

UNION CITY, TENNESSEE

TITAN TIRE COMPANY

Newmark is please to present for lease 3260 Goodyear Drive, a 2 million square foot industrial-manufacturing and distribution facility located in Union City, Tennessee with approximately 650,000 square feet available.



NEWMARK

3424 Peachtree Road, Suite 800 | Atlanta, GA 30326

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

MICHAEL M. REID

Senior Managing Director

T +1 770 552 2458

M +1 404 307 6900

michael.reid@ngkf.com

TN License # 241701



PROPERTY HIGHLIGHTS

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

- Newmark, as exclusive advisor, is pleased to present 3260 Goodyear Drive (the Property), a 2,000,000-square-foot manufacturing and warehouse facility with the opportunity to lease approximately 650,000 square feet in Union City, Obion County, Tennessee.
- The Property is located 140 miles north of Memphis and 175 miles west of Nashville in Union City, Tennessee, which serves as the Regional Trade center for northwest Tennessee and southwest Kentucky.
- Built in 1968 with major additions in late 1970's 1998 and 2001, the Property is situated on approximately 351.893 +/- acres and is just 9.5 miles from Everett Stewart Regional Airport.
- Ideally located on 4-lane US Hwy. 51 and US Hwy. 22 providing 4-lane access to Purchase Parkway, I-40 (60miles), I-24, I-55, Memphis, Memphis International Airport (approximately 120 miles south).

PROPERTY HIGHLIGHTS

SIZE:	Approximately 2,000,000 square feet of ground floor offices, support, manufacturing and warehouse area (does not include approximately 36,000 s.f. basement, second story plant offices and smaller support buildings)		
NUMBER OF BUILDINGS:	One single-story industrial building		
GROUND:	Approximately 351.893 acres		
DIMENSIONS:	900' x 2,135'		
CONSTRUCTION:	Floors:	Minimum 10"reinforced concrete	
	Walls:	Brick, concrete block and insulated metal; front office is brick on block	
	Roof:	Built-up asphalt with some rubber membrane, major roof replacements underway	
	Columns:	10" steel "I" beams	
DATE OF CONSTRUCTION:	Original in 1968 with major additions in late 1970s, 1998 and 2001		
CONDITION OF PROPERTY:	Good		
CEILING HEIGHTS:	@ 1,530,000 square feet:	20' clear	
	@ 324,000 square feet:	24' clear	
	@ 67,500 square feet:	30' clear	
COLUMN SPACING:	25'x60'; 70'x50' and 70'x70' in 67,500 square foot gantry warehouse		
POWER:	Supplied by Union City Electric, a TVACo-Op; 2,300, 480, 200 and 120 volts, interior transformers owned by Goodyear, exterior owned by utility		
NATURAL GAS:	Supplied by Atmos Energy		
WATER:	Water is supplied by Union City Water Utility; process water provided by 5 deep wells		
SEWER:	Supplied by Union City Public Utilities; 10"main, 10" line to building		

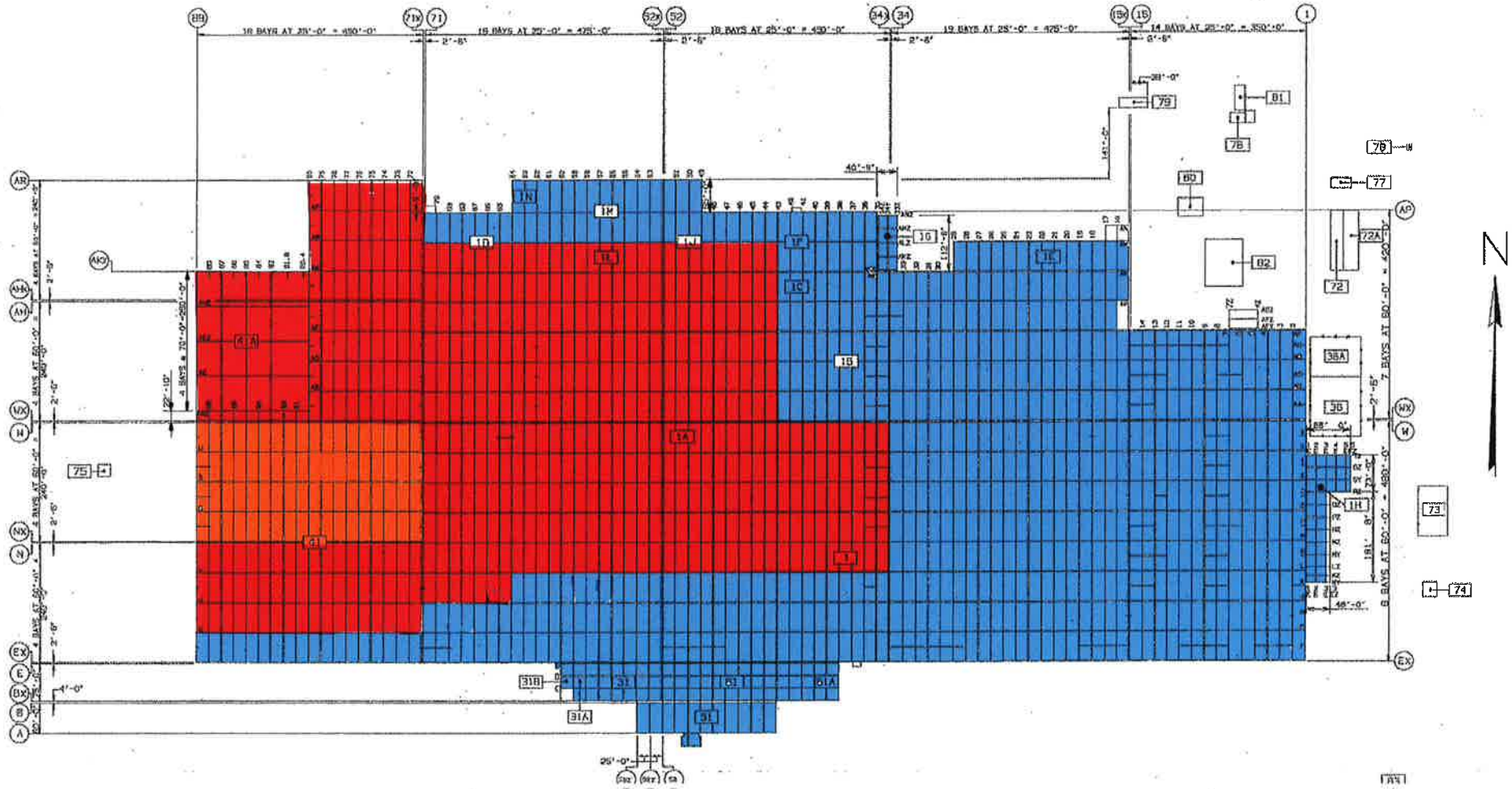
SPRINKLER SYSTEM:	100% wet system @125 static pressure with three 250,000 gallon tanks with back-up generators and a loop hydrant system
LIGHTING:	Combination 350 watt, 6 bulb, TS fluorescent and 400 watt metal halide
OFFICE FACILITIES:	Approximately 17,875 square feet of modern, air-conditioned main office area with 2 large general office areas, approximately 30 private offices, five conference rooms and a reception area and two computer rooms. Additionally, there are approximately 60 plant offices and two conference rooms.
EMPLOYEE CANTEEN:	Two large hot food service cafeterias with five smaller canteens
PARKING:	Main parking area provides lighted and marked spaces for 1,345 automobiles; the west lot provides 198 spaces; the main office area provides 60 spaces.
RESTROOMS:	Numerous plant restroom facilities located throughout the facility with five fully equipped locker rooms with showers
HEAT:	Steam; infrared gas fired units and outside air make-up units
AIR CONDITIONING:	The office area is fully air-conditioned; the plant is partially cooled with water and air systems, 2,225 tons in large units and 200 tons in smaller units
VENTILATION:	Numerous exterior make-up air units and exhaust fans throughout
BOILERS:	Four packaged boilers; three at 60,000 lbs/hour and one at 150,000 lbs/hr, 225 psi, natural gas or #6 fuel
TRUCK LOADING:	East Ten (8'x10') metal dock high truck doors with levelers, dock locks, weather seals and lights. West Forty (8'x10') metal dock high truck doors with levelers, dock locks, weather seals and lights. Numerous drive-in doors on the east and westsides of the facility.
RAIL:	Canadian National (CN) Railroad provides one interior and two exterior spurs to the facility

CRANES:	One 10-ton crane
COMPRESSED AIR:	Eleven air compressors supplying 100 psi air to plant
LIQUID STORAGE:	Several large above-ground metal tanks; fire protection water 750,000 gallons, # 6 fuel oil 800,000 gallons
FENCING:	A chain link fence with barbed wire surrounds the manufacturing facility
FORMER USE:	Manufacture and assembly of radial passenger and light truck tires
TRANSPORTATION:	Ideally located on 4-lane US Hwy. 51 and US Hwy. 22 providing 4-lane access to Purchase Parkway, I-40 (60miles), I-24, I-55, Memphis, Memphis International Airport (approximately 120 miles south).
MISCELLANEOUS:	<div>Plant-wide PA system<ul style="list-style-type: none">• Floor scales in receiving are and waste recycle area• Very reliable electricity service from TVA / Union City Electric• Five high capacity deep water wells (over 500' down to aquifer)• 18-hole golf course, and ball fields• I-69 under construction on two sides of plant (Windsor, Ontario to Brownsville, TX)• Major port currently under construction on Mississippi River, 30 miles to the west of Tiptonville, Tennessee</div>

FOR LEASE

THIRD PARTY
DISTRIBUTION OPERATION

TITAN TIRE



BUILDING PLAN



HIGHLIGHTED AVAILABLE DISTRIBUTION SPACE



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO – WEST SIDE



PROPERTY PHOTO – NORTH SIDE REAR

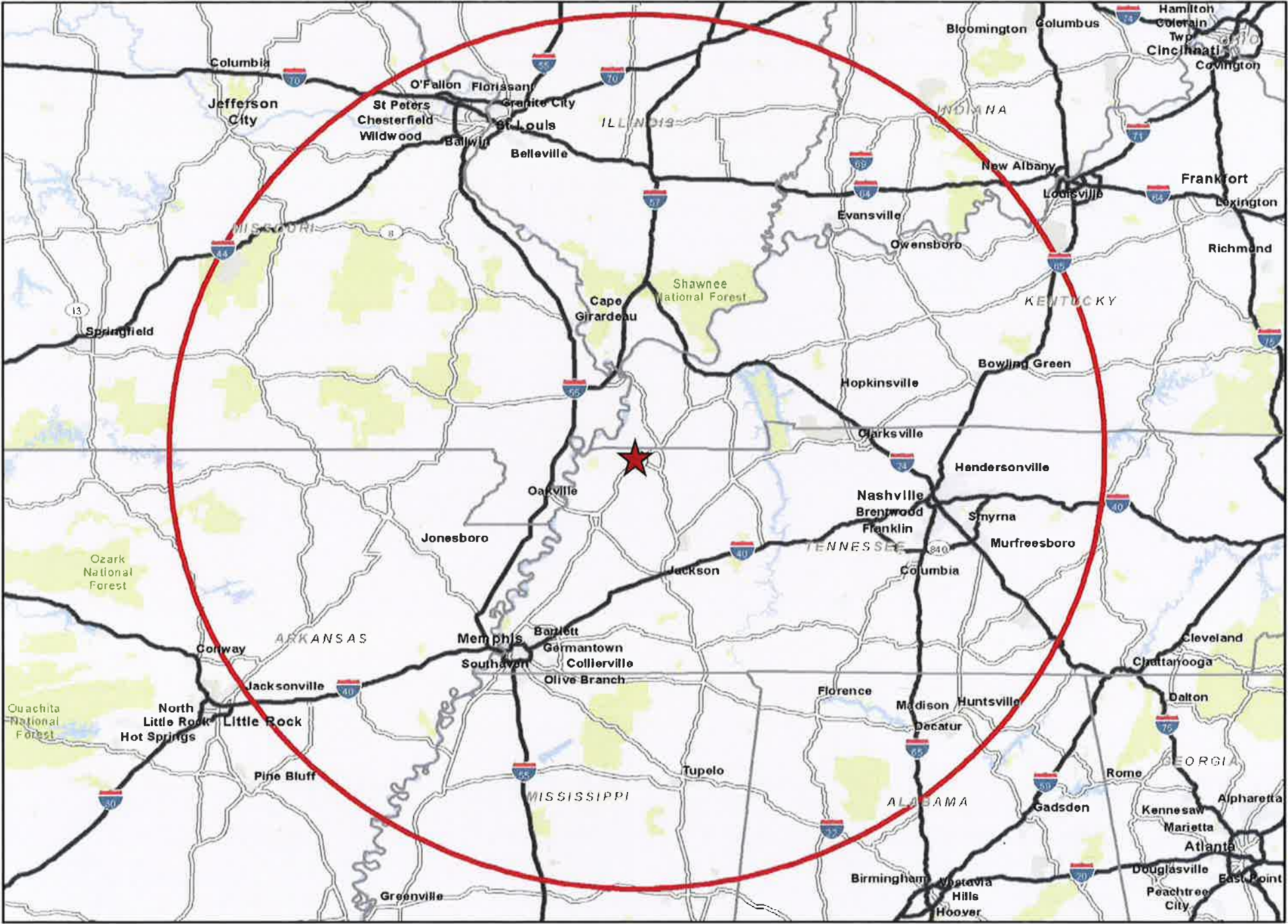


PROPERTY PHOTO – EAST SIDE



3260 GOODYEAR DRIVE | UNION CITY, TN

REGIONAL MAP



3260
GOODYEAR
DRIVE
UNION CITY, TN

