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Obion County Joint Economic Development Council
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C.C. GURIEN INDUSTRIAL PARK GREEN SPEC BUILDING

701 C.C. Gurien, Troy, TN 38260

Property Description

- 20,000 square feet spec building
- Building dimensions are 100' x 200'
- Building may be expanded to 40,000 square feet





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C.C. GURIEN INDUSTRIAL PARK GREEN SPEC BUILDING - Troy, Tennessee

LAND INFORMATION

| | |
|--------------------------|------------|
| Building Types: | Industrial |
| Status: | Available |
| Ceiling Height: | 24' |
| Total Available (sq ft): | 20,000 |
| Year Built: | 2008 |
| Site Size (acres): | 5.2 |
| Cranes: | No |
| Truck Docks: | Yes |
| Number of Truck Docks: | 2 |
| Drive In Doors: | 2 |

UTILITY INFORMATION

| | |
|--------------------|--|
| Power On-Site: | Yes |
| Electric Provider: | Gibson Electric Membership Corporation |
| Sewer On-Site: | Yes |
| Sewer Provider: | Town of Troy; 8" main |
| Gas On-Site: | Yes |
| Gas Provider: | Town of Troy; 2" main, 30 psi |
| Water On-Site: | Yes |
| Water Provider: | Town of Troy; 6" main |
| Telecom On-Site: | No |
| Telecom Provider: | AT&T, Gibson Connect |

PRICING TERMS

| | |
|-------------------|------------|
| For Sale: | Yes |
| Sale Price: | Negotiable |
| For Lease: | Yes |
| Lease Type: | Negotiable |
| Price Negotiable: | Yes |

ADDITIONAL INFORMATION

| | |
|-----------------------------|---------|
| Region: | West TN |
| Foreign Trade Zone: | Yes |
| Opportunity Zone: | No |
| New Market Tax Credit Area: | Yes |
| Flood Zone: | Zone X |

GEOGRAPHIC/TRANSPORTATION INFORMATION

| | | | |
|----------------------|------------------------|------------------------|-------------------------------|
| Latitude & Longitude | 36.3331148 -89.1603399 | Interstate Name | I-69 |
| County: | Obion | Distance to Interstate | .5 miles |
| Rail Access: | No | Airport Name | Memphis International Airport |
| Highway Name: | Highway 51 | Distance to Airport: | 125 miles |
| Distance to Highway: | .5 miles | Port Name: | Port of Cates Landing |
| Ownership: | Public | Distance to Port: | 25 miles |

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COMPLETE BUILDING
DESIGN PACKAGE
IS AVAILABLE

TROY SPEC BUILDING BUILD-OUT FEATURES

FOOTPRINT: 100 feet x 200 feet x 24 foot eave height

BUILDING TYPE: Pre Engineered Rigid Frame Steel

BUILDING MFG: Varco Pruden

STRUCTURE: 25 foot Rigid Frame Steel Bays with centerline posts @ 50 feet

WALLS: 26 ga. Steel panel rib (green) with 8 foot steel liner panel (galvalum).

ROOF: 24 ga. Steel standing seam by Varco Pruden. Color Galvalum with gutters and downspouts.

INSULATION: Entire building is fully insulated. Premium metal building insulation full thick

EXPANDABLE: Endwalls fully expandable

DOORS: Two automatic steel dock doors with 20,000 pound recessed dock levelers. framed out for two additional dock doors.

One 14 x 14 automatic drive-in service door. Two 3 foot walk-in doors.

VENTILATION: Four automatic endwall mounted vent fans with four interlocked intake louvers on opposite endwall.

LOADING DOCK PROTECTION: Cantilevered steel roof over dock doors.

LOADING DOCK AREA: The loading dock area and driveway are graded and graveled with eight inches crushed limestone base ready for concrete. Dock height is designed for 52 inch floor to ground after dock overlaid with 8 inches concrete.

CO-LATERAL DESIGN LOAD: 5 psf

FLOOR: 6 inch reinforced concrete over 6 inches compacted gravel on compacted earth sub-grade.

FOUNDATION: Reinforced concrete continuous grade beam and isolated rigid frame spread footings. One hundred feet (100) reinforced concrete loading dock wall.

OFFICE/ADMINISTRATION ANNEX: Pad is building ready for up to 5000 sf. Office Administration space along front of building.

EXPANDABLE: The north endwall could be expanded 100 to the north with same 24 foot eave height.
the west wall could be expanded 100 feet to the west terminating with a 16 foot eave height.

ELECTRICAL: At this time the building has temporary electrical wiring to vent fans, overhead doors and Lights.

PLUMBING: No plumbing inside building

SITE SIZE: Minimum area 3.5 acres. Maximum area 5.2 acres.

SITE CONDITION: The entire site is graded level with drainage to the front and rear. There is ample space for parking lot development. There is ample space available in the back for any activity such as material stockpiling, equipment storage, or parking.

ADDITIONAL LAND AVAILABLE: At this time the Industrial Development Corporation own land available for purchase adjoining this site on the south.