



325 Industrial Ave, Morristown, TN 37813

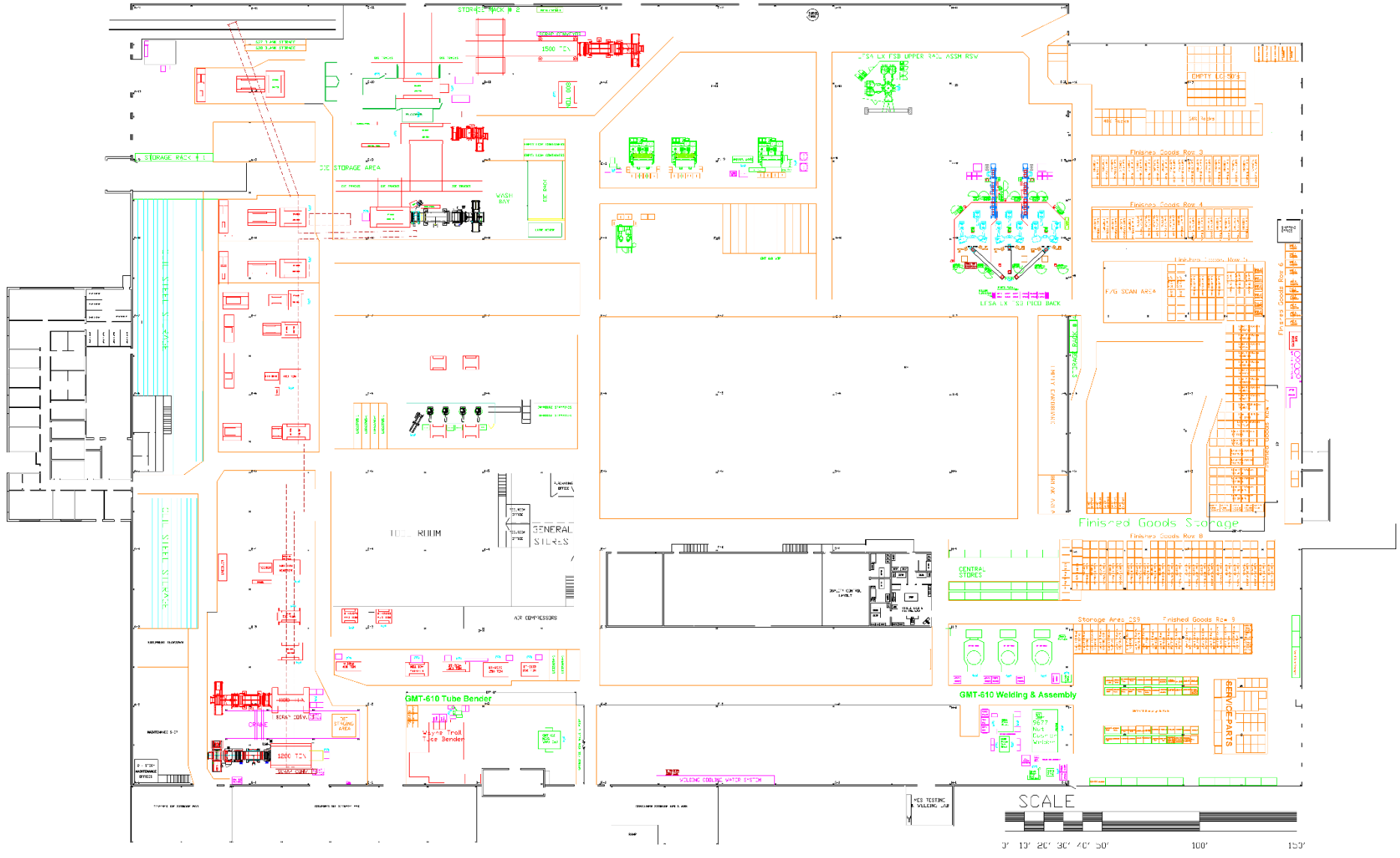
Manufacturing - Tennessee East Area Submarket
Jefferson County

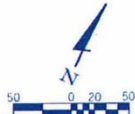
Facility Overview	
YEAR BUILT	1968 Additions in 1974, 1978, 2005
ACRES	20 AC
ZONING	HI – Heavy Industrial
BUILDING SF	247,767 SF
OFFICE (SF)	17,200 SF Front Office Area: ±7500 Middle Lower Office area: ±2200 Middle Upper Office area: ±5200 Crib Mezzanine area: ±2300
CLEAR HEIGHT	<i>Front:</i> 30' in high-bay manufacturing/press area <i>Middle:</i> 20' in production/quality control area <i>Rear:</i> 22' in finished goods warehouse portion.
CRANES	8 cranes in place. Crane bridges throughout the plant
COLUMN SPACING	
ROOF	EDPM membrane
FLOOR TYPE	8" slab in manufacturing/press area 6" slab through remainder of facility
WALL TYPE	Metal
LIGHTING	LED throughout
LOADING	<i>East:</i> 11 docks 8'x10' with levelers seals & pads 1 drive-in w/ramp <i>West</i> 2 interior rail dock wells 3 docks 8' x 10' with levelers seals & pads 1 interior dock well <i>South:</i> 2 drive-in doors (grade level)

Building Specs	
RAIL	Norfolk Southern; Two (2) rail doors into front of the building.
GAS	Atmos Energy
WATER	Morristown Utility Systems
SEWER	Morristown Utility Systems
POWER	<p>Morristown Utility Systems</p> <p>Total available ampacity is 16000 amps</p> <p><i>South</i> 2 each Main Disconnect, 4000 amps (8000 amps total)</p> <p><i>Switch Gear Room:</i> Each Main Disconnect has 3 sub-panels rated at 2000 amps each</p> <p><i>East</i> 2 Each Main Disconnect, 4000 amps (8000 amps total)</p> <p><i>Switch Gear Room:</i> Left Main Disconnect feeds 2 sub-panels 2000 amps each</p> <p> Right Main Disconnect feed 3 sub-panels 2000 amp each</p>
HEAT	Gas-fired ceiling suspended units
A/C	100% roof-top units (office)
SPRINKLER	100% wet system
AIR LINE	Compressed Air lines throughout
EQUIPMENT	(3) Gardner Denver 500HP – Air Compressor (2) Water Cooling Towers
SECURITY	100% fenced with guard
INTERSTATE PROXIMITY	±5 miles from I-81 ±17.8 mile from I-40
PARKING	394 parking spaces paved, striped, and & lighted
SPECIAL FEATURES	



PLANT LAYOUT LEAR CORP. MORRISTOWN PLANT





LEGEND

- LP.(O) ○ IRON PIN FOUND
- LP.(N) ○ IRON PIN SET
- POWER/PHONE LINE
- STORM LINE
- SANITARY LINE
- WATER LINE
- GAS LINE
- ⊙ TELEPHONE MANHOLE
- ⊙ POWER/PHONE POLE
- ⊙ LAMP POLE
- ⊙ WATER METER
- ⊙ VALVE
- ⊙ GAS METER

SURVEY CERTIFIED TO:

1. MANUFACTURERS HANOVER TRUST COMPANY AS AGENT FOR THE BANKS REFERRED TO IN THAT CERTAIN CREDIT AGREEMENT DATED, SEPT. 29, 1988 BY AND AMONG LEE HOLDING CORPORATION, LEE ACQUISITION CORPORATION AND MANUFACTURERS HANOVER TRUST COMPANY AS AGENT FOR THE BANKS.
2. TICOI TITLE INSURANCE COMPANY
3. LEAR SIEGLER SEATING CORP.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT THIS PLAT CONFORMS TO A FIELD SURVEY WITH UNADJUSTED ERROR OF CLOSURE NOT LESS THAN

1:10000

Charles W. George Jr. 945

