

STATE OF THE ART!

MANUFACTURING PLANT + LAND FOR SALE/LEASE

ADDRESS	130 Davis Street, Portland, TN 37148
SUB-MARKET	Portland
USE	Industrial Manufacturing Plant
AVAILABLE	Approx. 70,000 SF Under Roof (see below)
ACREAGE	10+ with Room to Expand
BUILT	1998
SALE PRICE	\$3,000,000
LEASE RATE	\$22,000/mo. NNN (~\$4.27 PSF for 61,760 SF)

ADDITIONAL NOTES

50,000 SF Main Building, 11,760 SF Storage Building, plus Covered Canopy

Former Gibson Boat Manufacturing Plant

FEATURES

Overhead Crane System with 40,000 lb. lift/loading, 12+ Offices, Paint Booth with Down Draft system, 5 Acres for Expansion, 6 Dock Doors, Dust Collection System, and 30 x 24 entry doors front and back. Close to Rail, Fenced Yard, Sprinklers, Trailer Parking. Clear Ceiling Height of 35 Feet.



LOCATION & ACCESS

On the KY/TN Border, 3.2 Miles from Exit #2 on I-65 in Kentucky
Near the New Tennessee Exit #118
2 Private Entrances



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