

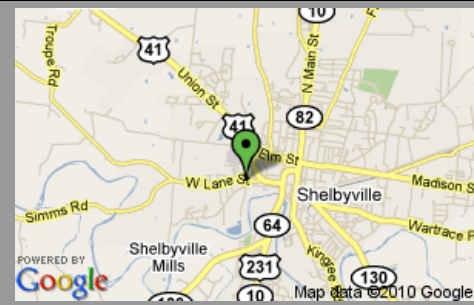
# 1 Pencil Street



**1 Pencil St**  
SHELBYVILLE, TN 37160

**County:** BEDFORD  
**Type of space:** industrial, warehouse  
**Available:** yes  
**Zipcode:** 37160  
**Site/Building Name:** 1 Pencil Street Bldg.  
**Minimum Available:** 50000 sqft  
**Maximum Available:** 475942 sqft  
**Divisible:** yes  
**For Sale:** yes  
**For Lease:** no  
**Total Sq. Ft.:** 475,942

**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 (1 Pencil St)



Sale Details	
Sale Price	\$4,759,420
Lease Details	
Lease Rate	Not for lease
Building Information	
Total Building Square Feet	475,942
Available Building Square Feet	475,942
Contiguous Acres Available for Development	No
Number of Stories	1-2
Office Space	5,000
Ownership	private
Year Building Built	1962; renovated 2004
Multi-tenant	Yes
Building Construction Material	Metal; block; steel
Concrete Floor Thickness	6 inches
Reinforced Concrete Floor	yes
Ceiling Height Minimum	14
Ceiling Height Maximum	31
Telecommunications	
Telecommunications	AT&T
Descriptions	
Additional Information	Wet sprinkler system. Metal/EPDM roof. Fluorescent, metal halide and high pressure sodium lighting. Natural gas heat in all areas. A/C in office area only. deo092809
Infrastructure Information	
Zoning	Industrial
Enterprise Zone/LAMBRA	No
Foreign Trade Zone	No
Brownfield	No
Industrial Park	No
Flood Plain	0%
Utilities	
Electric Service	Yes
Electric Service Provider	Shelbyville Power System
KVA	833
AMP	4,000
Voltage	480
Phase	three
Natural Gas Service	Yes
Natural Gas Service Provider	Atmos Energy
Sewer Service	Yes
Sewer Service Provider	Shelbyville Sewerage System
Water Service	Yes
Water Service Provider	Shelbyville Water System
Transportation Access	
Distance to Major Interstate	21 miles to Interstate 24
Distance to Major Highway	.5 miles to US Highway 231
Distance to Major Commercial Airport	58 miles to BNA-Nashville International Airport

### Property Details

Street Address	1 Pencil St
City	SHELBYVILLE
County	BEDFORD
Type of space	industrial, warehouse
Available	yes
Zipcode	37160
Site/Building Name	1 Pencil Street Bldg.
Minimum Available	50000 sqft
Maximum Available	475942 sqft
Divisible	yes
For Sale	yes
For Lease	no
Total Sq. Ft.	475,942
Site Acreage	44 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>

# 1 Pencil Street

---

Distance to Port	58 miles to Cumberland River-Nashville
Rail Access	No
<b>Attachments</b>	
Attachment #1	<a href="#">Realtor Flyer</a>

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

# 1 Pencil Street

