

# FOR SALE

Feb 2011

## 55 DOCK SPACE – JACKSON, TN SERVICE CENTER

### 1980 HWY 70 EAST

Single story office and dock building constructed in 2003, the office and dock are constructed with metal framing and metal roof. Exterior office walls are brick veneer on standard metal stud/drywall construction. Some limited office partitions are of wood frame construction and the office has standard drywall finishes. The open dock has no doors but short curtain walls of metal above normal dock door height. Floor construction of the office and dock is raised concrete at two separate elevations. There are vinyl floor coverings and rubber floor tile coverings in the office. The 4,800 sq. ft. office section contains 3 restrooms along with storage and mechanical space. The 19,080 sq. ft. dock has 55 dock spaces each equipped with board levelers, bumpers, loading lights, and freight bill stations. A concrete ramp permits access to outside grade. Concrete aprons extend 60 ft. from the dock on each side and the end of the dock with asphalt paving abutting the concrete aprons. The remaining yard maneuvering areas have asphalt paving and concrete dolly strips providing parking space for additional trailers. The dock and trailer parking portion of the property is enclosed within a chain link fence system that also encloses a distribution center at the rear. The facility is located on the front portion of a 33 acre lot located at 1980 Hwy. 70 East, Jackson, Madison County, TN 38305.



### PROPERTY HIGHLIGHTS

- Located near I-40 Exit 87
- Spacious yard, maneuvering areas
- 55 loading positions
- 60' dock width with 24' building bays
- 4800 sq. ft. office
- 19,080 sq. ft. dock
- 135' yard to dock maneuvering space
- 76 trailer spaces on the yard
- 75 auto parking spaces
- Asphalt paved yard
- 60' concrete aprons at dock doors
- Concrete ramp to grade
- Fenced, gated equipment yard

**APPRAISED VALUE: \$1,750,000**

**SALE PRICE: \$1,660,000 NNN**

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