three exterior pad mounted 300-ton Trane Ascend chillers which feed 74 fan cooling units for the nonproduction area and 15 HEPA filtered units with UV lighting for the production area. Connections in place for a 4th 300-ton chiller unit

There are six DOAS positive pressure units fed by chilled and hot water designed to maintain 60% humidity. Two serve the office and warehouse area and four with HEPA filters serve the production area.

10 Erip ceiling mounted circulation fans

The 108,000 square-foot clean room is fed by 10 cooling units and five combination heating and cooling units, all of which are located in the mechanical mezzanine

The mechanical mezzanine is cooled by four separate AC units and two intake and two exhaust fans.

HEAT:

Four low pressure gas fired Lochinvar water heaters

Supplemental gas units at loading docks

Glycol system provides corrosion resistance and temperature regulation for hot and cold-water systems.

SPRINKLER:

ESFR throughout. One 100 HP electric 1,500 GPM @ 75 PSI main pump with 2 HP electric 15 GPM booster pump draws water from a 200,000-gallon elevated city owned tank on the adjacent property.

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COMPRESSED AIR:

Five 150 hp water cooled Ingersoll-Rand oilless screw compressors and one 60 hp Ingersoll-Rand oilless screw. Four Ingersoll-Rand dryers. Multiple storage tanks. Four replacement filters for the dryers.

OFFICE:

Approximately 69,000 square feet of office area including furnished private offices and cubicles (many with adjustable height desks), two primary production break areas, several office kitchen and breakroom areas, fully furnished conference and training rooms, two primary and one secondary gowning areas and two locker rooms.

TRUCK LOADING:

Twelve 8' x 10' electric rollup dock high doors with locks, levelers (one without), seals and lights

One 15' x 15' electric ground-level drive-in door and one 12' x 30' electric ground-level drive-in door

PARKING:

Paved and marked parking for 705 standard vehicles plus 16 handicap spaces and 10 motorcycle spaces

FORMER USE:

Medical product manufacturing and distribution

RESTROOMS:

Office:

Men - Three toilets, two urinals, three sinks

Women - Five toilets, three sinks

Original Plant:

Men - Seven toilets, two urinals, nine sinks

Women - Nine toilets, nine sinks

Unisex (shipping/receiving area) – Two toilets, two sinks

Expansion:

Men - Seven toilets, two urinals, nine sinks

Women - Nine toilets, nine sinks

Unisex - Two toilets, two sinks

Showers and two locker rooms

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ZONING: I-A, Restricted Industrial (Town of Orlanda)

TAXES: To be confirmed

TRANSPORTATION: The property is adjacent to the east side of I-65, less than one mile north of exit 117. Six lane widening is now underway from Nashville to the Kentucky state line.

The Nashville airport is approximately 40 miles south of the property. The Robertson County Airport is a 5,500 foot runway with an ILS approach located approximately 20 miles southwest of the property in Springfield.

MISCELLANEOUS: Approximately 104,000 square foot validated ISO 8 production area, capable of ISO 5 conditions. Approx. 20 air turns per hour.

194,000 square foot mechanical mezzanine above production area and main office/training room area

One MDF and four IDF server rooms

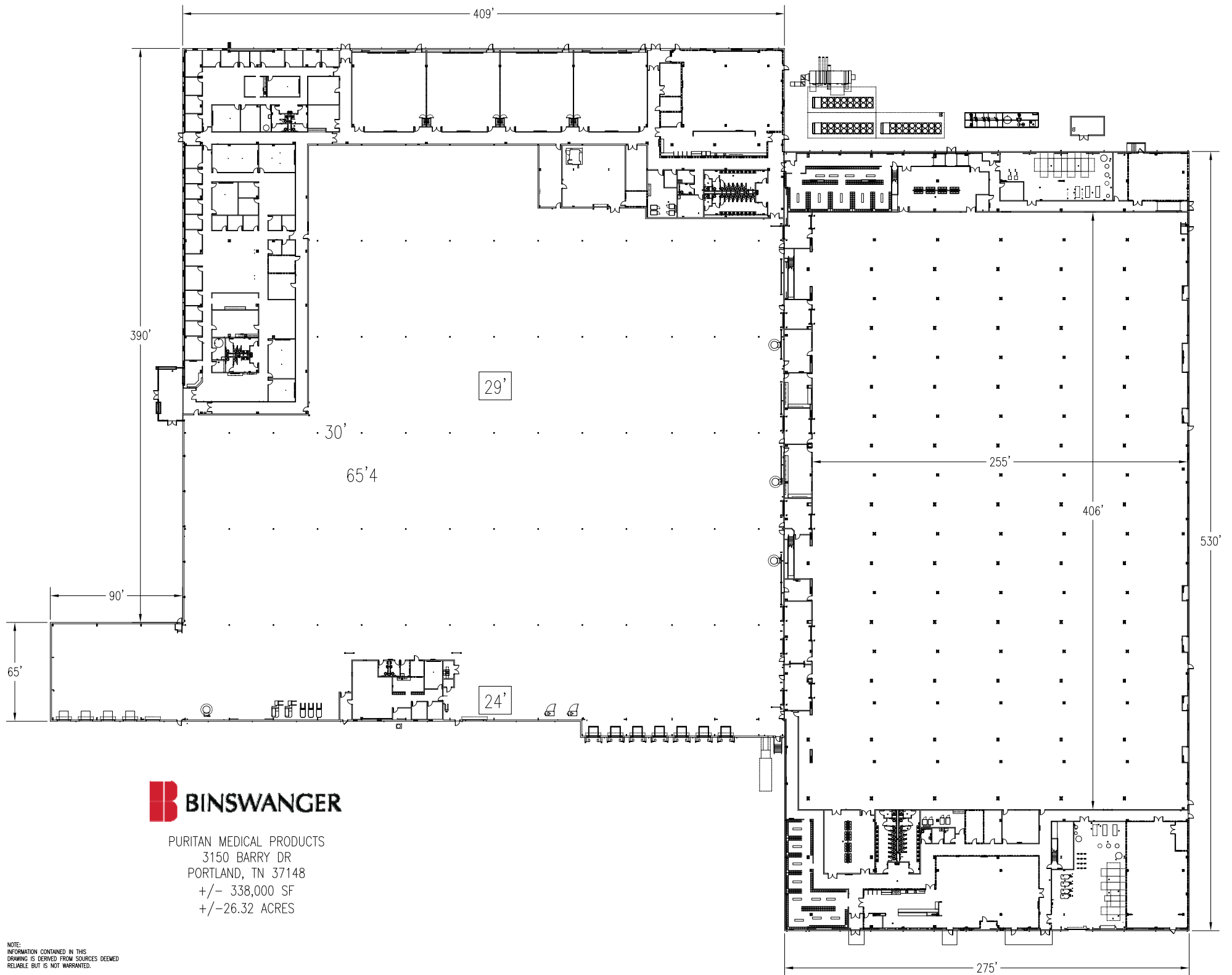
Two nitrogen generators preserve the life of sprinkler piping that was installed in the 2021 renovations.

6,603 pallet positions of 144", 6,250-pound beam capacity storage rack with 20' uprights.

Programmable access card system controls access to different sections of the building and can be controlled by time and area access.

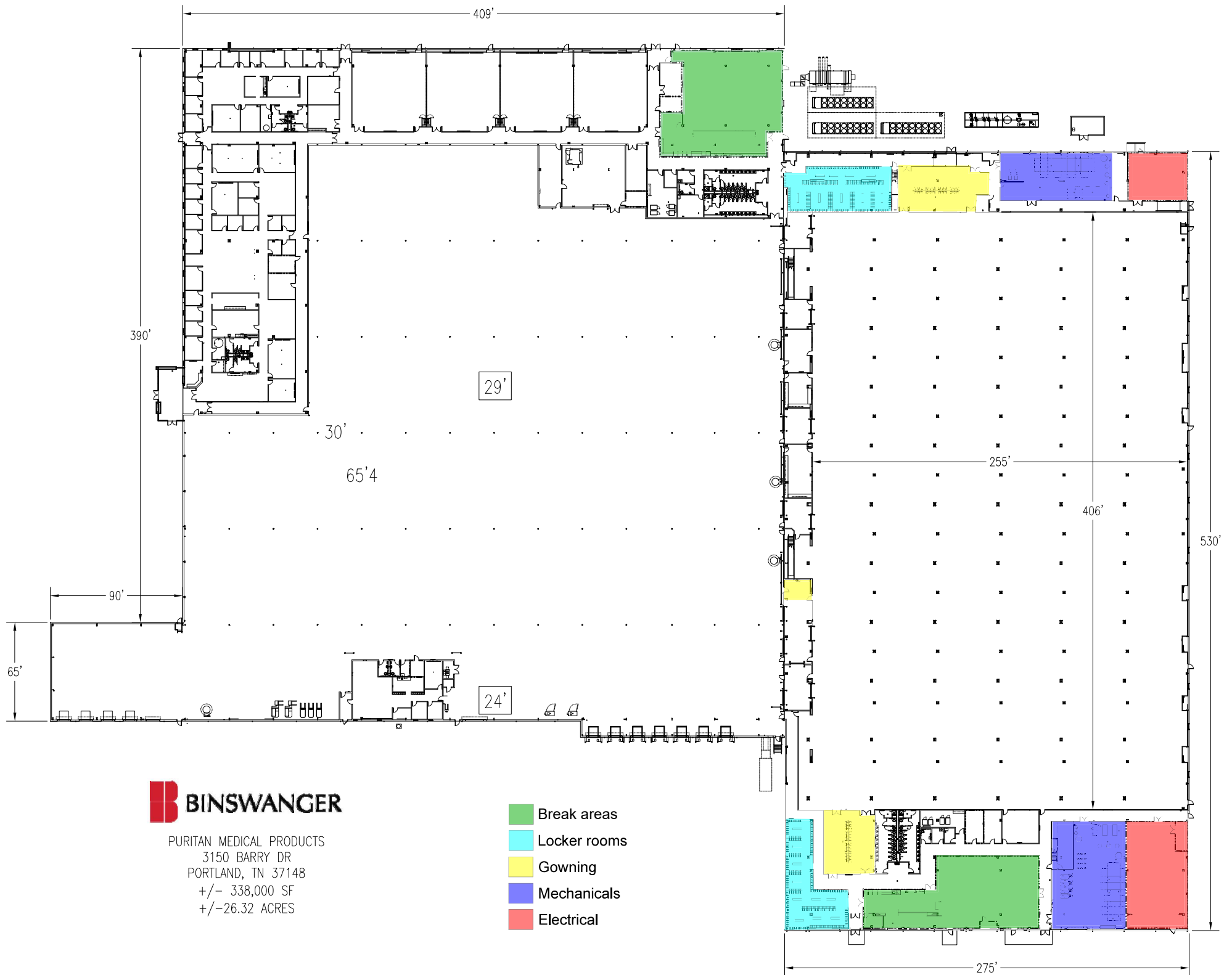
Lawn sprinkler system including a drip system for the flowerbeds.

Facility is equipped with a Building Management System capable of setting schedules and controlling temperatures throughout the facility local and remote. The system monitors multiple pieces of equipment (air compressors, central cooling equipment, boilers, and other critical and non-critical equipment) and sends email alarm alerts to notify in case of equipment failure.



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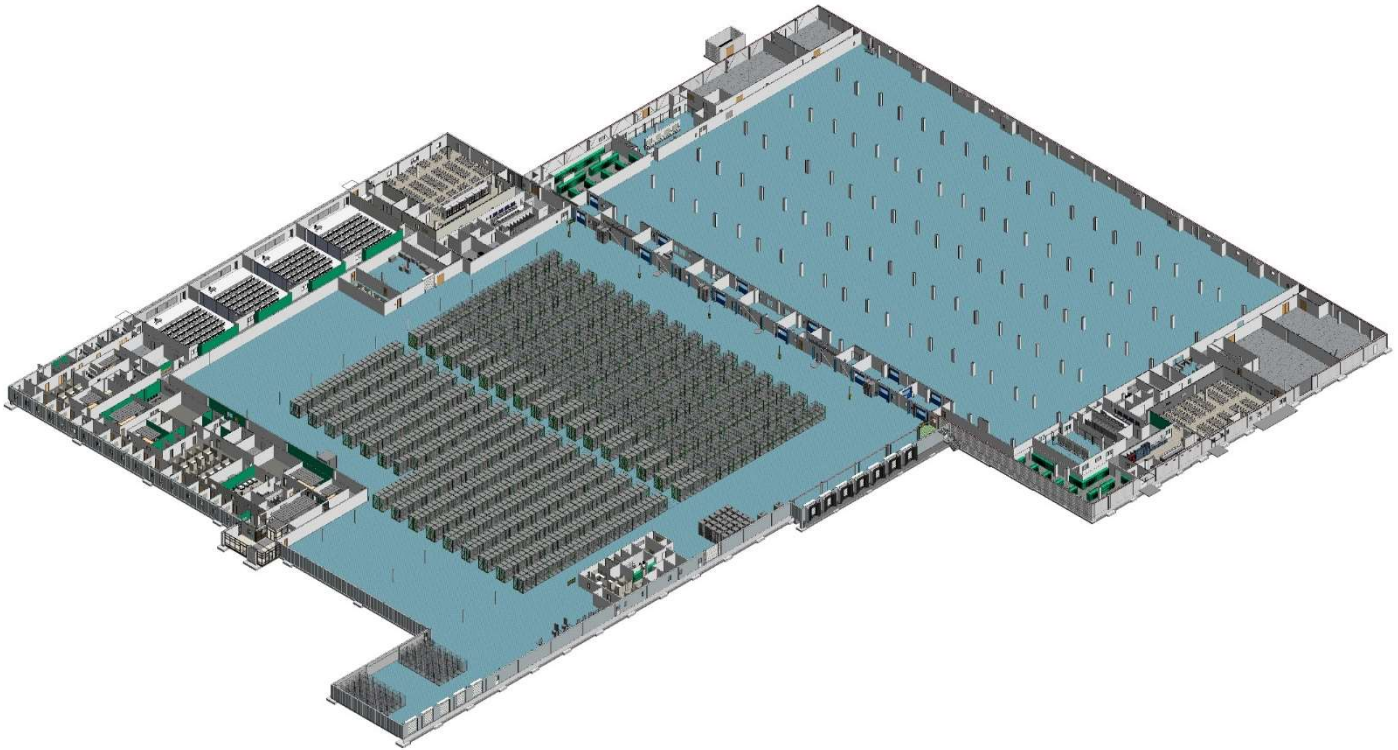
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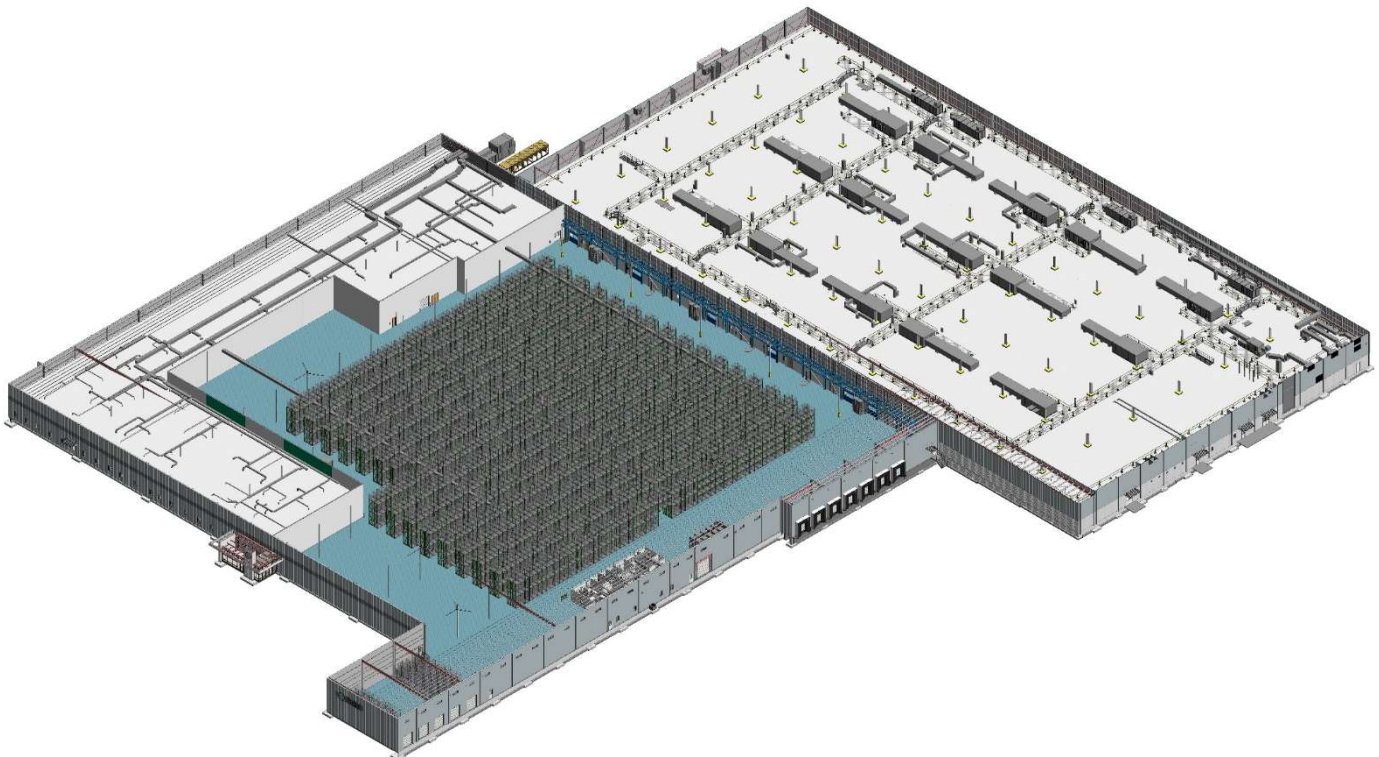
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- Break areas
- Locker rooms
- Gowning
- Mechanicals
- Electrical

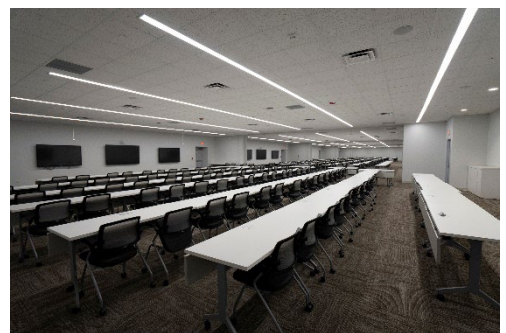
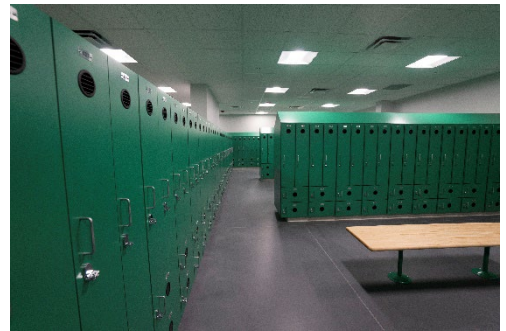
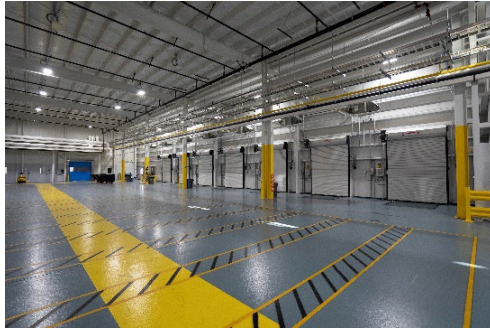
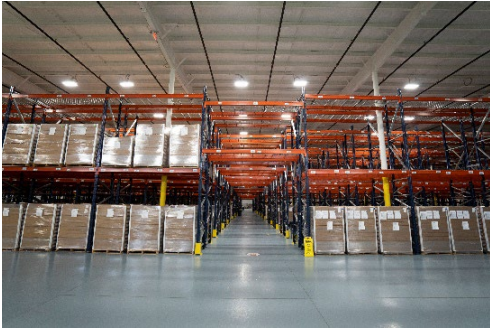
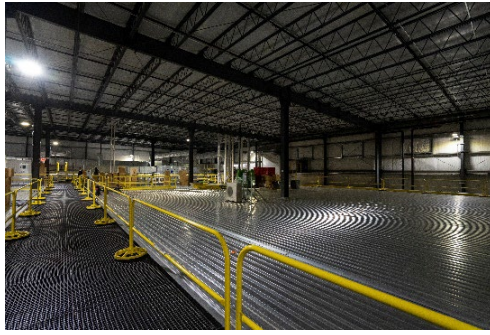
3D MODEL – MAIN LEVEL



3D MODEL – MEZZANINE LEVEL







Satellite Photo



Location – Portland, TN

