



3150 BARRY DR
PORTLAND, TN

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

338,000 SF
26.32 Acres

PROPERTY HIGHLIGHTS

- The facility is split into two separate sections - one of which houses office, training, and distribution functions.
- The other is a 104,000 square foot clean space (ISO 8) with 11' clear height production area. In addition, there are operational mechanical/electrical rooms, lockers, gowning areas, and air locks on three sides connected with a large access corridor. The clean space is highly adaptable due to the mezzanine above (which can accommodate substantial additional equipment), walkable cleanroom ceiling, and ability to add HEPA filtration and other support systems that are unique to your clean manufacturing requirements.
- Four 1500 kVA pad-mounted transformers and four 3,000-amp, 480/277-volt, three Phase 4 wire switchgears which are connected, as well as two more that are installed but not yet energized
- Three 300-ton Trane Ascend chillers (with connections in place for a fourth) feed 74 cooling units for the nonproduction areas and 15 HEPA-filtered air handling units with UV lighting for the production area
- Six DOAS positive pressure units are fed by hot and chilled water
- Five 150 and one 60 horsepower water-cooled Ingersoll Rand oil-less screw compressors, along with four dryers and multiple storage tanks.
- The sprinkler system is 100% ESFR throughout the warehouse - and lighting is LED, with the majority on sensors.
- The loading areas include twelve 8' x 10' electric dock-high roll-up doors with locks, levelers, seals, and lights, as well as two large ground-level drive-in doors
- There is one MDF server room and four IDF server rooms, abundant furnished office and training space, including private offices and meeting rooms, two equipped break areas and more than 700 parking spaces



ADDITIONAL PHOTOS





DEMOGRAPHICS MAP & REPORT

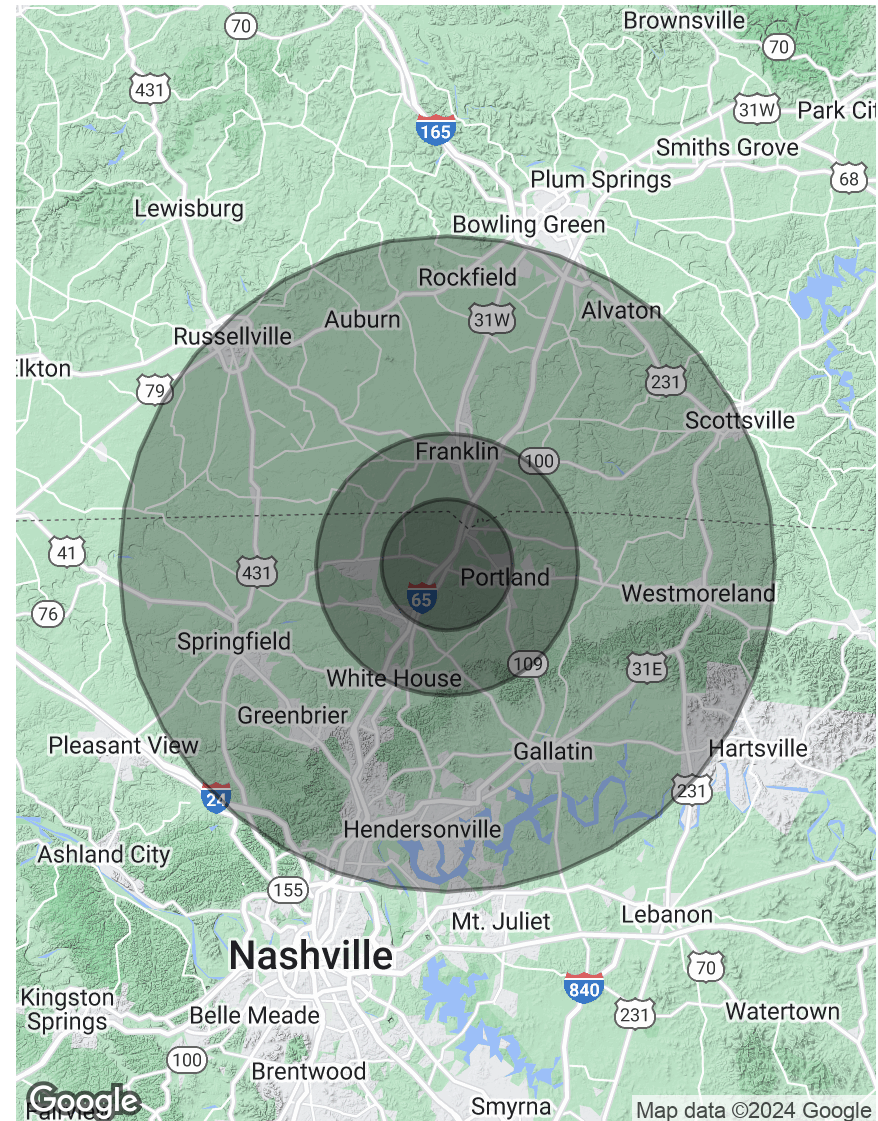
POPULATION

	5 MILES	10 MILES	25 MILES
Total Population	12,891	52,373	422,173
Average Age	35.5	37.9	40.1
Average Age (Male)	34.8	36.7	38.6
Average Age (Female)	35.7	38.7	41.4

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	25 MILES
Total Households	5,049	20,323	170,926
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$65,473	\$68,096	\$76,898
Average House Value	\$198,315	\$192,938	\$229,627

2020 American Community Survey (ACS)



CONTACT



Larry Spinelli

Senior Vice President, National Group

615.500.4880

lsinelli@binswanger.com



Doug Faris

Senior Vice President

704.972.2040

dfaris@binswanger.com



John Quinnelly

Vice President

251.550.1001

jquinnelly@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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