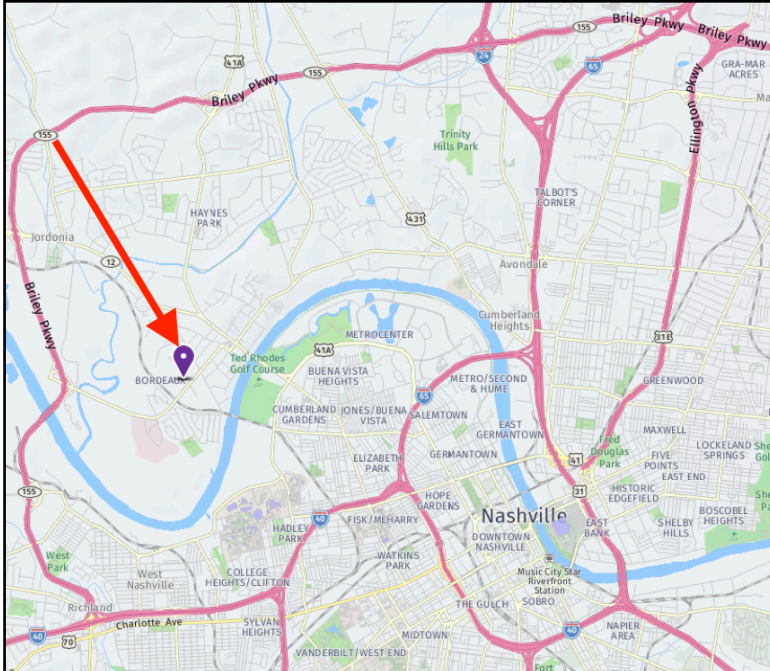


CHARTER DEVELOPMENT COMPANY

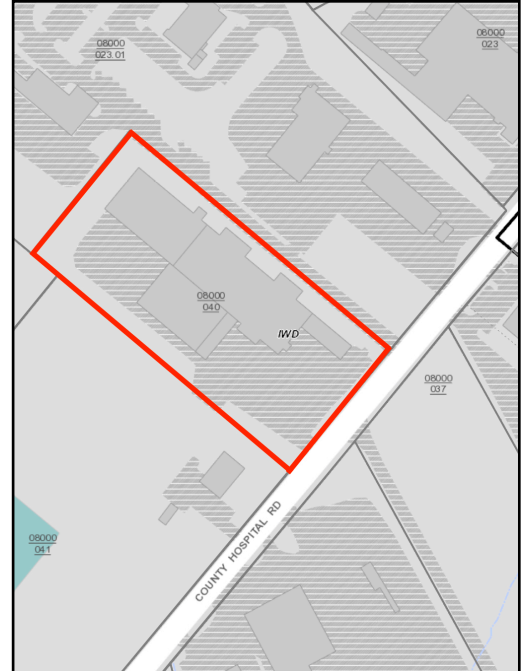
COMMERCIAL AND INDUSTRIAL REAL ESTATE SPECIALISTS • SALES AND LEASING
720B South Church Street • Post Office Box 2511 • Murfreesboro, Tennessee 37133-2511
Telephone (615) 329-8000 • Fax (615) 217-8245 • www.charterdevelopment.com

FOOD PROCESSING PLANT FOR SALE OR LEASE ± 72,027 SQUARE FEET 1605 COUNTY HOSPITAL ROAD, NASHVILLE, TN





Located in Northwest Nashville,
great access to Briley Parkway.



TAX MAP

LOCATION: 1605 County Hospital Road, Nashville, Davidson County, Tennessee 37218. ± 2 miles from the intersection of County Hospital Road @ Briley Parkway (TN-155) with easy access on to interstate I-40 or I-65. Located in Northwest Nashville in the Bordeaux area, former cake manufacturing facility featuring great freezer and cooler storage amenities.

CONSTRUCTION: Four interconnected buildings consisting of various block and metal structures built in 1968, 1984, 1986 and 1988. Entire plant recently renovated. Major upgrades! Roofs are mostly insulated pitched metal decks. Concrete slab flooring with new epoxy floor coating with grit throughout plant.

BREAKDOWN OF SPACE: Office space: ± 9,112 sf, Dry warehouse & baking space: ± 33,000 sf, Freezer space: ± 8,555 sf with additional 2,944 sf of dock loading area, Cooler space: ± 3,768 sf, Cake Decorating Room: ± 6,183 sf, Cake Assembly Room: ± 1,586 sf, Mixing Room: ± 457 sf, Maintenance shop: ± 931 sf, R & D Lab: ± 760 sf, Mechanical room: ± 1,076 sf.

FREEZERS: Three (3) freon based adjacent freezers total 8,555 sf. Two freezers have a combined 512 racked freezer positions, one freezer has 3 deep push back racking, the other is 2 deep drive-in racking. Third freezer has 290 bakery tray positions (could add 200 more rack positions if needed). All racking is new and stays on site! Freezers have temperature range of -10 degrees to +10 degrees and can maintain -10 degrees if needed. Freezers have three (3) new rear freezer doors with air currents leading to cake decorating room. Dock holding and loading areas in front of freezers can maintain 45 to 50 degrees. New LED lights in freezers and docks.

COOLER: Freon based L-shaped cooler with knee wall totals 3,768 sf used for raw ingredients. Temperature range is 32 to 40 degrees with 35 to 36 degrees maintained. Two (2) new low temp insulated doors installed. 15 pallet racking positions now with plenty room to add 75-100 positions. 4' fluorescent tube light fixtures serve this cooler. Adjacent hotbox of 712 sf maintains 72 degrees storage and could possibility add more cooler space if needed.

MECHANICAL ROOM: All this equipment stays. 40 HP Ingersoll Rand screw type air compressor, 25 HP Ingersoll Rand rotary type backup air compressor. One (1) air dryer. 1 year old 500,000 BTU tank style hot water heater and 2 year old 200,000 BTU tank style hot water heater. Three (3) Rinnai 200,000 BTU tankless hot water heaters, two (2) are tied together for total of 400,000 BTU, other one (1) is separate 200,000 BTU.

DRY WAREHOUSE AREAS: Rear dry warehouse area for raw material has 418 pallet positions and all this racking stays! Additional racking available and can be added to this area.

LIGHTING: All new T-5 reflective high bay fluorescent fixtures throughout warehouse and production areas. New LED lighting in dock, freezers and exterior.

CEILING HEIGHTS: Front Bakery Warehouse Section: 12' eaves, 18' center. Rear Dry Warehouse Section: 16' eaves, 20' center. Freezers and cake decorating room: ± 25'. Cooler: ± 10'.

LOT SIZE & PARKING: ± 3.93 acres with ± 300 front feet along County Hospital Road. Site is mostly flat, asphalt paved and fully fenced and gated. 100 total car parks on site, 42 in rear, 58 in front.

UTILITIES: Site is served by Metro Water and Sewer, Piedmont Gas Company and Nashville Electric Service.

OFFICE AREA: Ample room for use as corporate headquarters, customer service operations and general office space. Main office area up front totals ± 9,112 square feet of central HVAC space. Additional plant support office areas including a 760 sf R & D lab and office.

SPRINKLERS: 100% sprinklered facility, wet and dry systems.

HVAC: Entire plant is 100% air conditioned. New 140 ton Trane unit installed in 2016 serves dry warehouse and baking areas, this unit is natural gas reheat, dehumidification with 55% humidity maintained. Cake decorating room and cake assembly room have separate new medium temp air conditioning systems, can maintain 50 to 55 degrees but usually run @ 65 degrees.

ZONING: IWD, Industrial Warehousing/Distribution

TAX MAP: Tax map 80, Parcel Number 40.

POWER: Original main service fed by 500 KVA transformer to a 2500 amp panel with two 1200 amp switch gears, 208/120 volts, 3 phase. Additional 500 KVA transformer in the rear feeds Two 800 amp panels, 480/277 volts, 3 phase. Overhead electrical lines, conduit, air lines and water lines throughout the plant.

TRUCK LOADING AND OTHER DOORS: Seven (7) dock-high doors with five (5) accessing the front of the freezer areas. These 5 doors have hydraulic levelers, LED trailer lights, trailer locks and seals. One (1) drive-in door. Several new hi-speed Rytec Predador doors serve the freezers, cake decorating room, cake assembly room & mixing room.

MISCELLANEOUS: Frozen cake manufacturing, distribution and customer service facility. Plant is now closed and the property is vacant and available immediately. Ideally set up for full service food processing operations. Great freezer and cooler space for the food industry. Easy access to Briley Parkway, the interstate system and to downtown Nashville.

PRICING: Sale price is \$7,200,000. Lease rate is \$7.00/sf absolute net, tenant responsible for roof, structural, taxes, insurance, maintenance, etc. 2018 real estate taxes is \$26,022.44 (\$.36/sf). Building insurance is presently \$15,744.00 per year (\$.22/sf).

EXCLUSIVE AGENT:

**TERRY C. SMITH
CHARTER DEVELOPMENT COMPANY
(615) 329 - 8000**

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