

STUMP

SALE/LEASE



Facility Overview

BUILDING SF	247,767 SF
ACRES	20 AC
ZONING	HI – Heavy Industrial
YEAR BUILT	1968 Additions in 1974, 1978, 2005
OFFICE (SF)	17,200 SF
CLEAR HEIGHT	<i>Front:</i> 30' in high-bay manufacturing/press area <i>Middle:</i> 20' in production/quality control area <i>Rear:</i> 22' in finished goods warehouse portion.
CRANES	8 cranes in place. Crane bridges throughout the plant
COLUMN SPACING	Production 30' x 30'; Warehouse 60' x 40'
ROOF	EDPM membrane
FLOOR TYPE	8" slab in manufacturing/press area 6" slab through remainder of facility
WALL TYPE	Metal
LIGHTING	LED throughout
LOADING	<i>East:</i> 11 docks 8'x10' with levelers seals & pads 1 drive-in w/ramp <i>West</i> 2 interior rail dock wells 3 docks 8' x 10' with levelers seals & pads 1 interior dock well <i>South:</i> 2 drive-in doors (grade level)

325 Industrial Ave.
Morrystown, TN
(Hamblen County)



Robert J. Dunn
Broker

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The Stump Corporation
831 East Morehead Street, Suite 440
Charlotte, NC 28202

Building Specs	
RAIL	Norfolk Southern
GAS	Atmos Energy
WATER	Morristown Utility Systems
SEWER	Morristown Utility Systems
POWER	Morristown Utility Systems Total available ampacity is 16000 amps <i>South</i> 2 each Main Disconnect, 4000 amps (8000 amps total) <i>Switch Gear Room:</i> Each Main Disconnect has 3 sub-panels rated at 2000 amps each <i>East</i> 2 Each Main Disconnect, 4000 amps (8000 amps total) <i>Switch Gear Room:</i> Left Main Disconnect feeds 2 sub-panels 2000 amps each Right Main Disconnect feed 3 sup-panels 2000 amp each
HEAT	Gas-fired ceiling suspended units
A/C	100% roof-top units (office)
SPRINKLER	100% wet system Note: 40,800 SF in Mfg area with no sprinklers
AIR LINE	Compressed Air lines throughout
EQUIPMENT	(3) Gardner Denver 500HP – Air Compressor (2) Water Cooling Towers
SECURITY	100% fenced with guard
INTERSTATE PROXIMITY	±5 miles from I-81 ±17.8 mile from I-40
PARKING	394 parking spaces paved, striped, and & lighted
SPECIAL FEATURES	Two (2) rail doors into front with rail along side wall



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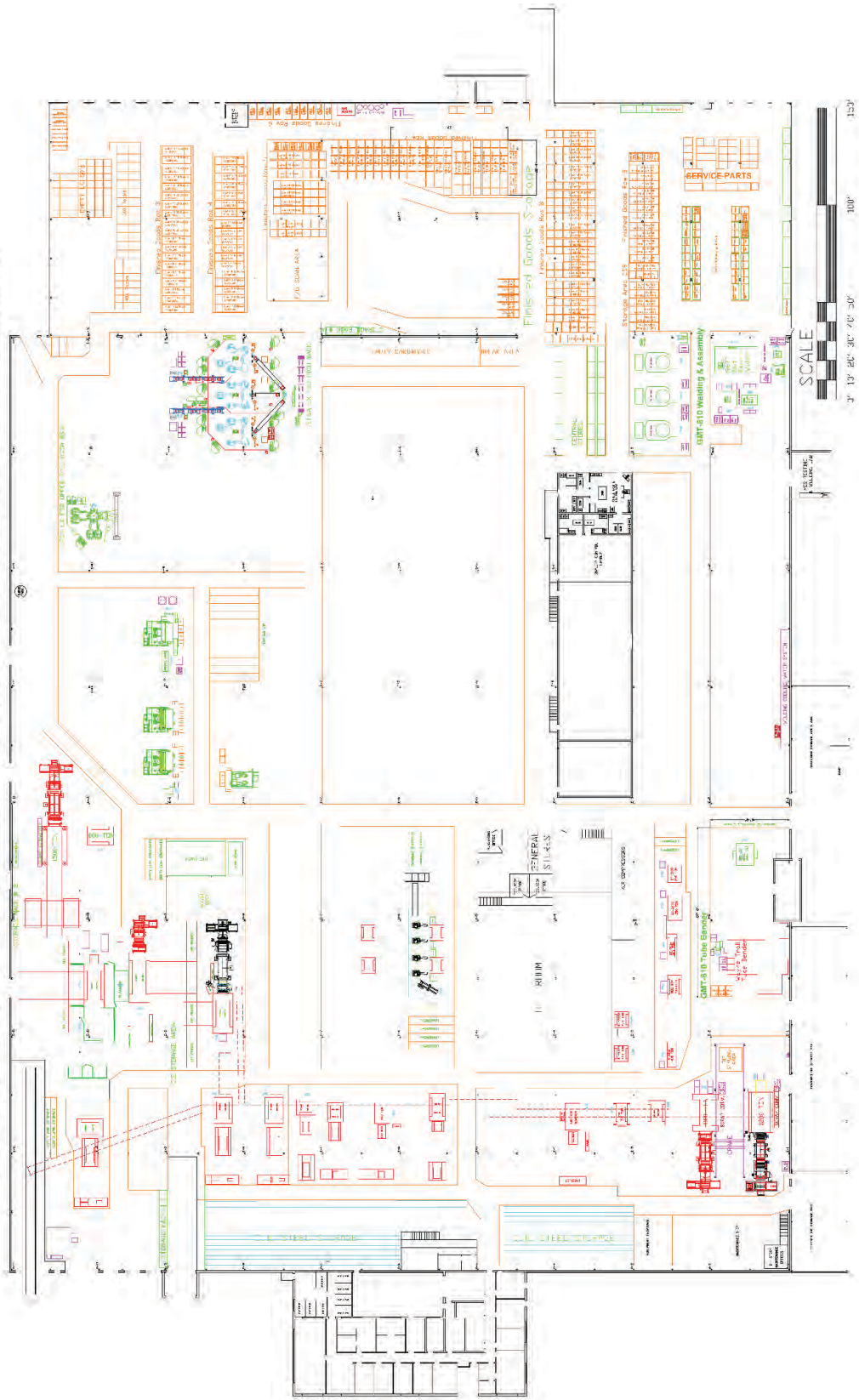
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PLANT LAYOUT LEAR CORP. MORRISTOWN PLANT



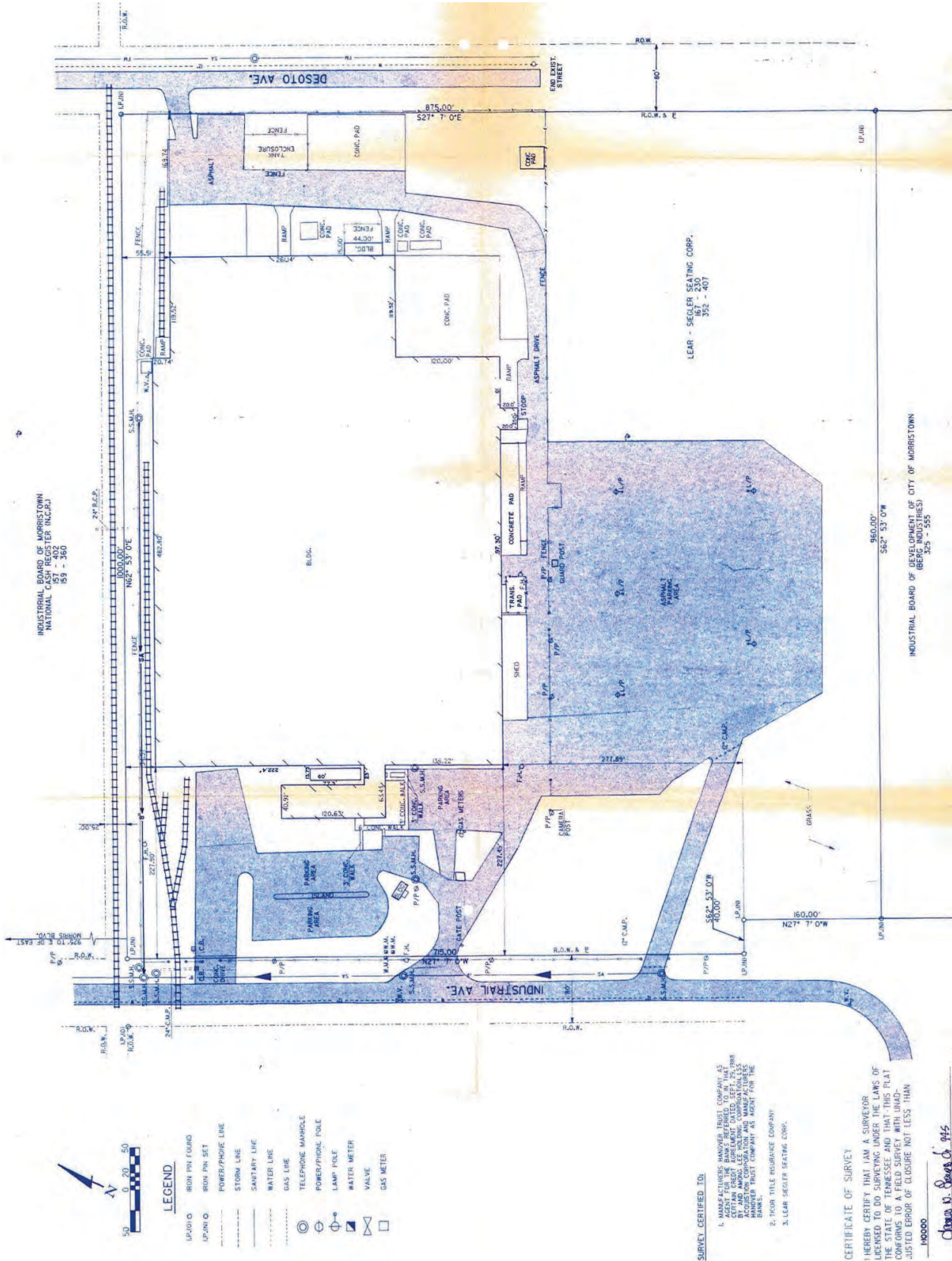
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