



Contact Information
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 Four Lake Authority
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Newly Completed Spec Building

Building Information

Total Square Feet	54,000 (expandable to 100,000)
Dimensions	200' x 250'
Adjoining Acres Avail.	10
Office Space (separate)	4,000 s.f. (elastomeric exterior paint)
Parking Spaces	26 paved/25 unpaved
Construction Material	Masonry & Metal
Concrete Floor	6" thick (future)
Ceiling Eave Height	30' minimum/38' maximum
Dock Doors	2 - electric coiling
Drive-In Doors	2 - electric coiling
Column Spacing	1 row/centerline (25')
Sprinklered	In place
Walls	10' high split face block all around/ foamed cores with R-26 rating/4" thick pre-finished steel
Roof	Standing seam metal with R-26 rating/ corrugated deck with 2" foam insulation
Kalwal Panels	20% light transmission provided all around building
Lighting	High bay 400 watt metal halide at 24' on centers
Ventilation	4 exhaust fans & vents

Utility Information

Electric Svc. Provider	Tri-County EMC
KVA	69
Phase	Three/4 wire service with 480v transformer
Natural Gas Svc. Provider	Nashville Gas
Natural Gas Line Size	6"
Water Svc. Provider	Hartsville/Trousdale Co. Water & Sewer Dept.
Water Line Size	18"
Sewer Svc. Provider	Hartsville/Trousdale Co. Water & Sewer Dept.
Sewer Line Size	10" Force Main

Location Information

Address	100 Trousdale Way Hartsville, TN 37074
Major Interstate	19 miles to I-40 via Hwy 231
Major Highway	0.8 mile to Hwy 25
Major Commercial Airport	40 miles to Nashville International
Dock Facility	On site - Cumberland River access
Rail Access	None
Latitude	N 36 20.833
Longitude	W 86 5.865