



Lindsay Frilling, CEO
 Obion County Joint Economic Development Council
 214 E Church Street
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C.C. GURIEN INDUSTRIAL PARK GREEN SPEC BUILDING - Troy, Tennessee

LAND INFORMATION

Building Types:	Industrial
Status:	Available
Ceiling Height:	24'
Total Available (sq ft):	20,000
Year Built:	2008
Site Size (acres):	5.2
Cranes:	No
Truck Docks:	Yes
Number of Truck Docks:	2
Drive In Doors:	2

UTILITY INFORMATION

Power On-Site:	Yes
Electric Provider:	Gibson Electric Membership Corporation
Sewer On-Site:	Yes
Sewer Provider:	Town of Troy; 8" main
Gas On-Site:	Yes
Gas Provider:	Town of Troy; 2" main, 30 psi
Water On-Site:	Yes
Water Provider:	Town of Troy; 6" main
Telecom On-Site:	No
Telecom Provider:	AT&T, Gibson Connect

PRICING TERMS

For Sale:	Yes
Sale Price:	Negotiable
For Lease:	Yes
Lease Type:	Negotiable
Price Negotiable:	Yes

ADDITIONAL INFORMATION

Region:	West TN
Foreign Trade Zone:	Yes
Opportunity Zone:	No
New Market Tax Credit Area:	Yes
Flood Zone:	Zone X

GEOGRAPHIC/TRANSPORTATION INFORMATION

Latitude & Longitude	36.3331148 -93.1603399	Interstate Name	I-69
County:	Obion	Distance to Interstate	.5 miles
Rail Access:	No	Airport Name	Memphis International Airport
Highway Name:	Highway 51	Distance to Airport:	125 miles
Distance to Highway:	.5 miles	Port Name:	Port of Cates Landing
Ownership:	Public	Distance to Port:	25 miles

C.C. GURIEN INDUSTRIAL PARK GREEN SPEC BUILDING

701 C.C. Gurien, Troy, TN 38260

Property Description

- 20,000 square feet spec building
- Building dimensions are 100' x 200'
- Building may be expanded to 40,000 square feet

