



**Sun Products Corporation
499,775 Square Feet on 91 Acres
Dyersburg, Tennessee**



BINSWANGER

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SUN PRODUCTS CORPORATION 2450 HUISH ROAD DYERSBURG, TENNESSEE 38024

SIZE:	Approximately 499,775 square feet
NUMBER OF BUILDINGS:	Magnificent, modern, one single story industrial building
GROUND:	Approximately 91 acres
CONSTRUCTION:	Floors: Minimum 6" reinforced concrete Walls: Concrete tilt wall and horizontal insulated aluminum sandwich panels Roof: TPO rubber roof: 1987 and 1998 sections replaced in 2012 2003 warehouse original 2003 Columns: 8" and 6" steel beams
DATE OF CONSTRUCTION:	1987: Original (153,530 square feet) 1998: Addition (80,600 square feet) 2003: Warehouse Addition (266,645 square feet)
CONDITION OF PROPERTY:	Excellent
CEILING HEIGHTS:	Mostly 22' clear and some 27' clear
COLUMN SPACING:	45' x 45'; 40' x 45'; 30' x 40'
POWER:	Supplied by Dyersburg Electric Systems; one 2,300 KVA, three 1,680 KVA and one 2,500 KVA transformers; 480/277 volt, 3-phase service with on-site dedicated substation
NATURAL GAS:	Supplied by City of Dyersburg; 3" line
WATER:	Supplied by City of Dyersburg; 6" line
SEWER:	Supplied by City of Dyersburg; 8" line
SPRINKLER SYSTEM:	100% Class 4 wet system with a 10" fire loop surrounding the building
LIGHTING:	T-5 fixtures with motion sensors

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

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OFFICE FACILITIES:	Approximately 32,000 square feet of air-conditioned office space in a square configuration with an interior landscape courtyard. Finishes include vinyl tile and carpeted offices, 2' x 2' acoustical ceiling tile and recessed fluorescent lighting. The office area features multiple private offices, a general office area, large and small conference rooms, a large lobby and reception area, large vending-style cafeteria, two training rooms, and men's and women's restrooms with lockers.
EMPLOYEE CANTEEN:	1,500 square foot vending style cafeteria
PARKING:	Paved, lighted and marked parking for 199 automobiles. Trailer parking for 100 trucks with exterior security lighting.
HEATING:	Forty-two Trane gas fired ceiling units
AIR CONDITIONING:	Production area and pack area
VENTILATION:	Exhaust fans and louvers throughout the facility
BOILERS:	Two boilers for process water
TRUCK LOADING:	Twenty-eight (8' x 10') dock high doors with levelers, dock locks, lights, weather seals and compressed air drops; numerous drive-in doors
RAIL:	Rail service provided by Canadian National with two rail doors on east side of building and a covered 360' rail shelter that accommodates five rail cars on west side of building; a total of 34 rail cars can be accommodated on the site.
COMPRESSED AIR:	Two Ingersoll Rand 125 hp with Ingersoll Rand air dryer and two air tanks providing plant air; three 250 hp Sullair compressors in boiler room providing plant air and gravity flow tower air lines and drops throughout facility and to all dock high truck doors
ON-SITE STORAGE TANKS:	Covered rail shelter provides overhead piping and supports to 8 liquid and 5 powder storage tanks.
FENCING:	Sides and rear of facility surrounded by an 8' chain link fence with two electronic access gates into truck loading areas
FORMER USE:	Manufacture, packaging and distribution of powder detergent products

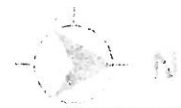
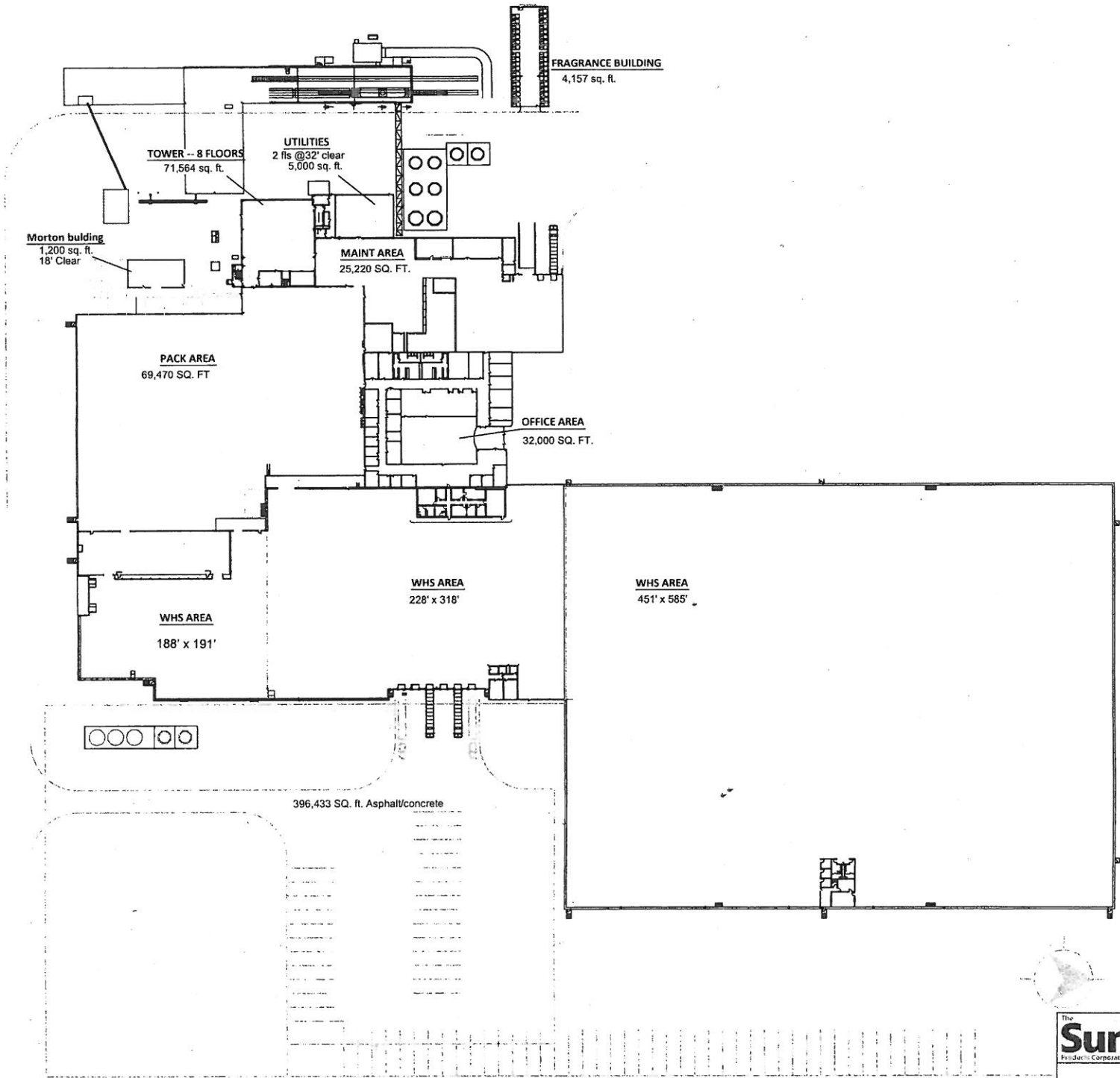
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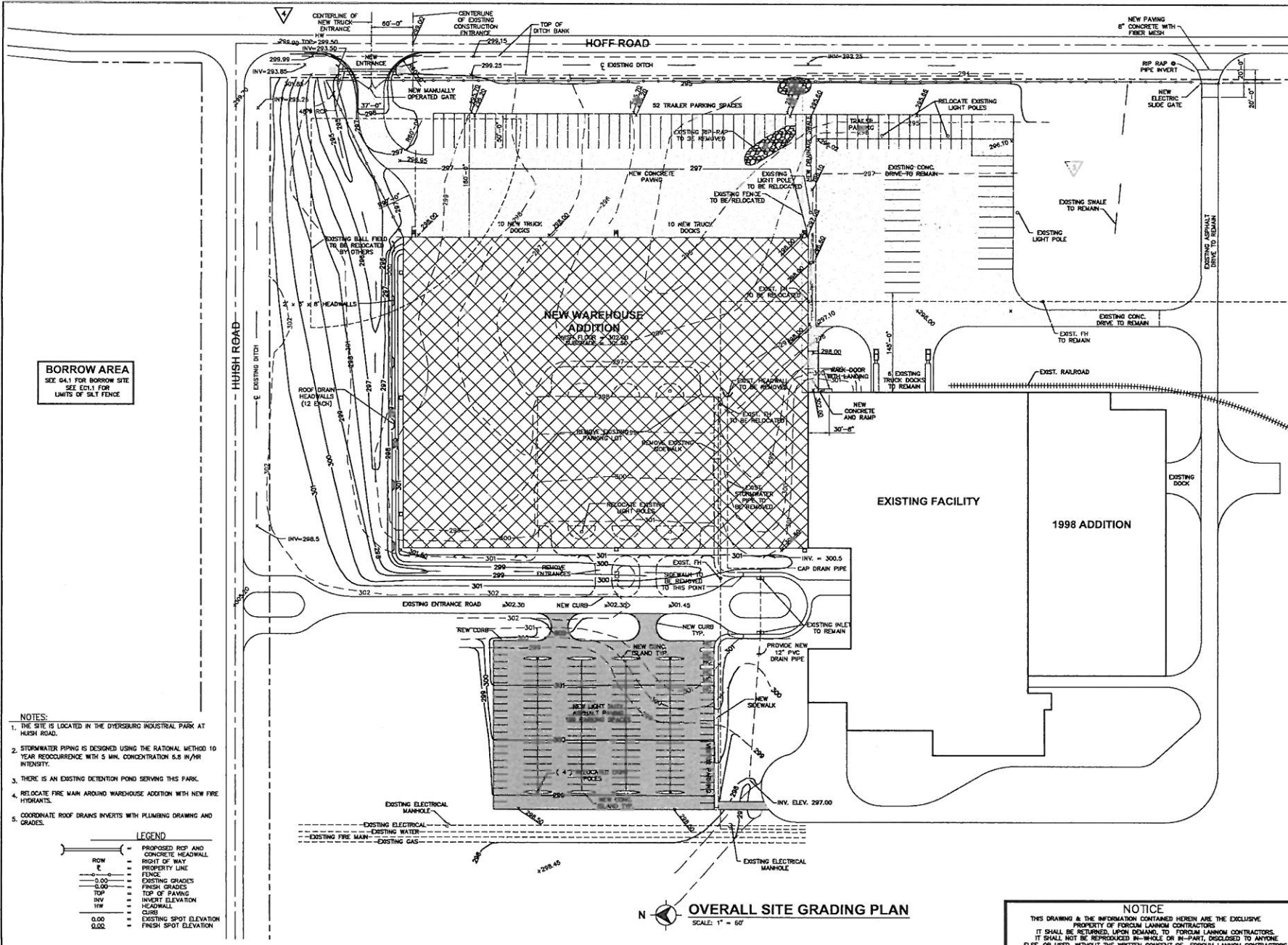
TRANSPORTATION:

Ideally located at the intersection of US Hwy 412, I-155 and US Hwy 51. Four-lane US Hwy 412 provides access to I-40 and Jackson, TN (38 miles). I-55 provides access to I-55 and Purchase Parkway. Four-lane US Hwy 51 provides access to Memphis International Airport and the FedEx main hub (80 miles).

MISCELLANEOUS:

- Shipping office of approximately 2,000 square feet located in the 2003 warehouse addition with three private offices, shipping office, truckers' lounge, and men's and women's restroom facilities.
- Exterior storage – storage shed of 1,200 square feet and a 4,150 square foot hazardous material storage building with explosion proof lighting and a 10' x 12' drive-in door (not included in total square footage)
- Exterior and interior security cameras with central command post
- Interior perimeter "white lined" with rodent "catch" boxes
- Plant office
- Exterior security lighting
- Underground irrigation system for lawn maintenance (inactive)
- 144' 8-story @ 80,000 square foot gravity flow tower
- Truck guard house with truck scale





BORROW AREA
 SEE G4.1 FOR BORROW SITE
 SEE ECL1 FOR
 LIMITS OF SALT FENCE

- NOTES:**
1. THE SITE IS LOCATED IN THE DYERSBURG INDUSTRIAL PARK AT HUSH ROAD.
 2. STORMWATER PIPING IS DESIGNED USING THE RATIONAL METHOD 10 YEAR RECURRENT WITH 5 MIN. CONCENTRATION 6.8 IN/HR INTENSITY.
 3. THERE IS AN EXISTING DETENTION POND SERVING THIS FARK.
 4. RELOCATE FIRE MAIN AROUND WAREHOUSE ADDITION WITH NEW FIRE HYDRANTS.
 5. COORDINATE ROOF DRAIN INVERTS WITH PLUMBING DRAWING AND GRADES.

LEGEND

	PROPOSED ROOF AND CONCRETE HEADWALL
	RIGHT OF WAY
	PROPERTY LINE
	FENCE
	EXISTING GRADES
	FINISH GRADES
	TOP OF PAVING
	INVERT ELEVATION
	HEADWALL
	CURB
	EXISTING SPOT ELEVATION
	FINISH SPOT ELEVATION

OVERALL SITE GRADING PLAN
 SCALE: 1" = 60'

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DATE	10-10-03
REVISION	NO. 1
DATE	11-13-03
REVISION	NO. 2
DATE	02-06-04
REVISION	NO. 3
DATE	03-12-04
REVISION	NO. 4
DATE	05-27-04
REVISION	NO. 5
DATE	08-27-04
REVISION	NO. 6

PROJECT NO. 2324TN
 DRAWN BY: TAK
 DESIGN LEADER: RWR
 CHECKED BY:
 REVIEWED BY: RRC (PROJECT MANAGER)

FORCUM LANNON CONTRACTORS, LLC
 DYERSBURG, TENNESSEE

2003 WAREHOUSE ADDITION
 HUSH DETERGENTS
 DYERSBURG, TENNESSEE

DATE 10-10-03
 SHEET G1.1 OF 1