

# Report



## 291 Baxter Lane - UFP Building

WINCHESTER, TN 37398

**County:** FRANKLIN  
**Type of space:** industrial, warehouse  
**Available:** yes  
**Zipcode:** 37398  
**Site/Building Name:** Winchester-UFP Building  
**Minimum Available:** 9000 sqft  
**Maximum Available:** 21000 sqft  
**Divisible:** yes  
**For Sale:** yes  
**For Lease:** yes  
**Total Sq. Ft.:** 21,000

**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 (291 Baxter Lane - UFP Building)



Sale Details	
Sale Price	\$550,000
Lease Details	
Lease Type	NNN
Lease Rate	\$5,250/month \$3.00/sq. ft.
Building Information	
Total Building Square Feet	21,000
Available Building Square Feet	21,000
Contiguous Acres Available for Development	Yes
Number of Stories	1
Office Space	1,270
Number of Parking Spaces	24
Ownership	private
Year Building Built	1989
Multi-tenant	yes
Previous Major Tenants:	Unique Functional Products
Building Construction Material	Pre-engineered steel
Concrete Floor Thickness	6 inch
Reinforced Concrete Floor	no
Ceiling Height Minimum	16
Ceiling Height Maximum	18
Number of Dock High Doors with Levelers	2
Number of Dock High Doors without Levelers	1
Number of Drive in Doors	2
Number of Bridge Cranes	1
Capacity of Largest Bridge Crane	2 tons
Building Dimensions	120x60
Column Spacing	clear span
Telecommunications	
Internet Connection	DSL
Building Networked	yes
Telecommunications	BellSouth
Descriptions	
Additional Information	Site consists of two buildings, one 9,000 sq. ft and one 12,000 sq. ft. sharing fenced loading dock area. Buildings are separately metered, each may be occupied by a separate tenant.
Infrastructure Information	
Zoning	Industrial
Industrial Park	yes
Flood Plain	0%
Phase I Environmental Report Available	no
Soil Boring Report Available	no
Utilities	
Electric Service	yes
Electric Service Provider	Winchester Utility System
AMP	800
Voltage	208

### Property Details

Street Address	291 Baxter Lane - UFP Building
City	WINCHESTER
County	FRANKLIN
Parcel	066-035.13
Type of space	industrial, warehouse
Available	yes
Zipcode	37398
Site/Building Name	Winchester-UFP Building
Minimum Available	9000 sqft
Maximum Available	21000 sqft
Divisible	yes
For Sale	yes
For Lease	yes
Total Sq. Ft.	21,000
Incubator	
Site Acreage	3.85

### 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

Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Elk River Public Utility District
Natural Gas Line Size	2 inch
Sewer Service	yes
Sewer Service Provider	Winchester Utility System
Sewer Line Size	8 inch
Water Service	yes
Water Service Provider	Winchester Utility System
Water Line Size	10 inch
<b>Transportation Access</b>	
Distance to Major Interstate	10 miles to I-24
Distance to Major Highway	adjacent to US64 (divided 4-lane)
Distance to Major Commercial Airport	80 miles to BNA; 40 miles to Huntsville
Distance to Port	40 miles to Huntsville
Rail Access	NO
Latitude	35d11'46"N
Longitude	86d05'19"W

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

