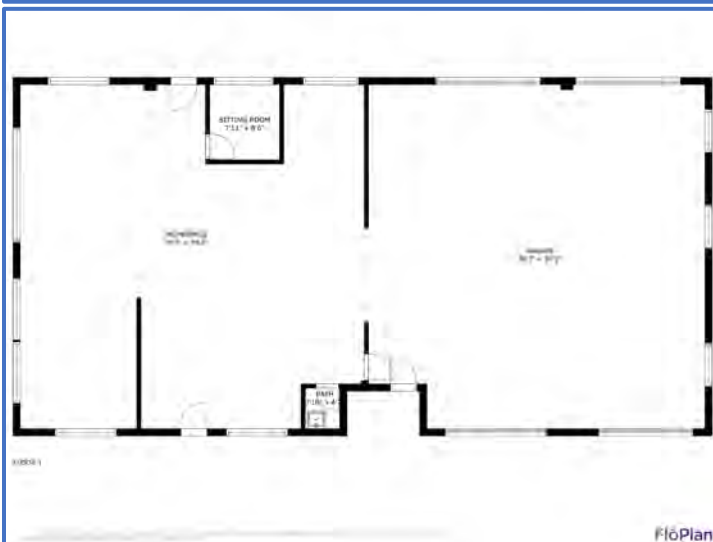


Site Specifications – 1624 Maryville Pike

- Area: 1.3 +/- Acres
- Zoning: CB – Business & Manufacturing Zone
- Opportunity Zone: Yes
- Property Type: Commercial
- Improvements: 3 Buildings

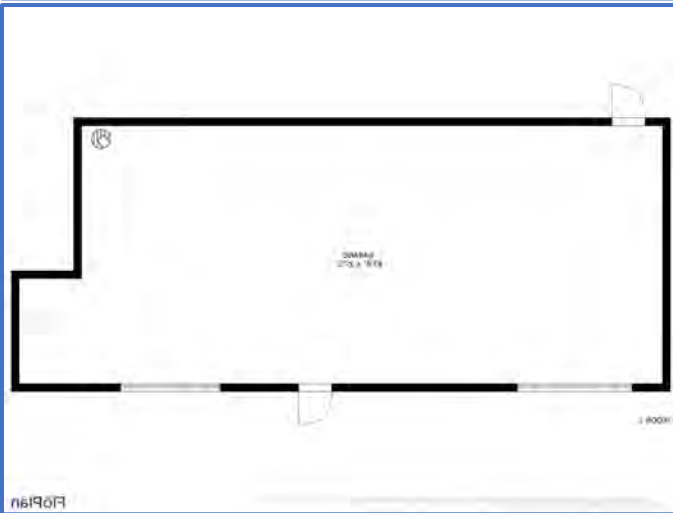
Building 1:



- 3,200 +/- Square Feet
- Built in 1952
- Single Level

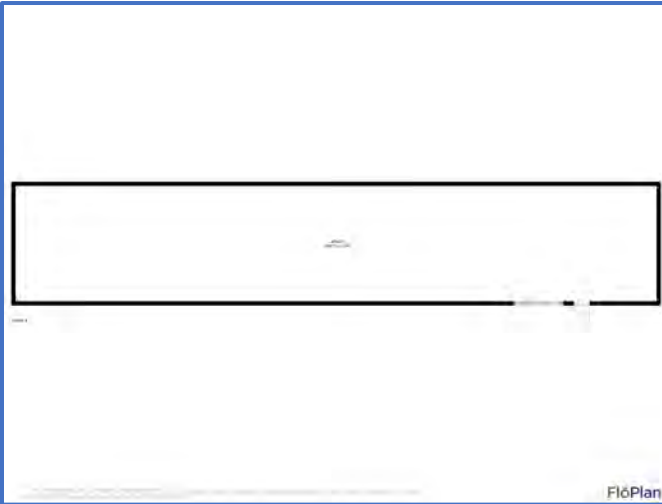
- **4 Roll Up Grade Level Drive-In Doors**
 - **12' x 14' door size**
- **17' Clear Height Ceiling**
- **Block Construction**
- **Water & Electric (single meter for each)**
- **Small Office with Window A/C**
- **Shop Heated with Two Wood Stoves**
- **Shingle Roof**
- **2 Bathrooms**

Building 2:



- 1,950 +/- Square Feet
- Built in 1952
- Metal Construction
- Metal Roof
- Single Level
- 2 Grade Level Drive-In Doors
 - 10' x 10' door size
- 2 Ventilation Fans
- 65' x 30' Building Size
- Electric Only (from same meter as main building)
- 14' Clear Height Ceiling (10' Eaves)

Building 3:



- 3,250 +/- Square Feet
- Built in 1952
- Metal Construction
- Metal Roof
- Single Level
- 1 Grade Level Drive-In Door
 - 10' x 12' door size
- 130' x 25' Building Size
- Electric Only (from same meter as main building)
- 17' Clear Height Ceiling (14' Eaves)
- Not Heated or Cooled