

### **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**





















### 848 (383) (100)65. (96) Hadensville 41 Adairville Providence Keysburg Adolphus Ar Guthrie Æ tchellville Ashburn 79 (259) Fairfield 41 1 Orlinda **Barren Plains** (174) 231 (49) Adams 24 Portland 431 (237) Westmoreland Cedar Hill Port Royal Cross Plains Siloam (174) (49) New Deal Rock Bridge Springfield Sango (25) Bransford (141) (12) Bethpage Graball (76) 24 White House Cottontown (431) Fredonia Coopertown (31W) Greenbrier (231) (109) (10 25 Castalian Springs (10) Ridgetop Pleasant View Hartsville Gallatin Millersville hside Bethel Chapmansboro (49) (141) 65 24 (12 386 Goodlettsville Hendersonville (431) Laguardo 65, Ashland City (231 24 (70N) (49 (155) Green Hill enwood Lebanon Tuckers Crossroads (31E) Mt. Juliet 40 (249) Nashville (109) (70) (47) 40 (251) 40 Мар 840 data Berry Hill Gladeville Kingston Pegram Springs Rural Hill White Bluff Adams©2024 Watertowr (41) (231) Belle Meade Google





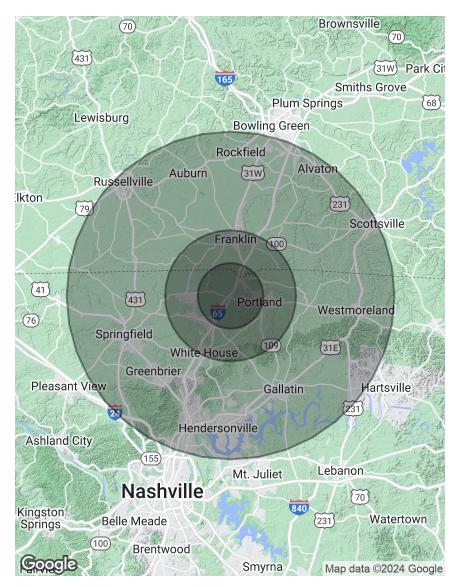
### **DEMOGRAPHICS MAP & REPORT**

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 Ispinelli@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

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.