

Industrial Development Building Profile

◆ denotes required fields

Property Details

◆ Building Name: **Skyview / Airport Building**

◆ '911' Address: 2292 Skyview Drive

◆ City: Centerville

Zip: 37033

County: Hickman

Latitude: 35.82803

Longitude: -87.45343

City Limits: Yes No

Map/Parcel # 071/061.01

◆ Site Acreage: 9.7

◆ Contiguous Acres Available for Development: Yes No

Nearest Population Center: Centerville, TN

Distance to (miles): 0

Population: 4,000

Nearest Metro Center: Nashville, TN

Distance to (miles): 50

Building Information

◆ Minimum Available (Sq. Ft.): **0**

Number of Buildings: 1

◆ Maximum Available (Sq. Ft.): **113,890**

◆ Building Type (Check all that apply):

◆ Total Sq. Ft.: 113,890

Office Building

◆ Multi-Tenant

◆ Available Sq. Ft.: 113,890

Industrial Building

Multi (not Tenant set)

◆ Office Sq. Ft.: 3,800

Warehouse Building

Distribution Center

◆ Building Divisible: Yes No

Call Center Building

Office

Speculative: Yes No

◆ Number of Stories: 1

Parking Lot: Yes No

◆ Spaces in Parking Lot: 250

◆ Building Ownership: Public Private

Date Available: 10/01/2008

◆ Construction Year: 1965

Expansion Year:

◆ Current Major Tenants: None

Building Condition: Good Fair Poor

Sale/Lease Details

◆ For Sale: Yes No

◆ Sale Price: \$ Negotiable

◆ For Lease: Yes No

◆ Lease Rate

◆ Lease Type

Per Month Lease Price: \$

Gross Net Triple Net

Per Sq. Ft. Lease Price: \$ Negotiable

Gross Net Triple Net



Construction

- ◆ Ceiling Minimum (in feet): 9
- ◆ Ceiling Maximum (in feet): 16
- ◆ Building Length (in Feet): 550
- ◆ Building Width (in Feet): 200
- ◆ Column Spacing:

◆ **Construction Type (check all that apply):**

- Metal
- Block
- Brick
- Steel Frame
- Wood
- Tilt-up
- Concrete
- Pre-Engineered Steel

Roof Type (check all that apply):

- Tar
- Built-up
- Metal
- Metal Standing Seam
- Shingle
- EPDM (Rubberized)

◆ **Floor Type (check all that apply):**

- Concrete
- Wood
- Dirt
- Gravel

Lighting Type (check all that apply):

- Fluorescent
- Mercury Vapor
- High Pressure Sodium
- Metal Halide
- Incandescent

Floor Thickness (in inches): 4 minimum

Reinforced: Yes No

Construction Notes:

Equipment Docks

- ◆ # of Bridge Cranes: 0
- ◆ Capacity of Largest Bridge Crane (tonnage): N/A
- # of Jib cranes: 0
- Height Under Hook: N/A
- Tonnage: N/A
- ◆ # of Dock High Doors with leveler(s): 7
- Dimensions:
- ◆ # of Dock High Doors without levelers(s): 0
- Dimensions:
- ◆ # of Drive-in Doors: 4
- Dimensions:
- # of Rail Doors: 0
- Dimensions: N/A
- Inside Outside

Infrastructure

- ◆ Zoned: Commercial Industrial Office Building Not Zoned
- ◆ Environmental Assessment: Yes No
- ◆ Soil Boring Report Available: Yes No
- ◆ Located in an Industrial Park: Yes No

Industrial Park Name: Centerville Airport Industrial Park

This information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in information.

Telecommunications

◆ **Internet Connection:** Yes No
 Dial-Up ISDN Cable DSL Wireless T-1 T-3 Other
 ◆ **Building Networked:** Yes No
 ◆ **Telecom Service Provider:** AT&T

Transportation

| <u>Hwy #:</u> | <u>Hwy Name:</u> | ◆ <u>Distance to: (in Miles)</u> | <u>Hwy Type:</u> |
|---------------|------------------|----------------------------------|---|
| SR 48 | Highway 48 & 100 | 2 | <input checked="" type="checkbox"/> State <input type="checkbox"/> Interstate <input type="checkbox"/> US |
| I-40 | Interstate 40 | 15 | <input type="checkbox"/> State <input checked="" type="checkbox"/> Interstate <input type="checkbox"/> US |

(Indicate major Interstate and major Highway)

| <u>River Name:</u> | ◆ <u>Distance to: (in Miles)</u> | <u>Navigable:</u> |
|--------------------|----------------------------------|---|
| Duck River | 4 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Cumberland | 55 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

| <u>Nearest Ports:</u> | ◆ <u>Distance to: (in Miles)</u> | <u>Channel depth: (in Feet)</u> |
|-----------------------|----------------------------------|---------------------------------|
| Nashville | 55 | 9 |

| ◆ <u>Railroad Name:</u> | ◆ <u>Siding On-Site:</u> |
|----------------------------------|---|
| South Central Tennessee Railroad | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Feasible |
| | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Feasible |

| <u>Airport Name:</u> | <u>Location Identifier:</u> | <u>City:</u> | ◆ <u>Distance to: (in miles)</u> | <u>Runway Length: (in feet)</u> |
|--|-----------------------------|-----------------|----------------------------------|---------------------------------|
| Centerville Municipal <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> General | GHM | Centerville, TN | 0.5 | 4002 |
| Nashville International <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> General | BNA | Nashville, TN | 60 | 11030 |

(Indicate local and closest metropolitan airports)

Utilities

◆ **Electric Service Provider:** Meriwether Lewis Electric Coop
 ◆ **KVA:** 1500 ◆ **Amp:** 4000 ◆ **Voltage:** 480/277 ◆ **Phase:** Single Three Other
 ◆ **Natural Gas Service Provider:** Town of Centerville Gas Dept. ◆ **Line Size (in inches):** 4
 ◆ **Sewer Service Provider:** Town of Centerville ◆ **Line Size (in inches):** 4
 ◆ **Water Service Provider:** Town of Centerville ◆ **Line Size (in inches):** 12

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Fire Service Provider: Centerville Fire Dept**Fire Insurance Rating Class:** 7**Sprinkler System Available:** Yes No **Type System (check only one):** Wet Dry**Heat Type (check all that apply):****Heat Location (check all that apply):****A/C Available:**

Electric Oil Manufacturing
 Propane Gas Radiant Warehouse
 Natural Gas Other Office
 Steam Other

 Yes No**A/C Locations:**

Manufacturing
 Warehouse
 Office Other

Contacts**Contact:** George W. Shuff, III**Telephone:** 800-227-6628**Title:** Executive Director**Fax:** 615-269-5184**Company:** Middle Tennessee Industrial Dev. Assoc.**E-mail:** mtida@mtida.org**Address:** 2108 Westwood Avenue**City:** Nashville**State:** TN**Zip:** 37212**WEBSITE:** www.mtida.org**Community Contact:** Daryl Phillips**Telephone:** 931-729-5953**Title:** Executive Director**Fax:** 931-729-9319**Company:** Hickman County Economic & Community Development Assn.**E-mail:** execdir@hickmantn.org**Address:** 130 Progress Center Plaza PO Box 204**City:** Centerville**State:** TN**Zip:** 37033-0204**General Notes (Public)**

Originally was a Levi Strauss manufacturing and shipping center. Building is across the street from golf course and is less than a mile from general aviation airport. Hickman County is the only county with an interstate highway in the Nashville MSA that qualifies for the Tier III ROI Jobs Tax Credit Incentive.

Realtor/Owner information (Confidential)**Contact:** Don Armstrong**Telephone:** 615-446-9090**Title:** President**Fax:** 615-446-9164**Company:** The Property Place**E-mail:** Don@PropertyPlaceDickson.com**Address:** 404 East College Street Suite K**City:** Dickson**State:** TN**Zip:** 37055**Brochure/Flier Available:** Yes No
www.industrialsites.hickmantn.org**Internet URL for this Site:**

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Name of Building: Skyview / Airport Building

Total Square Footage: 113,890

For more information contact:



Middle Tennessee Industrial
Development Association
2108 Westwood Avenue
Nashville, TN 37212
800.227.6628



Tennessee Valley Authority
Economic Development
P.O. Box 292409
Nashville, TN 37229-2409
615.232.6225



State of Tennessee
Economic & Community Development
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