



AVAILABLE INDUSTRIAL PROPERTY (TN001489)

Address: 506 Twin Oaks Drive
Washington County
Johnson City, TN 37601

Location: Extreme Northeastern Tip of State/25 Miles South of Bristol, On I
181 South

Building Size: 298,557 SF

Lot Size: 23.95 Acres
Ample ground to expand



[Brochure](#)

100 KB

Property Description

Year Built	1961 / 1980 1961 - 229,116 s.f. 1980 - 69,441 s.f.	Rail	Yes - Possible - East Tn Railroad Shortline CSX - spur removed
Quality	Excellent	Gas	Atmos Energy - 4" line, 4" line
Office	10,107 SF Offset office featuring large open bullpen area, 2 conference rooms, training room, nurses station & kitchenette - offices renovated in 2007 & offers carpeting, dropped acoustic ceiling tile, recessed fluorescent lighting & painted sheet rock walls 6,637 s.f. of manufacturing offices includes large meeting room	Water	City
Dimensions	325' x 825' with offsets	Sewer	City
Ceiling Height	Min: 20' 8", Max: 21'	Power	Johnson City Power Board via TVA 2 - Substations @ 13,200V, 480V, 3 phase Secondary - 10,064 amps Transformer - 4 - 2000KVA Distribution - Buss duct @ 800 - 1600 amps 80 KW diesel Kohler generator for emergency lighting and server
Column Spacing	30' x 43'	Heat	Gas Ceiling suspended units 12 - Gas fired ceiling suspended units provide heat and make-up air at 2.5 - 3 million BTU's - One (1) unit on southwest corner at 1.5 million BTU's
Column Comments	Addition - 40' x 40'	Air Conditioning	Yes - Office, tool crib, vending areas, remote conference room, quality lab and 22 spot cooled air conditioning units in plant @ 5 - 10 ton each
Column Type	Steel Tubular	Sprinklers	Yes - 100% wet, 8" risers
Roof	Built-up - Built up roof with gravel ballast over ultra light concrete	Ventilation	Ceiling Mount - Make up air
Floors	12" Reinforced Concrete - Predominately 12" reinforced concrete with approximately 55,000 s.f. 10" reinforced concrete and approximately 15,000 s.f. with 6" reinforced concrete	Air Line	2 - 600 HP Cooper/Joy Centrifugal compressor 1 - 200 HP Sullair rotary screw compressor 1 - 150 HP Sullair compressor rotary screws Air loop around front half of building Compressor control system 1 - 1500 CFM Cameron/Cooper/Joy air dryer
Walls	Block - 8" concrete block	Equipment	- 225 ton Marley cooling tower- Machine shop tool room with dust collection system, jib crane and 8' door for forklift traffic
Lighting	T5	Special Features	- Two smoking areas- 13,659 s.f. stand alone storage shed Includes 5 drive in doors and sprinkler- Waste water treatment area with chemical resistant floors (equipment removed)- Shipping office- Hazardous waste storage building- Separate employee entrance
Loading	East 1 - Delivery/service dock West 10 - 9' x 10' tailgate doors with seals, locks, lights, pads and 8 with levelers 1 - 14' x 20' drive in door 1 - trash dock North 3 - 9' x 10' Internal dock wells with seals, pads and levelers 1 - 12' x 10' drive in door 50' concrete truck court and canopy	Miscellaneous	- Server room air conditioned with firewall & separate power feed tied to generator- Two vending areas- Men's/women's lockers- Tool crib- 2009 Taxes: County - \$34,414.22 City - \$27,691.00- Machine shop tool room with dust collection system - jib crane & 8' door for forklift traffic- 13,659 s.f. stand alone storage shed Includes 5 drive in doors & sprinkler
Cranes	2 ton bridge in maintenance shop	Last Use	Auto related - Mfg. brake drums, rotors and wheel hubs
Parking	340 paved, marked & lighted		