

# Perry Building

6 Busby Road  
Loretto, TN 38469

Contact:

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# Perry Building

Aerial View

20,000 sq. ft.  
w/ 7 Acres






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# Perry Building

## Utilities Map



8" Water Line (50 psi)	
2" Gas Line (50 psi)	
8" Sewer Line (4.5 mgd)	

# Perry Building

## Regional Map



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# Perry Building

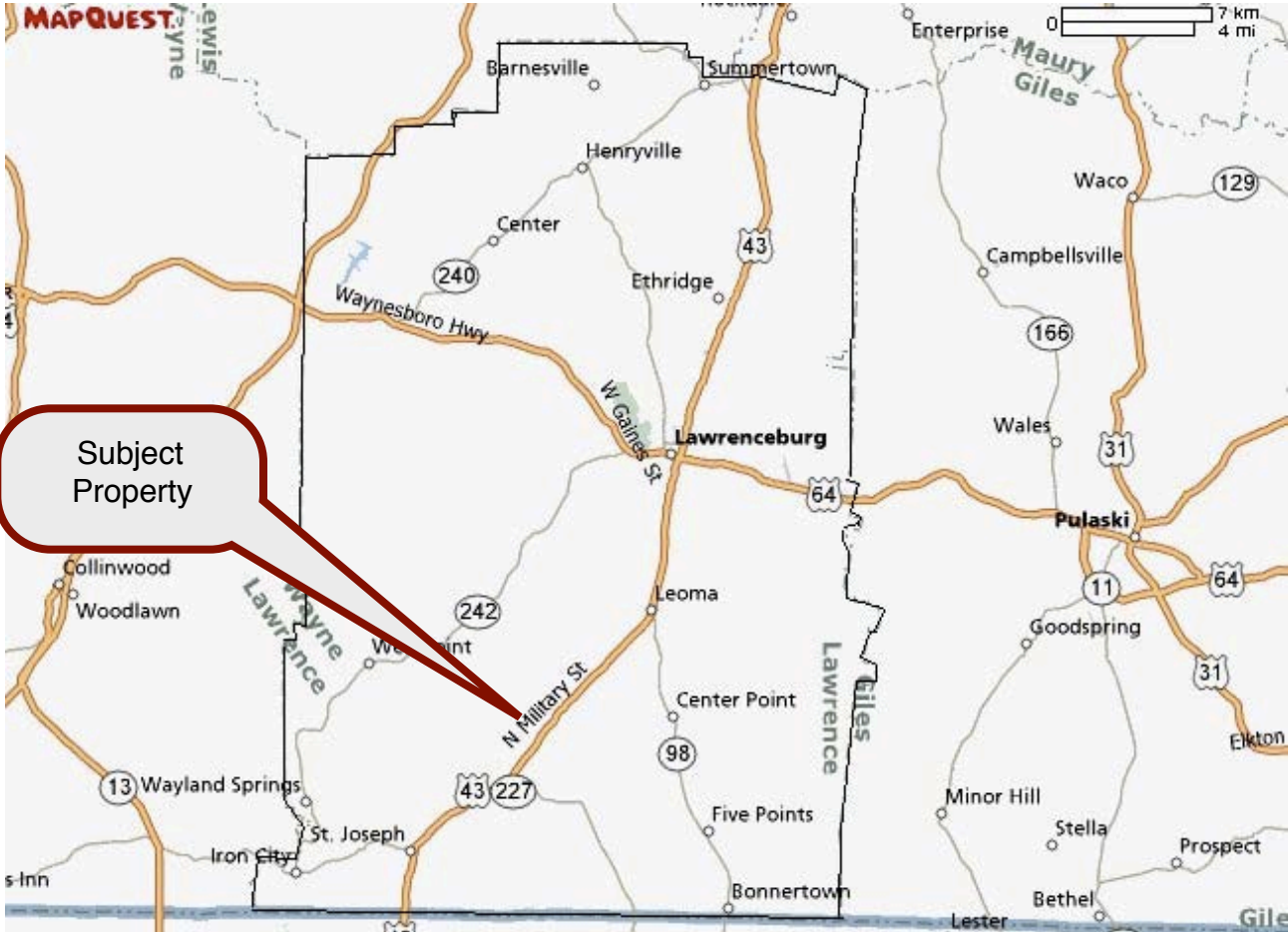
## State Map



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# Perry Building

## Highway Map



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# Perry Building

Exterior Picture



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# Perry Building

Interior Picture



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**TABLE 24**

**USE A SEPARATE SHEET FOR METRO & COUNTY**

**AVAILABLE INDUSTRIAL BUILDING**

Identity	Name	Street	City	County	State	Zip
Building	Perry Building	6 Busby Road	Loretto	Lawrence	TN	38469
Owner/Broker	Daniel Webb					
Telephone Number	931-629-0606					
Site Characteristics Surrounding the Building	Located in an industrial park					
Size in Acres						
Freestanding or Industrial Park	7 acres; located in industrial park					
Zoning Classification	Industrial					
Topography	Flat					
Reside in 100 Year Floodplain (yes or No)	No					
Building Specifications						
Construction Type	Metal					
Construction Date	1993					
Previous Use	Garment Factory					
Building Size (sq. Ft.)	17,510					
Available Sq. Ft.	17,510					
Building Classification (ind., R&D, Flex, etc.)	Industrial					
Ceiling Height	16.4 feet					
Column Spacing	No Columns					
Floors	1					
Loading Docks	2 loading dock doors					
Parking	Total Spaces Available					
Surface	50-75					
Lease Costs						
Rent \$ per Sq. Ft. (per BOMA)	\$1.50/Sq. Ft.					
Sales Costs						
Asking price	269,000					
Transportation						
Highway Linkage	U.S. 43 to Busby Rd. West to Main Street South					
2 or 4 Lane	4					
Distance to 4 Lane Highway	0.5					
Internal Site Access	Gravel Road					
Distance to Airport in Miles	65 miles to Huntsville	75 miles to Nashville				
Nearest Port						
Name	Port of Florence, Ala					
Type	Riverport					
Distance in Miles	20					
Rail Service (if applicable)						

Carrier	Tennessee Southern Railroad		
Main or Branch Line	Short Line		
Spur Yes or No, if No: Distance to Rail Line	No; 2/10 mile to Rail Line		
Effective Property Tax Rate per \$100	Tax Rate (\$)		
Real Property Tax			
City	21		
County	30.2		
Personal property Tax			
City	21		
County	30.2		
Utilities			
Water			
Provider	City of Loretto		
Water Main Size	10"		
Static Pressure	100 psi		
Flow per Minute	1500 gallons/minute		
Treatment Plant			
Rated Capacity (mgd)	800,000 gallons day		
Booster Pump Required	No		
Sewer			
Provider	City of Loretto		
Sewer Main Size	8"		
Use of Lift Required	No		
Treatment Plant			
Type	Lagoon		
Rated Capacity (mgd)	300,000 gallons/day		
Natural Gas			
Provider	City of Loretto		
Gas Main Size	4"		
Distance in Feet from Site	adjacent to building		
Gas Pressure	45 psi		
Electric Power			
Service Provider	Lawrenceburg Utility Systems		
Service Voltage to Site/Building	120/240 Volt 4 Wire Delta		
Transmission Voltage	Provided by TVA		
Distribution Voltage	7200/12470 4 Wire Wye		
Secondary Voltage	120/240 4 Wire Delta		
Power Quality			
Total interruptions per year	6		
Number of instantaneous delays	6		
Total outage duration (hours/year)	1 Hour		
Dual Feed Available from 1 Substation	Yes		

Dual Feed Available from 2 Substations	Yes
<b>Telecommunications Service</b>	
Local Exchange Carrier	
Nearest Central Office (C.O.)	
Location	
Distance in Miles	
Switch	
ADSL Available from C.O.	
Type (e.g. Analog or Digital)	
C.O. on a Fiber Ring (Yes or No)	
Dual Service Provided from Two Central Offices	
Fiber Available (Yes or No)	
Building Served by Fiber	
ISDN Available from C.O.	
Points of Presence (POPs)	
List All Major Long Distance Carriers	
Location of Closest Major Carrier POP	
Distance in Miles	
<b>Protective Services</b>	
Fire Insurance Class Rating	7
Distance to Nearest Station	
Police	1 mile
Fire Station Volunteer or Full-Time	1 mile (volunteer)
24 Hour police Patrol Provided	Yes

Summarize statutory incentives that could apply to a new occupant  
Provide the following: still photograph, aerial photograph, building blueprint, topographic map, & a highway map for the site