



Kingsley Brock, Economic Development Director  
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# KING TECHNOLOGIES BUILDING

805 Industrial Park Drive, Trenton, TN 38382

## Property Description

Metal building multi-use with 39,000 square feet in warehouse; 5,000 more available if 5,000 in office removed. Originally built to rebuild and ship telephone systems; infrastructure in place to handle any gas, water, sewage and electric demand. Good clean building with standing seam roof for easy ongoing maintenance.





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## KING TECHNOLOGIES BUILDING - Trenton, Tennessee

### LAND INFORMATION

Building Types:	Industrial
Status:	Available
Ceiling Height:	11' - 20'
Total Available (sq ft):	46,120
Year Built:	1994
Site Size (acres):	6.15
Cranes:	No
Dock:	Yes
Number of Truck Docks:	4
Drive In Doors:	Yes

### UTILITY INFORMATION

Power On-Site:	Yes; 3 phase, 480 volt
Electric Provider:	Trenton Light & Water Department
Sewer On-Site:	Yes; 6" main
Sewer Provider:	Trenton Light & Water Department
Gas On-Site:	Yes; 6" main
Gas Provider:	Gibson County Public Utility District
Water On-Site:	Yes
Water Provider:	Trenton Light & Water Department
Telecom On-Site:	Yes
Telecom Provider:	AT&T

### PRICING TERMS

For Sale:	Yes
Sale Price:	\$599,000
For Lease:	No
Lease Type:	N/A
Price Negotiable:	No

### ADDITIONAL INFORMATION

Region:	West TN
Foreign Trade Zone:	Yes
Opportunity Zone:	No
New Market Tax Credit Area:	Yes
Flood Zone:	Zone X (minimal flood hazard)

### GEOGRAPHIC/TRANSPORTATION INFORMATION

Latitude & Longitude	35.947581, -88.947872	Interstate Name	I-40
County:	Gibson	Distance to Interstate	26 miles
Rail Access:	No	Airport Name	Memphis International Airport
Highway Name:	Highway 45	Distance to Airport:	104 miles
Distance to Highway:	1 mile	Port Name:	Port of Memphis
		Distance to Port:	109 miles

