

# Report



**730 Industrial Dr**  
WINCHESTER, TN 37398

**County:** FRANKLIN  
**Type of space:** industrial, callcenter, warehouse  
**Available:** yes  
**Zipcode:** 37398  
**Site/Building Name:** WRS Building  
**Minimum Available:** 10000 sqft  
**Maximum Available:** 50400 sqft  
**Divisible:** no  
**For Sale:** yes  
**For Lease:** yes  
**Total Sq. Ft.:** 50,400

**Company:** Tennessee Valley Authority  
**Contact Name:** Deborah Cameron  
**Address:** 26 Century Blvd, Suite 100  
**City:** Nashville  
**State:** TN  
**Phone:** (615) 232-6685  
**Fax:** (615) 232-6189  
**Email:** [dacameron@tva.com](mailto:dacameron@tva.com)  
**Website:** [www.tvaed.com](http://www.tvaed.com)



## Full Property Details (730 Industrial Dr)



Sale Details	
Sale Price	Negotiable
Lease Details	
Lease Rate	Negotiable
Building Information	
Total Building Square Feet	50,400
Available Building Square Feet	50,400
Contiguous Acres Available for Development	Yes
Number of Stories	1
Number of Parking Spaces	Ample
Ownership	private
Year Building Built	1995, Expansion 1997
Multi-tenant	No
Previous Major Tenants:	Tepro
Building Construction Material	Metal/steel frame/pre-engineered steel
Concrete Floor Thickness	6 inches - concrete
Reinforced Concrete Floor	yes
Ceiling Height Minimum	24
Ceiling Height Maximum	29
Number of Dock High Doors with Levelers	8 (8' x 10')
Number of Drive in Doors	2
Building Dimensions	336' x 150'
Column Spacing	28 feet
Telecommunications	
Internet Connection	DSL
Building Networked	no
Telecommunications	AT&T
Descriptions	
Additional Information	Wet sprinkler system. Metal standing seam roof. Metal halide lighting. Natural gas heating in mfg. and warehouse areas. 0.25 miles to nearest electric substation. All utilities to site. Building is located in the Franklin County Industrial Park which is immediately adjacent to US Highway 64, a four-lane limited access highway that connects I-24 (12 miles) and I-65 (55 miles) deo071709
Infrastructure Information	
Zoning	Industrial
Enterprise Zone/LAMBRA	no
Foreign Trade Zone	no
Brownfield	no
Industrial Park	yes
Flood Plain	0 %
Phase I Environmental Report Available	yes
Utilities	
Electric Service	yes
Electric Service Provider	Winchester Utilities System
Phase	three
Natural Gas Service	yes
Natural Gas Service	Elk River Public Utility District

Property Details	
Street Address	730 Industrial Dr
City	WINCHESTER
County	FRANKLIN
Parcel	Map 066/Parcels 4.06 & 4.07
Type of space	industrial, callcenter, warehouse
Available	yes
Zipcode	37398
Site/Building Name	WRS Building
Minimum Available	10000 sqft
Maximum Available	50400 sqft
Divisible	no
For Sale	yes
For Lease	yes
Total Sq. Ft.	50,400
Site Acreage	10 acres
Contact Information	
Company	Tennessee Valley Authority
Contact Name	Deborah Cameron
Address	26 Century Blvd, Suite 100
City	Nashville
State	TN
Phone	(615) 232-6685
Fax	(615) 232-6189
Email	<a href="mailto:dacameron@tva.com">dacameron@tva.com</a>
Website	<a href="http://www.tvaed.com">www.tvaed.com</a>

# Report

Provider	
Natural Gas Line Size	4 inches
Sewer Service	yes
Sewer Service Provider	Winchester Utilities System
Sewer Line Size	8 inches force main
Water Service	yes
Water Service Provider	Winchester Utilities System
Water Line Size	12 inches
Transportation Access	
Distance to Major Interstate	12 miles to Interstate 24
Distance to Major Highway	0.5 miles to US Highway 64 (four lane limited access)
Distance to Major Commercial Airport	60 miles Huntsville International Airport, Alabama
Distance to Port	40 miles to South Pittsburg
Rail Access	NO

Report provided by TVA <http://www.tvasites.com>

# Report

