

± 68,200 SF FOR SUBLEASE

Water Bonnet Facility, Robertson County
800 Water Bonnet Blvd.
Springfield, TN 37172

- Sublease runs through 3/7/2011
- ± 68,200 SF Floor plate with:
 - ± 7,738 SF air conditioned, with 11' drop ceiling
- **Office area:** ±2,864 SF
- **Site area:** 7.5 acres
- **Zoning:** RI Restrictive Ind. Outside storage permitted with conditions
- **Map/Parcel:** 080P B 064.00

Features:

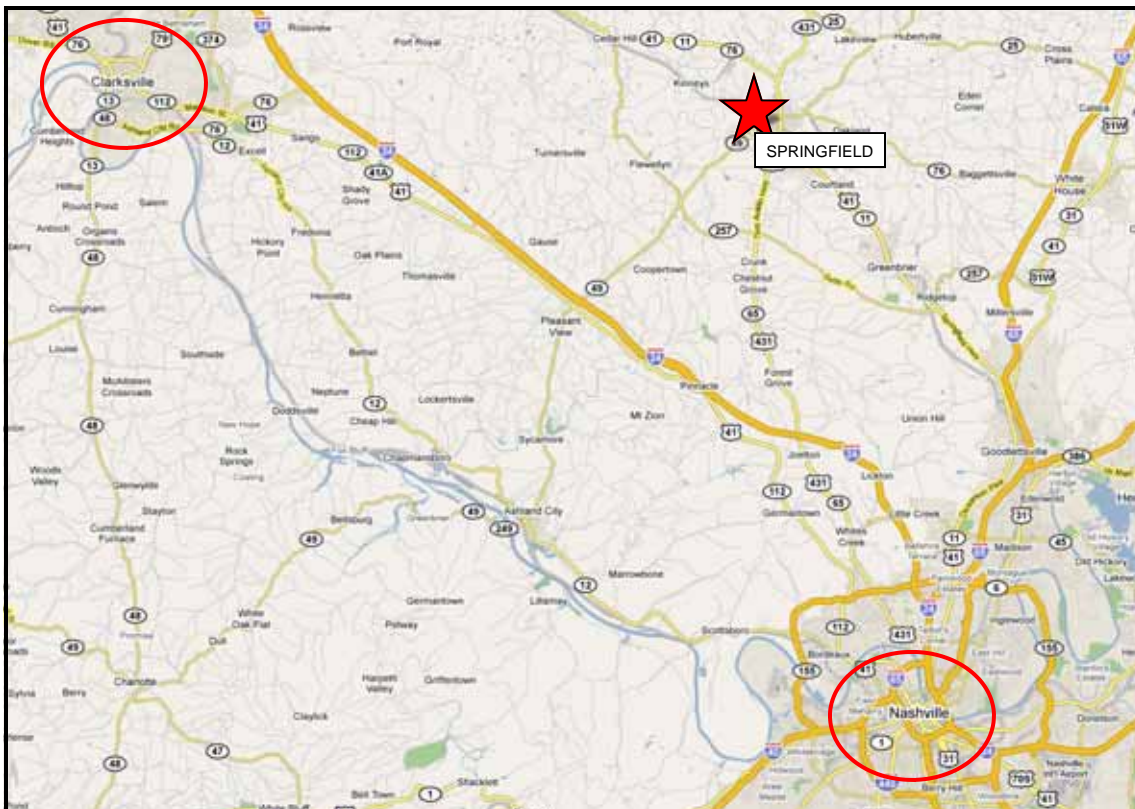
- **Type of Construction:**
Brick façade, block building with standing seam metal roof supported by metal bar joists
- **Loading:** Two (2) sets of two (2) dock high doors, 8'w x 10'h, with weather seals & cushions and dock bumpers; One (1) remote controlled electric grade-level drive-in door, rear of building, 10' w x 10' h,
- **Exhaust system** in place for production area
- **Water line drops** - (4) in production area



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Features (cont):

- **Clear Height:** 11'-6" at eave to 13'-0" in the center
- **Parking:** Ample parking, fenced
- **Floor system:** Slab on grade with concrete finish
- **Lighting:** Fluorescent throughout
- **Heating:** Manufacturing /warehouse has 9 gas fired units; offices have electric heat/cooling
- **Ventilation:** Warehouse/production area has three (3) exhaust fans
- **Restrooms:** 2 men's / 2 women's in the warehouse; 1 men's / 1 women's in office area
- **Compressors:** Two (2) Quincy, 50HP, 1200 Amp
- **Dryers:** Two (2) Zurn
- **Buss Duct:** One 128' and one 10', 400 amp, 240 volt, 3 phase
- **Security lighting** in place
- **Security fencing:** Sides and rear fenced
- **Electrical:** Partial list includes, Two (2) 1,200 Amps, One (1) 1,600 amp and several other 400 amp boxes, 3 phase 4 wire; 120/240 volt
- **Fire Protection:** Wet Sprinklered; security system and fire protection monitored by ADT
- **Column Spacing:** 40' wide x 54' deep
Only one center row of columns
- **Interstate Access:** I-24 is approximately 10 miles via TN Hwy. 49
I-65 is approximately 20 miles via TN Hwy. 41



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