

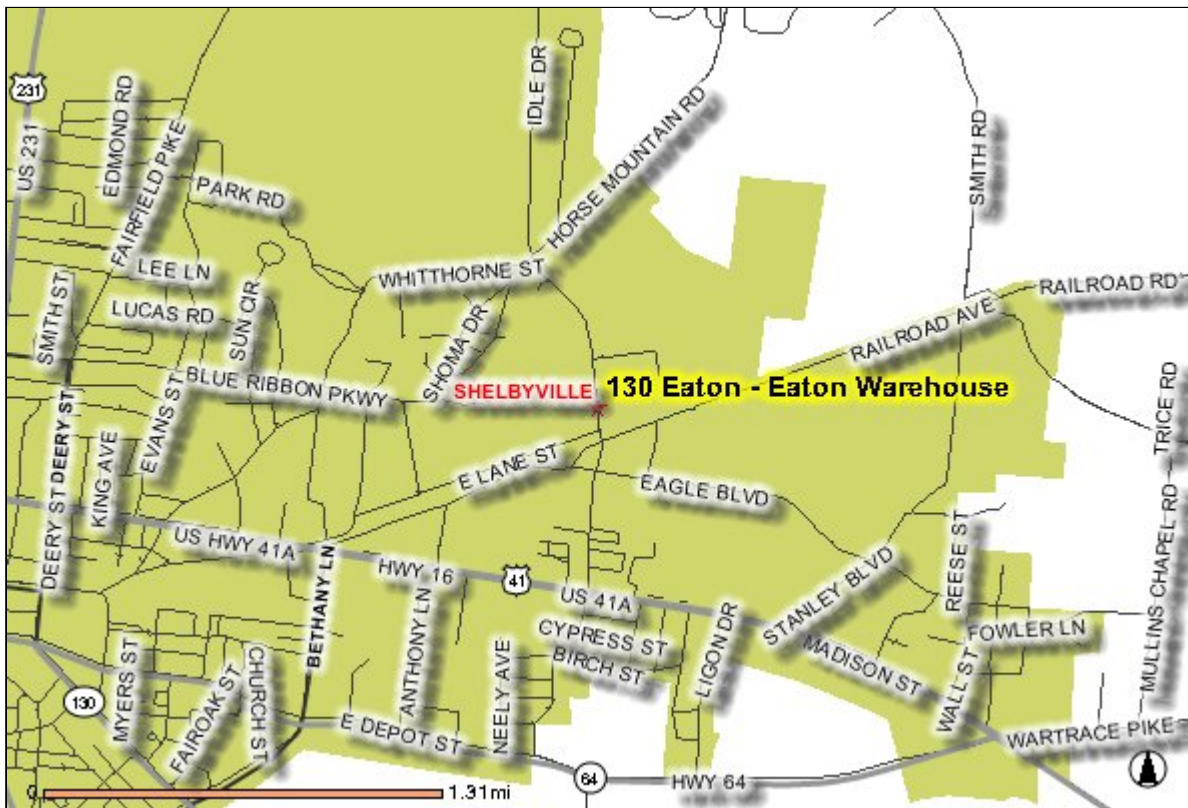
Available Property



<b>Street Address</b>	130 Eaton - Eaton Warehouse
<b>City</b>	SHELBYVILLE
<b>Type of space</b>	Industrial
<b>Available</b>	yes
<b>Site/Building Name</b>	Shelbyville-Eaton Warehouse
<b>Minimum Available</b>	91,470 SqFt
<b>Maximum Available</b>	91,470 SqFt
<b>Divisible</b>	yes
<b>For Sale</b>	yes
<b>For Lease</b>	yes
<b>Sale Price</b>	\$1,829,400
<b>Lease Rate</b>	\$2.00/sq. ft.
<b>Building Information</b>	
<b>Total Building Square Feet</b>	91,470
<b>Available Building Square Feet</b>	91,470
<b>Contiguous Acres Available for Development</b>	10
<b>Number of Stories</b>	1
<b>Office Space</b>	91,470
<b>Ownership</b>	private
<b>Year Building Built</b>	1966
<b>Multi-tenant</b>	no
<b>Previous Major Tenants:</b>	Eaton Corp.
<b>Building Construction Material</b>	metal
<b>Concrete Floor Thickness</b>	6 inch

Reinforced Concrete Floor	yes
Ceiling Height Minimum	30
Ceiling Height Maximum	50 ft
Number of Dock High Doors without Levelers	7
Number of Drive in Doors	2
Number of Bridge Cranes	1
Capacity of Largest Bridge Crane	2.5 ton
<b>Infrastructure Information</b>	
Zoning	Industrial
Enterprise Zone/LAMBRA	no
Foreign Trade Zone	no
Brownfield	no
Industrial Park	no
Phase I Environmental Report Available	no
<b>Telecommunications</b>	
Telecommunications	BellSouth
Distance to Major Interstate	25 miles
Distance to Major Highway	0.5 miles
Distance to Major Commercial Airport	45 miles
Distance to Port	60 miles
Rail Access	yes
Rail Line	Walking Horse & Eastern RR
<b>Utilities</b>	
Electric Service	yes
Electric Service Provider	Shelbyville Power System
KVA	500
Voltage	277/480
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Atmos Energy
Natural Gas Line Size	4 inch
Sewer Service	yes
Sewer Service Provider	Shelbyville Sewer System
Sewer Line Size	8 inch
Water Service	yes
Water Service Provider	Shelbyville Water System
Water Line Size	12 inch
<b>Additional Information</b>	
Will be available January 1, 2008 deo091407	
<b>Contact Information</b>	
Company:	MTIDA
Contact Name:	George W. Shuff
Address:	2108 Westwood Avenue
City:	Nashville
State:	TN
Zip Code:	37212
Phone:	615-269-5233
Cell Phone:	800-227-6628
Fax:	615-269-5184
<b>Email:</b>	
<a href="mailto:mtida@mtida.org">mtida@mtida.org</a>	
<b>Webpage:</b>	
<a href="http://www.mtida.org">www.mtida.org</a>	
<b>Location Information</b>	
City:	SHELBYVILLE
County:	BEDFORD
Zip Code:	37160

RIDA:	MTIDA
State:	TN



- Legend**
-  Interstates
  -  Highways
  -  Major Roads
  -  Ramps
  -  streets
  -  water
  -  Cities