

## Fulflex of Tennessee – Property Description

Property is operating on a limited production schedule: Monday – Friday; 7 a.m. until 5 p.m.

Local Point of Contact: Ken Raup, V.P. of Engineering; 423-638-5722 ext236; cell 423-677-2028

Property Shown during normal working hours, by appointment only

Floor plans and Plot Information Available

Plant has no outstanding environmental issues

### Property Description:

Overall building is 81,507 square feet; built in 1948; main portion is of brick and mortar construction with steel supported wooden roof deck covered with mechanically fastened, insulated, non-ballasted membrane roof to Factory Mutual insurance specifications. There are metal pre-fabricated and Quonset hut additions.

There are 11 individual offices, one 28' x 30' bull-pen office area, 2 conference rooms, and reception, QA laboratory, maintenance shop areas. Two sets of female and male restroom facilities in the manufacturing area plus one set in the office area. There is an employee break room and exterior screened in patio area.

Air Conditioning – 71,000SF Air conditioned with Packaged Air Conditioners; 14 x 20 Ton, 1 x 40 Ton, 1 x 10 Ton, 1 x 8 Ton, 2 x 4 Ton, and 2 x 3 Ton; 7,000SF Forced natural ventilation, 4507SF natural ventilation

Plant floor is concrete rated at 4000 psi on a single level throughout the manufacturing and office areas. Ceiling height 13' 6" - 14' to bottom of ceiling support beams. One section 40' x 60' has 21' ceiling height to bottom of ceiling support beams.

Lighting: Metal Halide 400W fixtures in manufacturing areas, supplemented by fluorescent lighting

Entire facility is covered by FM approved sprinklers of either wet or dry pipe design, rated for plastics or rubber storage.

Plant has ADT fire and burglary alarm system. There is an installed telephone system with switchboard.

Plant has truck access from either East Church Street or Bernard Avenue. There are four standard size shipping/receiving docks with dock levelers and dock seals, plus one 12' x 12' roll up door providing ground level access.

Property consists of main plot 4.73 +/- acres and second adjacent plot 1.06 +/- acres used for parking, connected by foot bridge. Parking consists of 50 paved spaces on main plot and 73 gravel spaces on adjacent plot.

City water and sewage.

**Installed Process Utilities:**

**Steam - 200 HP Cleaver Brooks natural gas fired boiler, 125 psi steam**

**Electrical: 2500 KVA- 480V- 3000 AMP Service; 1500 KVA - 575V Service; Available three phase power 575V, 480V, and 230V and single phase power 277V, 240V, and 120V**

**Compressed Air – 100HP, 40HP and 30HP air compressors with refrigerant air-dryers**

**Process Chilled Water – 90T, 70T, 60T and 10T Air cooled roof mounted chiller units**

*Roof membrane - 20 year warranty  
10 years remaining  
Laferrere*

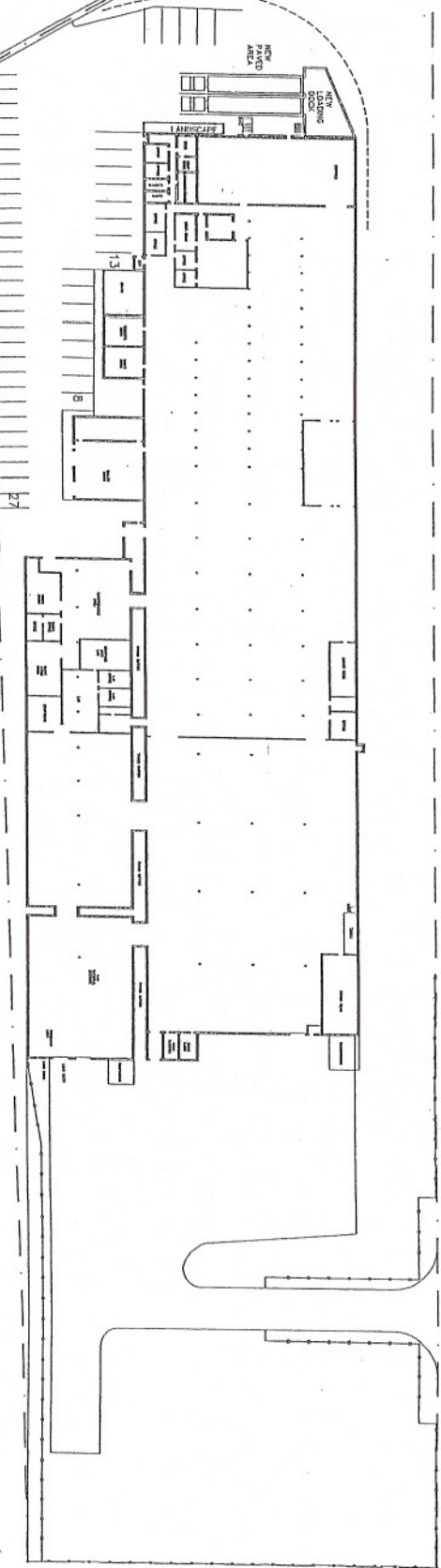


E. CHURCH STREET

BERNARD AVENUE

TRUCK  
LOADING  
DOCK  
TRUCK  
LOADING  
AREA

LANDSCAPE



APPROXIMATE PARKING 23 SPACES

