

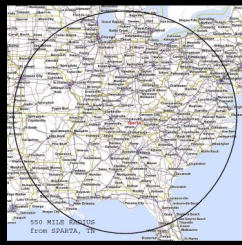


3300 McMinnville Hwy. Sparta, TN 38583

320,600 sq.ft.

on 32 Acre site

Contact Jody Sliger
(931) 836-3552



* Approximately 230,000 Manufacturing space, 67,000 Warehouse space and 21,000 Office space.

* 17 Dock doors and 6 drive-in doors

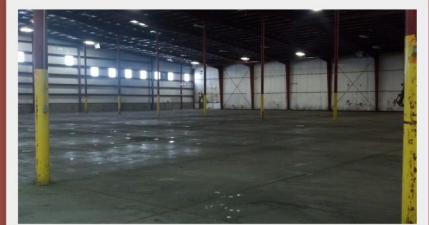
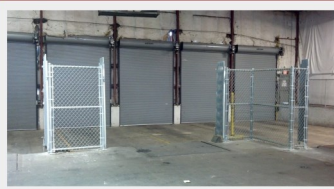
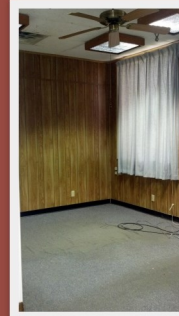
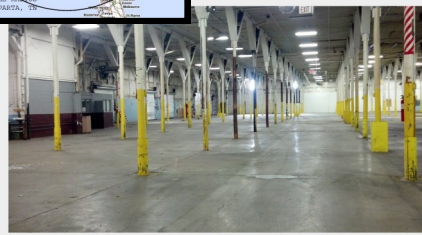
* 4,000 Amp electrical service

* The building is constructed 75% block and 25% metal. The oldest portion was built in 1962. The site has room for expansion.

*“Location, Location, Location
You want it! We have it.”*

Approximately 1-Hour from Nashville or Chattanooga, and 1.5 hours from Knoxville, in the center of the Upper Cumberland Region. Easy access to I-40 and I-24.

www.SpartaTNChamber.com



County:	White
Type:	Industrial, Warehouse
Available	Yes
Zip Code	38583
Minimum Available	32 acres
Maximum Available	32 acres
Divisible	Yes
For Sale	Yes
For Lease	No
Sale Price	Negotiable
Telecommunications	Ben Lomand
Industrial Park	No

Phase I Env. Report	Yes
Electric Provider	Caney Fork
Natural Gas Provider	Middle TN Natural Gas
Sewer Service Provider	Sparta Public Works
Water Service Provider	Sparta Public Works
Water line size	12 inch
Distance to major In-	16 miles
Distance to major	2 miles
Distance to Port	31 miles (Gainesboro)
Rail	Spur—line close proximity
Brownfield	No
Flood Plain	0%

For more information please contact the Sparta—White County Chamber of Commerce (931) 836-3552