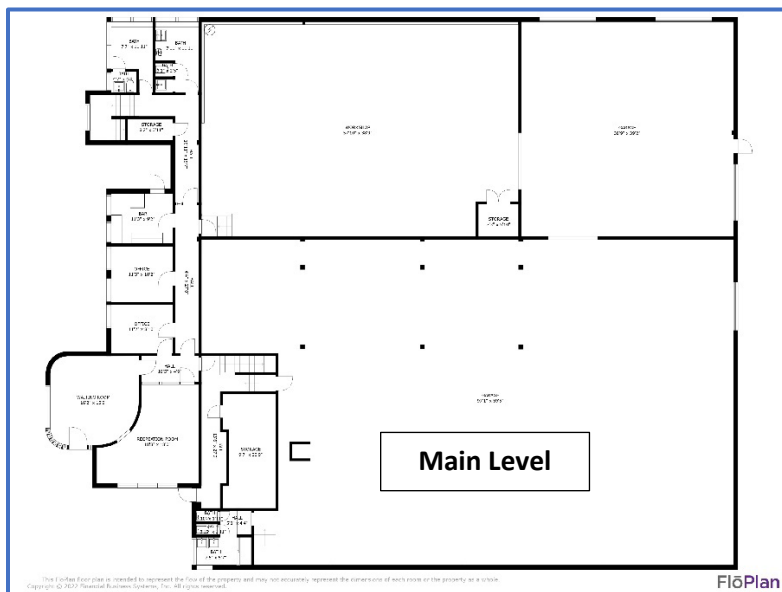
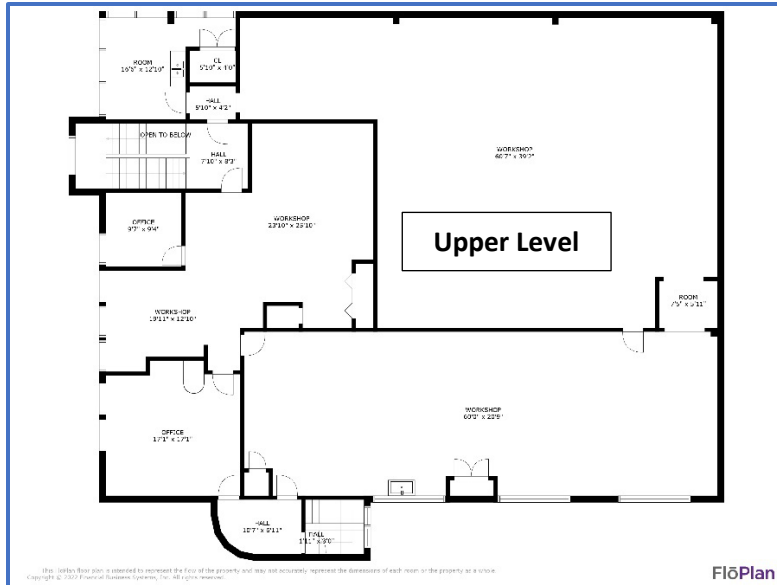


Site Specifications – 1616 Maryville Pike

- **Area:** 2.8 Acres
- **Zoning:** CA – General Business Zone, CB – Business & Manufacturing Zone
- **Opportunity Zone:** Yes
- **Property Type:** Commercial
- **Improvements:** 3 Buildings

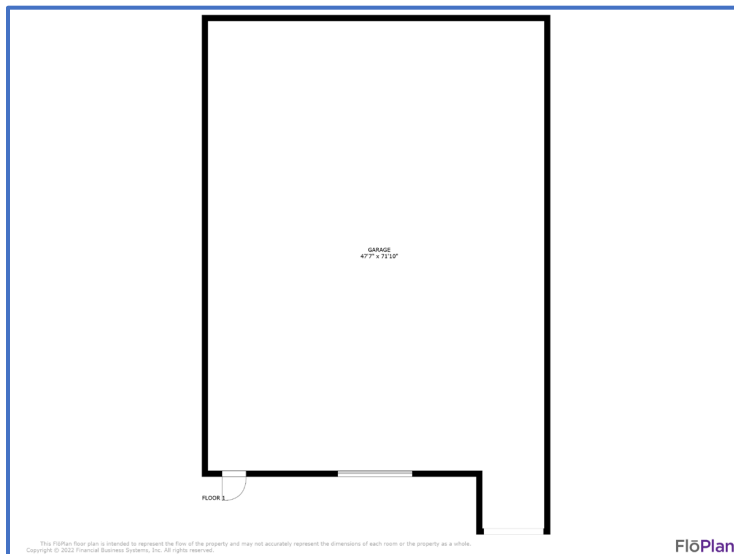
Building 1:





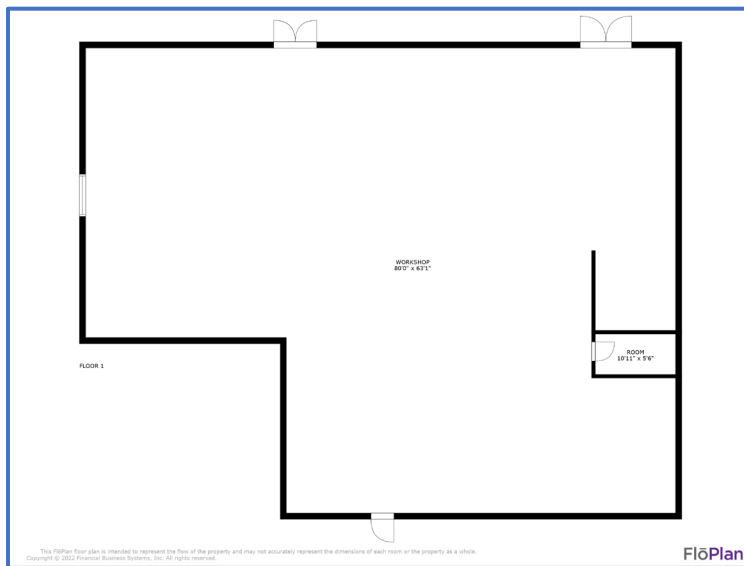
- **17,187 +/- Square Feet**
- **Built in 1950**
- **2 Levels**
- **Metal Roof**
- **2 Roll Up Dock Height Doors**
 - 10' x 10' door size
- **2 Drive-In Grade Level Doors**
 - 10' x 10' door size
- **Ceiling Heights**
 - Lower Level Shop Area – 12', 8" clear
 - Upper Level – 8' 7" clear
- **Suspended Gas Heat in Lower Level Shop**
- **Offices & Upper Level Heated & Cooled**
 - 4 offices on main level
 - 3 offices on upper level
- **3 Bathrooms**
- **2 Stairwells**
- **1 Freight Elevator**
- **Concrete Ramp on Loading Dock**
- **9', 6" Loading Dock Depth**
- **3 Phase Power**
- **Electric, Water & Gas Connected**
- **1 Electric Meter, 1 Water Meter, 1 Gas Meter**

Building 2:



- **3,500 +/- Square Feet**
- **Built in 1959**
- **1 Level**
- **Building Size Approx 70' x 50'**
- **Metal Construction**
- **Metal Roof**
- **1 Roll Up Dock Height Door**
 - **9' x 10' door size**
- **16' Column Spacing**
- **18' Clear Height Ceiling**
- **10' Deep Loading Dock**
- **Electric only (From Same Meter as the Main Building)**
- **Not Heated/Cooled**

Building 3:



- 5,200 +/- Square Feet
- Built in 1968
- 1 Level
- Building Size Approx 65' x 80'
- Metal Construction
- Metal Roof
- 1 Roll Up Grade Level Door
 - 9' x 9' door size
- 16' Column Spacing
- 14' Clear Height Ceiling
- Suspended Gas Heat (not functional)
- 3 Phase Electric (dedicated meter)

- **Water available (has meter but hasn't been connected for years)**