

ORBIT BUILDING
150 Orbit Electric Drive
Morristown, TN 37813
Hamblin County



Property Type: Distribution/Warehouse
Available: 220,225 SF
Lease Rate: \$3.00 PSF-NNN
Sale Price: Negotiable



Property Summary

SQ/FT:	220,225 SF (1050'x200')	Ceiling Heights:	16'-20'
All Utilities:	Yes	Loading Docks:	Yes (19)
Acres:	9.86	Parking:	Yes (300 spaces)
Construction:	Brick, Concrete, Metal and Steel	Office Space:	9,500 SF

Property Description:

This building is on 9.86 acres and is constructed of brick, concrete block, metal with steel frame. The roof has been repaired and resurfaced 2015-17. The building offers (19) docks, 16'-20' ceiling height, 30'X40'; 25'X40' column spacing, 300 parking spaces, wet sprinkle. There is approximately 1,500 SF of new office, with an additional 7,500 SF of breakroom/showroom area. The property is located on the east side of Morristown approximately 1 mile from Hwy 25, 8 miles from I-81, and 15 miles from I-40.



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**Orbit Building
150 Orbit Electric Drive
Morristown, TN 37813
BUILDING SPECIFICATIONS**

COUNTY:	Hamblen
INDUSTRIAL PARK:	East Tennessee Valley Industrial District
CITY LIMITS:	Yes
SALE:	Negotiable
LEASE:	\$3.00 Per Square Foot (PSF), Triple Net (NNN)
SIZE:	220,225 Square Feet (SF)
ACREAGE:	9.86 Acres
NUMBER OF BUILDINGS:	One
FLOOR AREAS:	1050' X 200'
CONSTRUCTION DATE: 1	973
CONSTRUCTION:	Brick, Concrete Block, and Metal with Steel Frame
ROOF:	160,000 SF Metal screw down, 67,825 SF Flat Rubber Membrane. Both roofs have been repaired and resurfaced 2015-17.
PROPERTY CONDITION:	Good condition with renovations still in process
CEILING HEIGHTS:	16'- 20'
COLUMN SPACING:	30'X40'; 25'X40'
PARKING:	300 paved with additional gravel lot
LIGHTING:	T-5 motion sensor
POWER:	480/220 Volt, 1200 Amp, 3 Phase
NATURAL GAS:	Yes
WATER:	Yes
SEWER:	Yes
SPRINKLER SYSTEM:	Yes, wet-ordinary hazard
OFFICE FACILITIES:	Approximately 1,500 SF of new office, with an additional 7,500 SF of breakroom/showroom area
RESTROOM FACILITIES:	Men and Women's restrooms in located throughout building
FENCING:	Yes, 7' Chain-link fencing securing property
HEAT:	Gas heat
AIR CONDITIONING:	Office only
COMPRESSED AIR:	N/A
TRUCK LOADING:	(19) total docks; (4) enclosed docks east end; (6) 8'X10'docks west end with levelers, pads, bumpers; (4) 8'X10' docks north side with levelers, pads, bumpers; (5) dock doors servicing a dock platform with (10) truck positions north side.
TAXES:	\$2.96 per \$100 of assessed value – City/County Combined
ZONING:	Heavy Industrial
TRANSPORTATION:	The property is located on the east side of Morristown approximately 1 mile from Hwy 25, 8 miles from I-81, and 15 miles from I-40
SITE DATA:	Majority of site is flat and was formally the location of Sherman Williams, a furniture manufacturer. The site has excellent access and offers ample parking for cars and trucks.
AREA DATA:	Morristown is a heavily industrialized community with nearly 100 manufacturing and industrial-related companies. Centrally located between eight counties, Morristown is within easy reach of over 330,000 people and serves as the regional hub for employment, shopping, recreation, healthcare and educational opportunities.

UNITED TEXTILE WORKERS (No. 800-353-7251)

NORFOLK SOUTHERN RAILROAD

HAMBLEEN AVE.

E. MORRIS BLVD.

SHELBY WILLIAMS DRIVE

