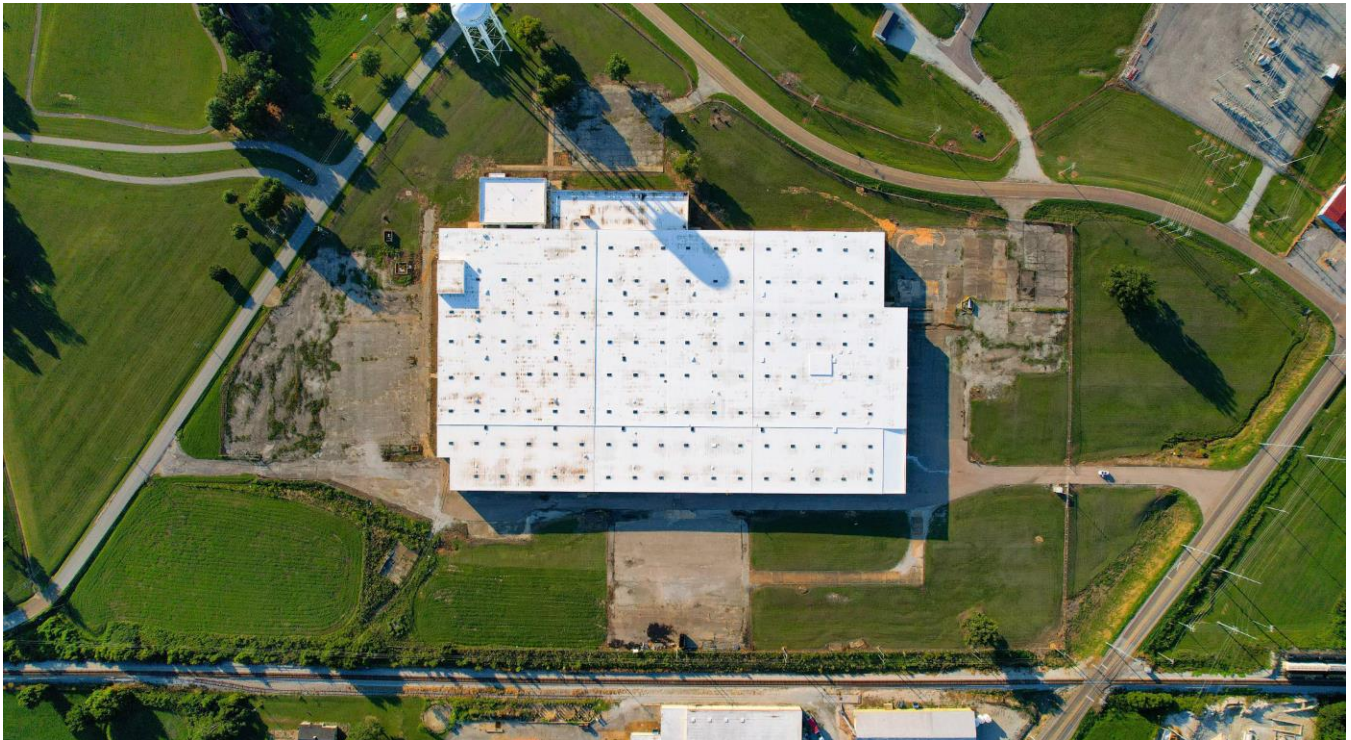


**FORMER MANUFACTURING BUILDING
2000 TAMM STREET
BROWNSVILLE, TENNESSEE
304,780± SQ. FT. ON 29.5± ACRES**



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**FORMER MANUFACTURING BUILDING
2000 TAMM STREET
BROWNSVILLE, TENNESSEE 38012
304,780± SQ. FT. ON 29.5± ACRES**

BUILDING SIZE:	Approximately 304,780 sq. ft.
ACRES:	Approximately 29.5 acres
NUMBER OF BUILDINGS:	One modern, single-story industrial facility
CONSTRUCTION:	Floors: 6" and 8" reinforced concrete Walls: 6" concrete panels with aggregate finish Roof: New .60 TPO Carlisle roof system installed August 2022 with 20-year warranty Columns: 11" round steel
CONSTRUCTION DATE:	1965: 223,600 sq. ft. 1969: 67,000 sq. ft.
PROPERTY CONDITION:	Good
BUILDING DIMENSIONS:	400' x 680'
CEILING HEIGHTS:	19'6" clear
COLUMN SPACING:	40' x 50'
TRUCK LOADING:	Fourteen 8'x10' dock high doors, 4 with electric levelers and 9 with manual levelers, and 1 with edge of dock bumper. New dock packages with weather seals installed July 2022.
OVERHEAD DOORS:	One 18' x 18' and one 12' x 16' electric metal roll-up drive-in doors located on the South wall. One 16'x16' drive-in door with concrete ramp located on the east wall. One 10'x12' drive in door located on the west wall.
RAIL	Inactive interior rail spur fed by CSX Rail. Provides approximately 100 ft of interior floor level access to rail car or flatbed trailer height.

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LIGHTING:	New LED lighting installed 5/22 and 120+ skylights.
POWER:	Supplied by Brownsville Utility Company One 1,000 KVA pad mounted transformer. 480/277-volt 3 phase 4 wire switch gear Substation on adjacent property with 16Kv/13Kv 50 MVA station with excess capacity. Ample power available to expand if needed.
WATER:	Supplied by City of Brownsville 12" main on College Street 12" main on Tamm Street 10" main on Dupree Street
SEWER:	Supplied by City of Brownsville; 8" main sanitary sewer connection line
NATURAL GAS:	Supplied by City of Brownsville 4" main on College Street 4" main on Tamm Steet 4" main on Dupree Street
FIRE PROTECTION:	100% wet system; 8" feed; upgraded July 2022; density is standard hazard
HEAT:	Four Modine gas-fired ceiling units in the dock area only provides over one million BTU's
OFFICE SPACE:	Approximately 7,000 square feet of unfinished office space to be finished-out per tenant requirement featuring numerous windowed offices with larger areas for conference and accounting
PARKING:	300 +/- paved parking spaces

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RESTROOMS:

OFFICE:

*Built to spec

WAREHOUSE:

Truck Dock Area

Men: 3 toilets, 2 sinks, 3 urinals

Women: 3 toilets, 2 sinks

Manufacturing

Men: 3 toilets, 2 sinks, 2 urinals

Women: 2 toilets, 1 sink

ASSESSMENT:

Land Value: \$ 272,500

Improvement Value: \$3,721,000

Total Value: \$3,993,500

Assessed Value: \$1,597,400

TAXES:

\$30,785.72 or \$0.10 per sq. ft.

ZONING

Industrial

LOCATION:

Strategically positioned between Memphis International Airport (approx. 64 miles SW) and Nashville International Airport (approx. 150 miles NE), approximately 5 miles north of exit 56 on I-40.

FORMER USE:

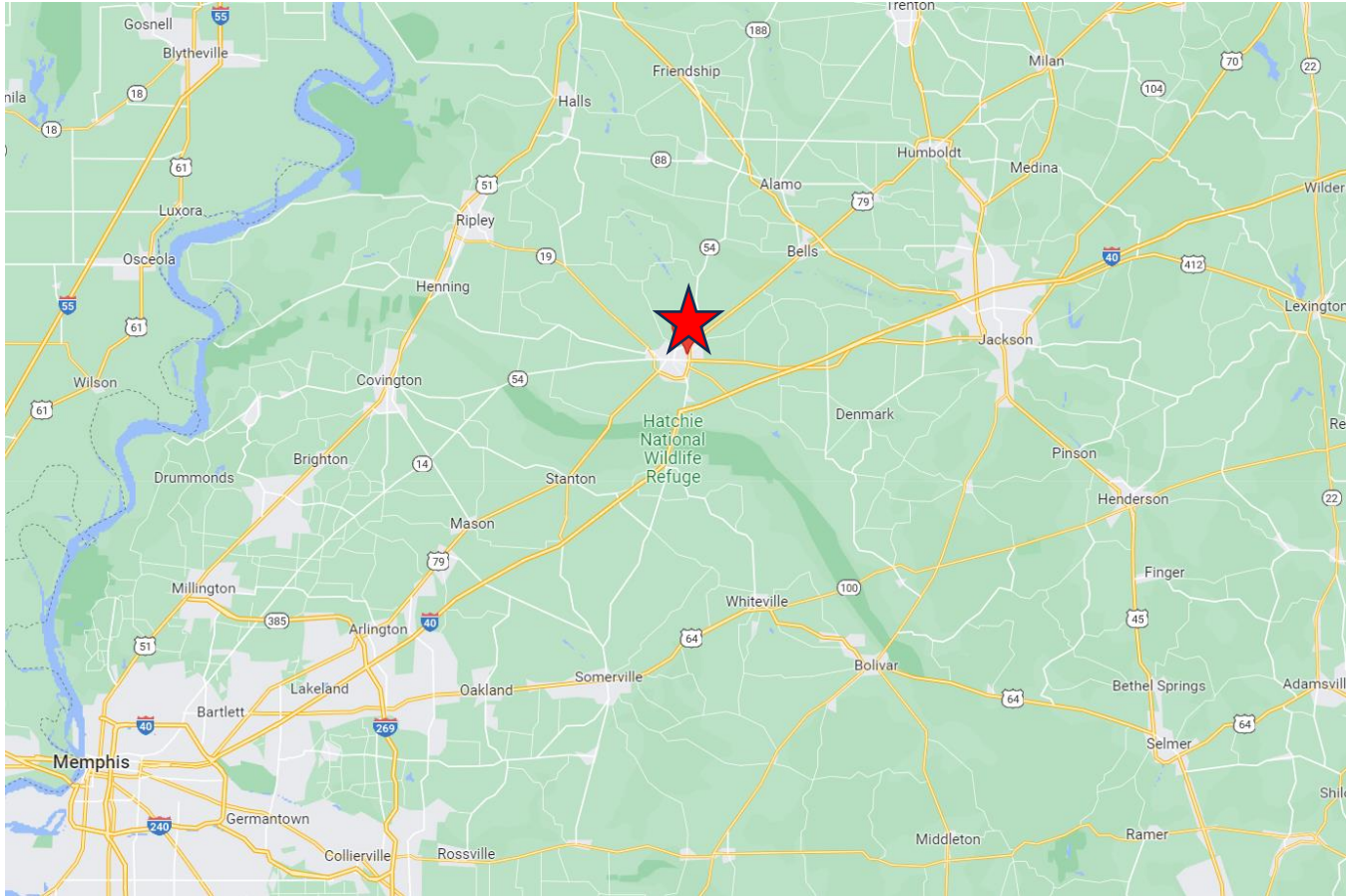
Manufacturing of Cub Cadet lawn mowers

MISCELLANEOUS:

Crane Capacity – formerly had light bridge cranes located throughout the building. Estimated 5- to 10-ton capacity.

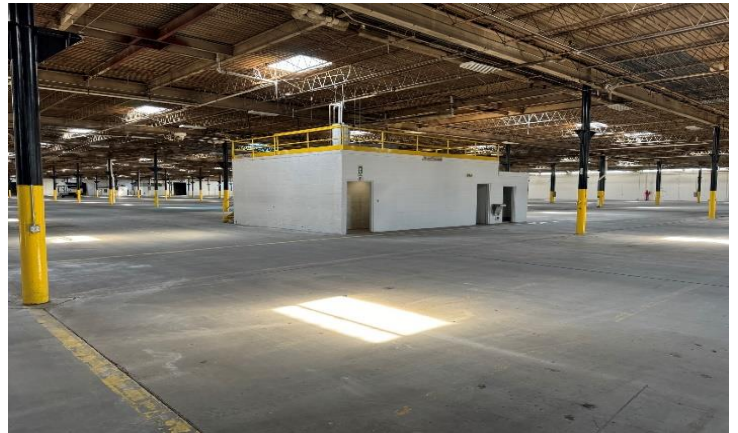
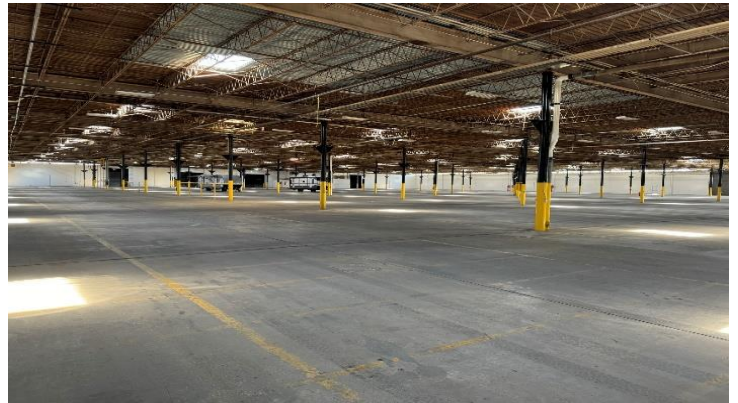
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LOCATION MAP:



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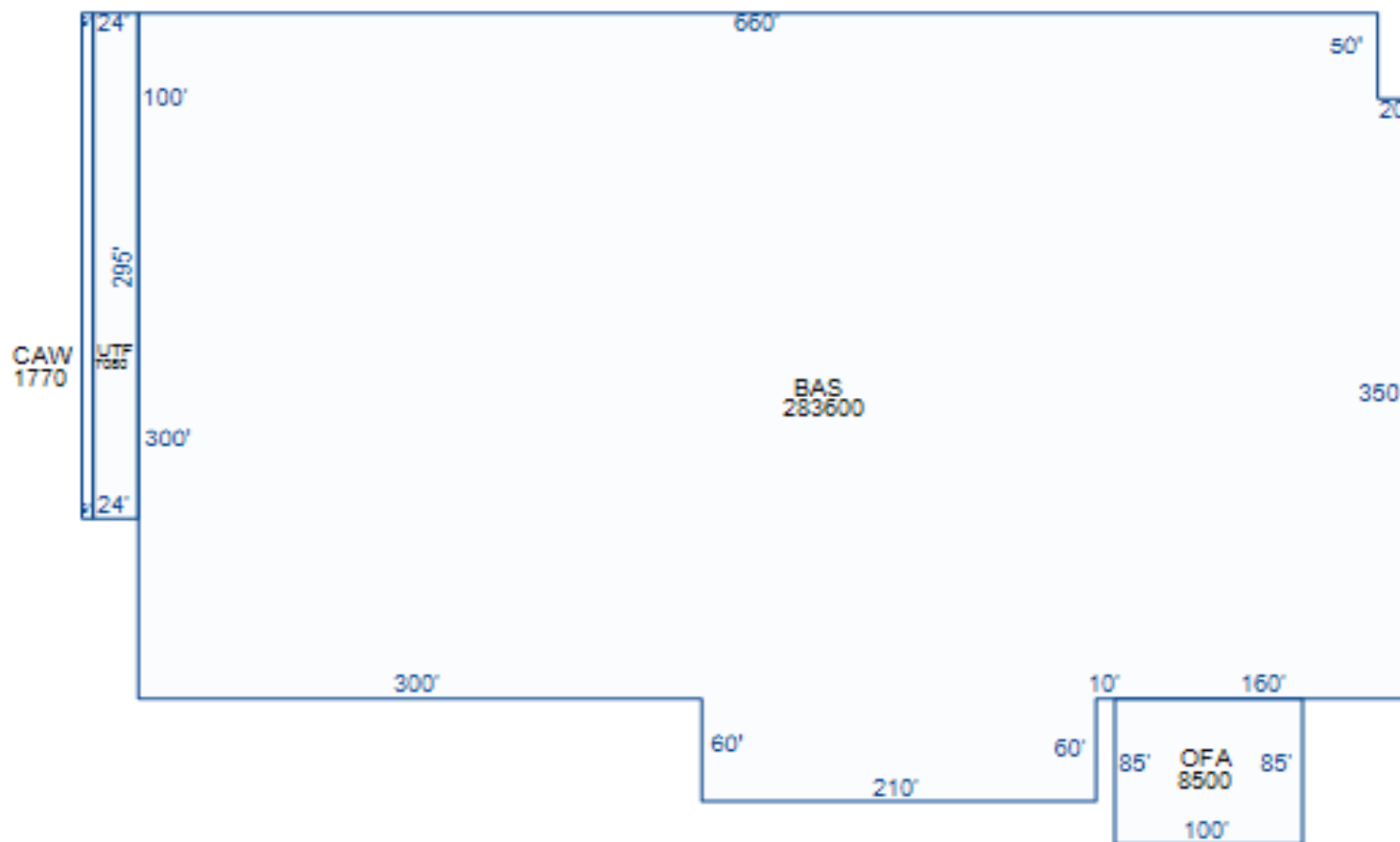
BUILDING PHOTOS:



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition prior sale, leasing or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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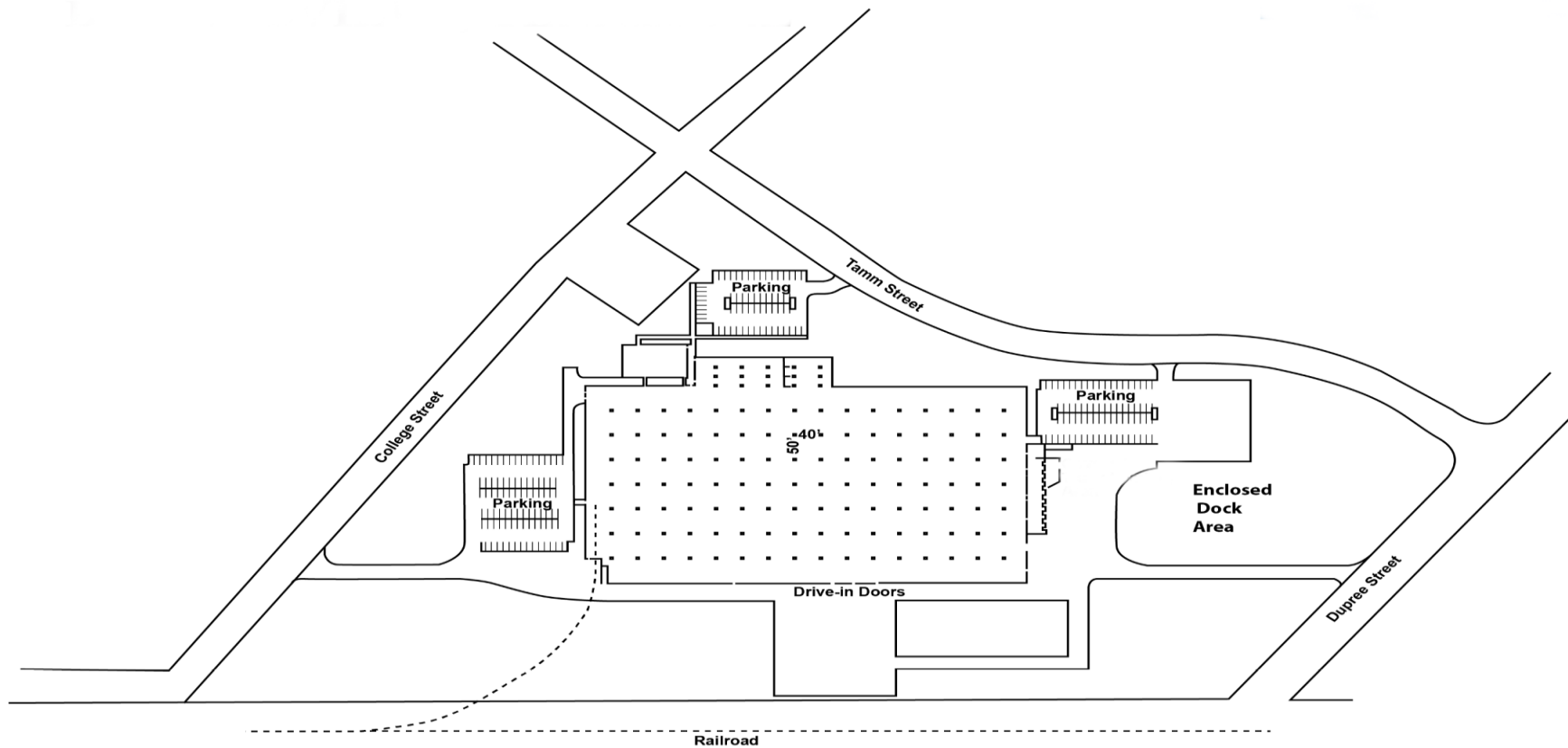
FLOOR PLAN:



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SITE PLAN:



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