

Martin Spec Building 739 Travis Road, Martin, TN 38237

100,000SF shell building located in the Martin Industrial Park adjacent to Hwy 22 (future I-169). The park is centrally located with easy access to Nashville and Memphis. Martin is home to the University of Tennessee at Martin, an excellent university with an engineering program.

Building Attributes

- » 100,000 SF
- » Immediately expandable to 300,000 SF
- » Ultimately expandable to 600,000SF
- » 100,000 SF of expanded area is pad ready
- » 39 acres
- » Building dimensions: 250' x 400'
- » 30' - 37' ceiling height
- » 50' x 50' column spacing
- » 12 dock high doors; 1 ground-level door
- » Abundant water and wastewater
- » Building built in 2007
- » 163 parking spaces
- » All utilities ready to property



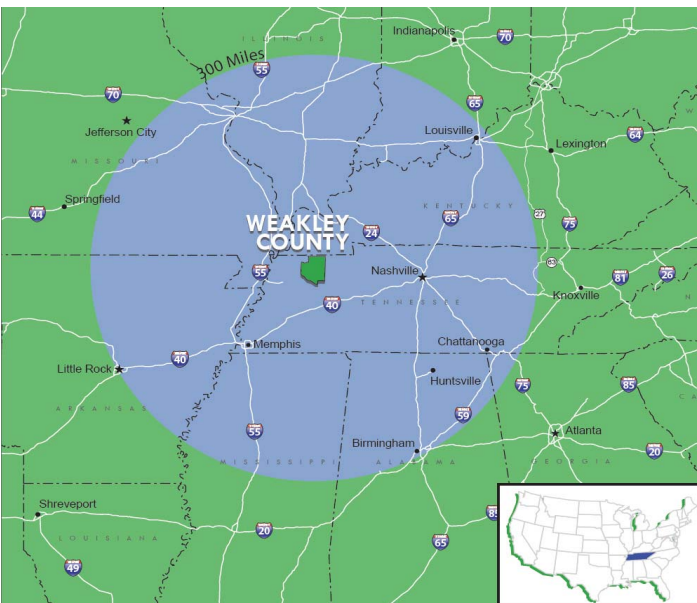
Local Incentives & Transportation

Local Incentives

- » The City of Martin and Weakley County will provide a 15 year, 100% Payment in lieu of a Tax (PILOT) Abatement against the Local, Real and Personal Property Taxes.
- » The PILOT will save the company **\$212,400** over 15 years per each \$1,000,000 invested in Real Property and **\$55,188** over 15 years per each \$1,000,000 invested in machinery and equipment.

Transportation

- » 45 miles to Interstate 40
- » 1/4 mile to Highway 22 (future Interstate 169)
- » 110 miles to Memphis International Airport
- » 110 miles to Port of Memphis
- » Norfolk Southern Railroad
- » Everett-Stewart Regional Airport with 6,500 ft runway
- » 50 miles to Cates Landing Port



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