AVAILABLE

1 Bekaert Road, Dyersburg, TN

Industrial Building *Investment Opportunity*

- 262,000 Sq. Ft. facility
- 100% Leased
- Industrial Facility on 63.8 Acres
- Heavy Power
- Abundant Parking
- New Roof (2015)
- Cranes
- Convenient access to State Highways 412 and 51 and Interstate 155
- 85 miles northeast of Memphis, TN

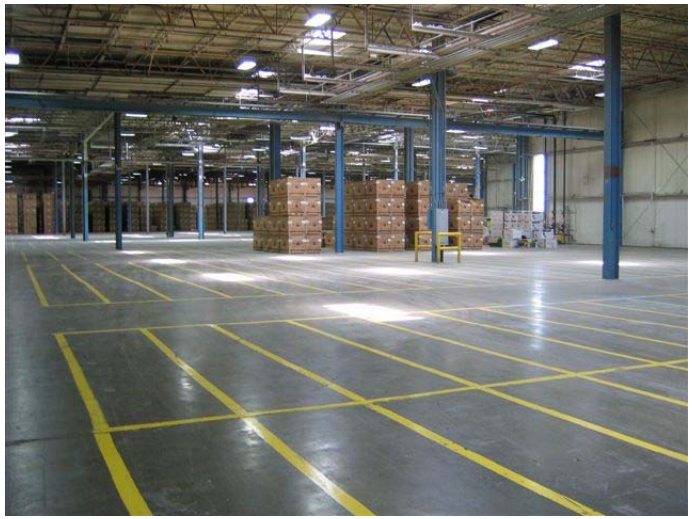
David Marks
Tower Investments, LLC
530.668.1000
davidmarks@towerinv.com
www.towerinv.com

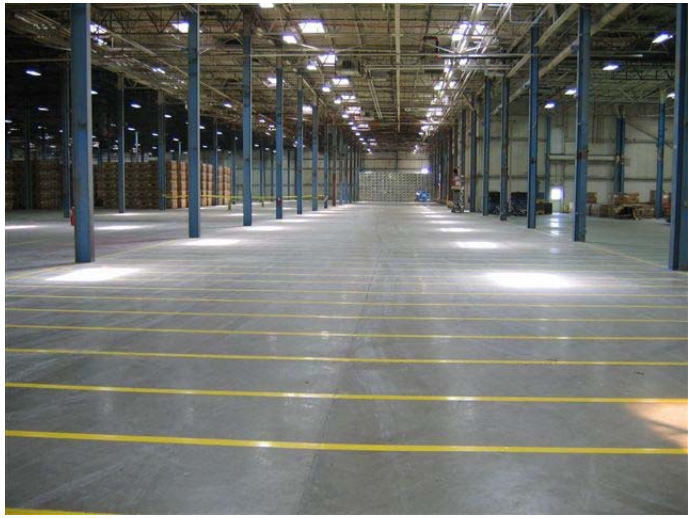
TOWER INVESTMENTS

1 Bekaert Road offers convenient access to State Highway 412, which intersects with Interstate 155 approximately 1 mile to the north-west. Dyersburg is located 85 miles northeast of Memphis, via State Hwy 51. Memphis is also accessible via I-155, which intersects with Interstate 55 twenty-seven miles west of Dyersburg. I-55 intersects with Interstates 40 and 22(future) in Memphis. Via State Hwy 412, Dyersburg is also located 38 miles northwest of Interstate 40. I-40 intersects with Interstates 24 and 65 in Nashville, 136 miles east of where State Hwy 412 intersects I-40 in Jackson, TN.

Property Highlights

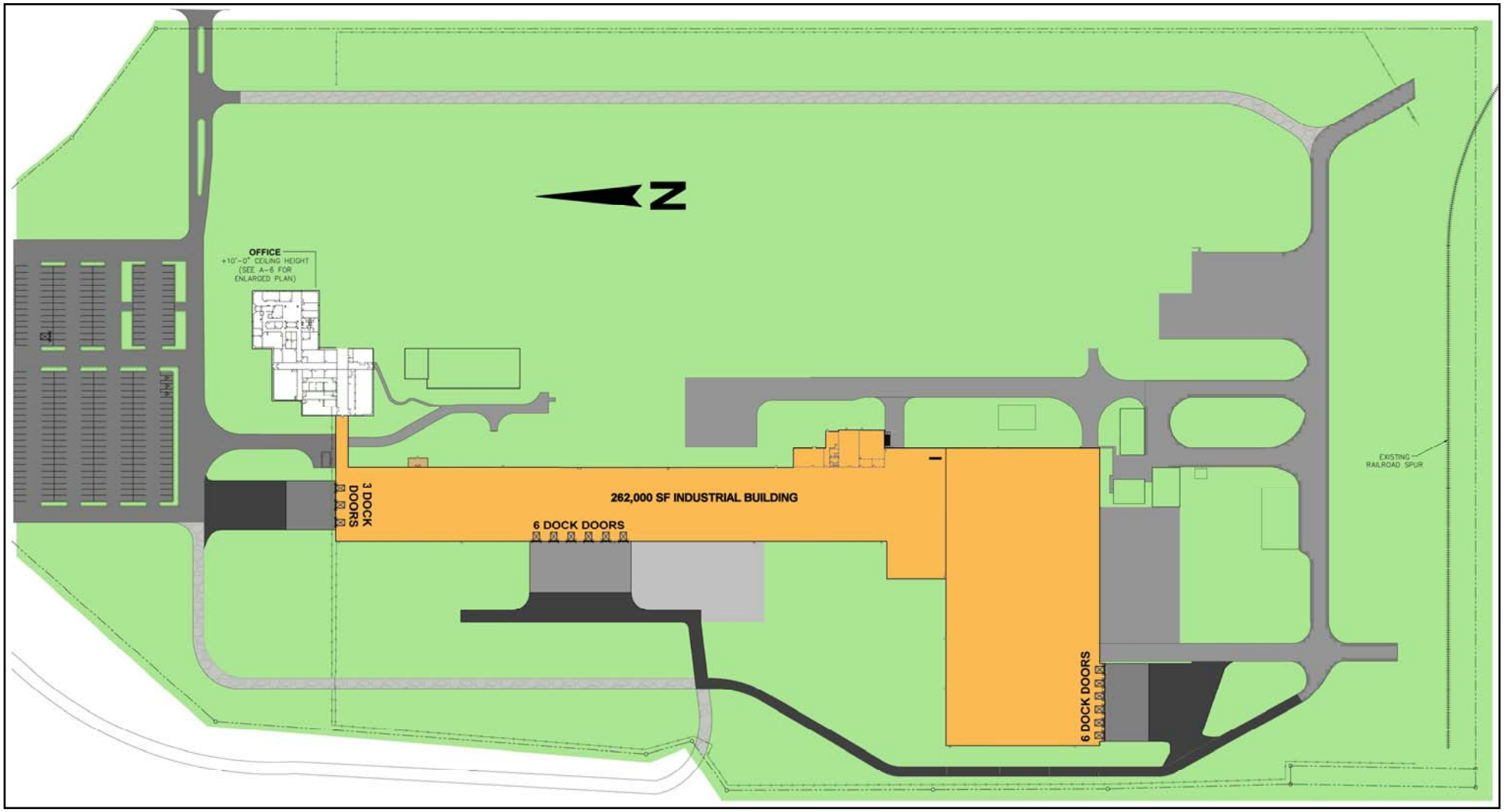
- 262,000 SF warehouse/distribution facility on 63.80 acres.
- Fifteen (15) 9'x10' dock-high doors with seals, levelers and door locks and a number of grade-level drive-in doors located around the facility.
- Heavy Power with 13,200 volt, 460 amp, Delta-Wye to 480/277; power fed via underground to facility and extensive Buss bar located throughout.
- Ceiling Heights: 25' - 30' clear.
- Column Spacing: 29'x60' and 29'x50'.
- Lighting: T-5 Fixtures and skylights.
- Sprinkler: 100% ESFR sprinkler system.
- HVAC: full HVAC located in Office and heat provided throughout facility by gas-fired heaters. Ventilation fans to circulate air.
- Ample vehicle and trailer parking.
- 6" reinforced concrete floor.
- New TPO roof installed 2015 with 15-year warranty.
- CSX rail borders the south side of the facility.
- Six (6) unit tanks for liquid storage.

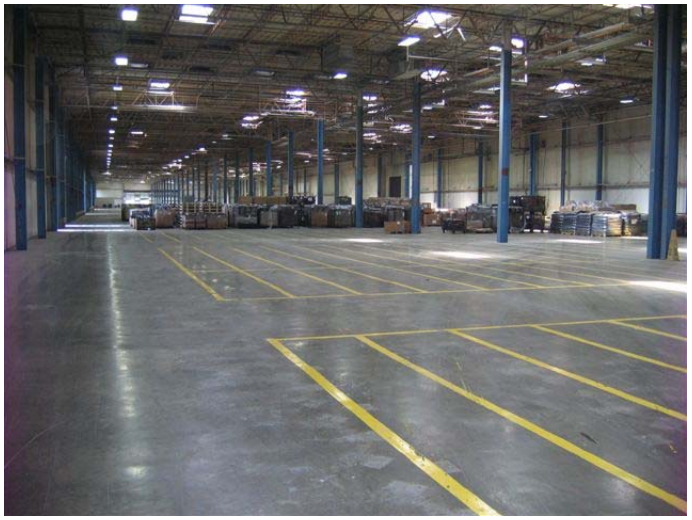




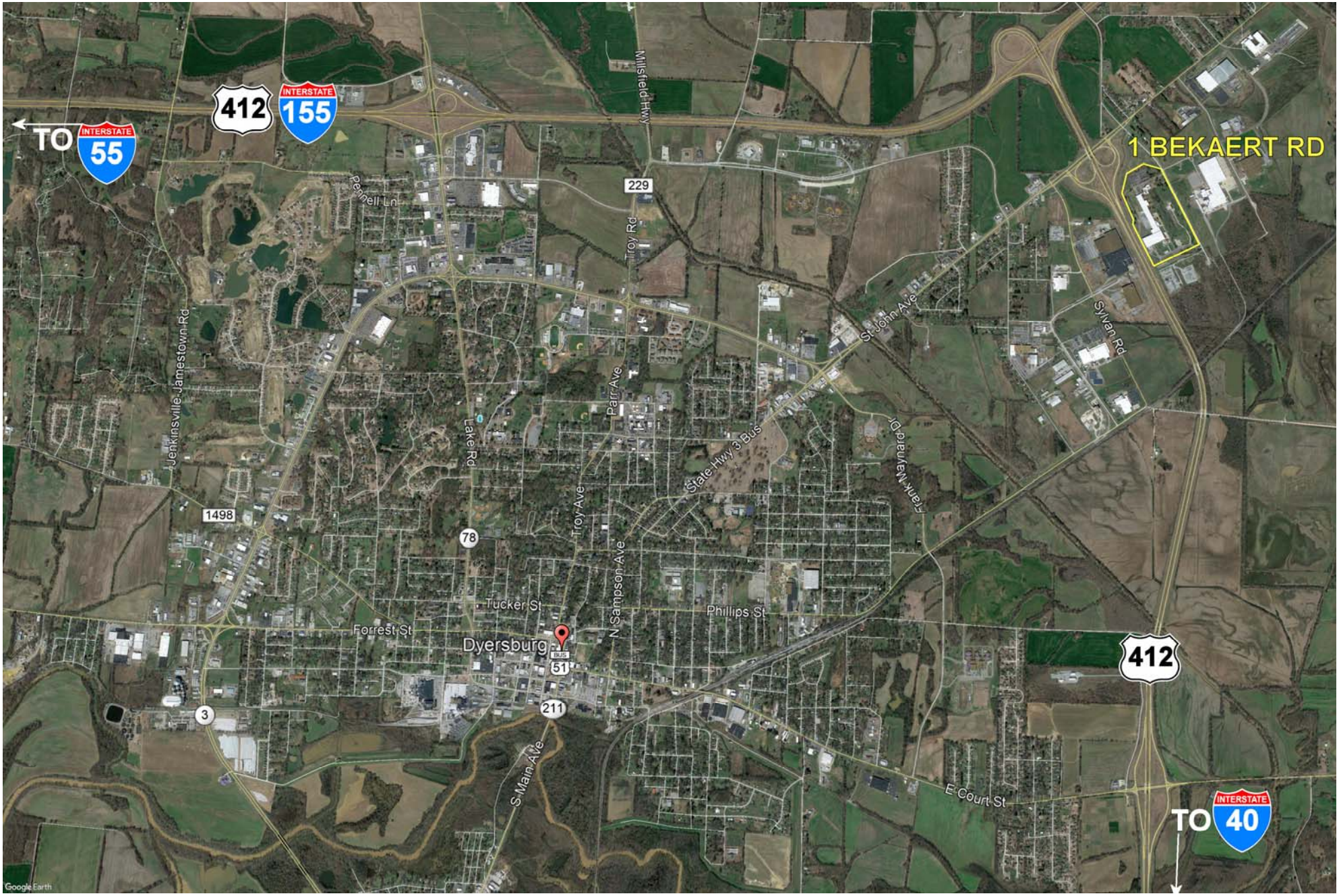
Tenant

- **NSK Steering Systems America, Inc.**
- Term: 8 Years
- Commencement Date: 8/6/2018
- Rent Increases: 2%
- Profile: NSK is a global manufacturer of ball and roller bearings, linear motion technology, automotive components and steering systems. NSK was founded in Japan in 1916. With its main headquarters in Tokyo, NSK employs With 31,000 in 210 facilities around the world. NSK did $8.5 billion in sales in 2017.


N
OFFICE
+10'-0" CEILING HEIGHT
(SEE A-6 FOR
ENLARGED PLAN)
3 DOCK
DOORS
262,000 SF INDUSTRIAL BUILDING
6 DOCK DOORS
6 DOCK DOORS
EXISTING
RAILROAD SPUR

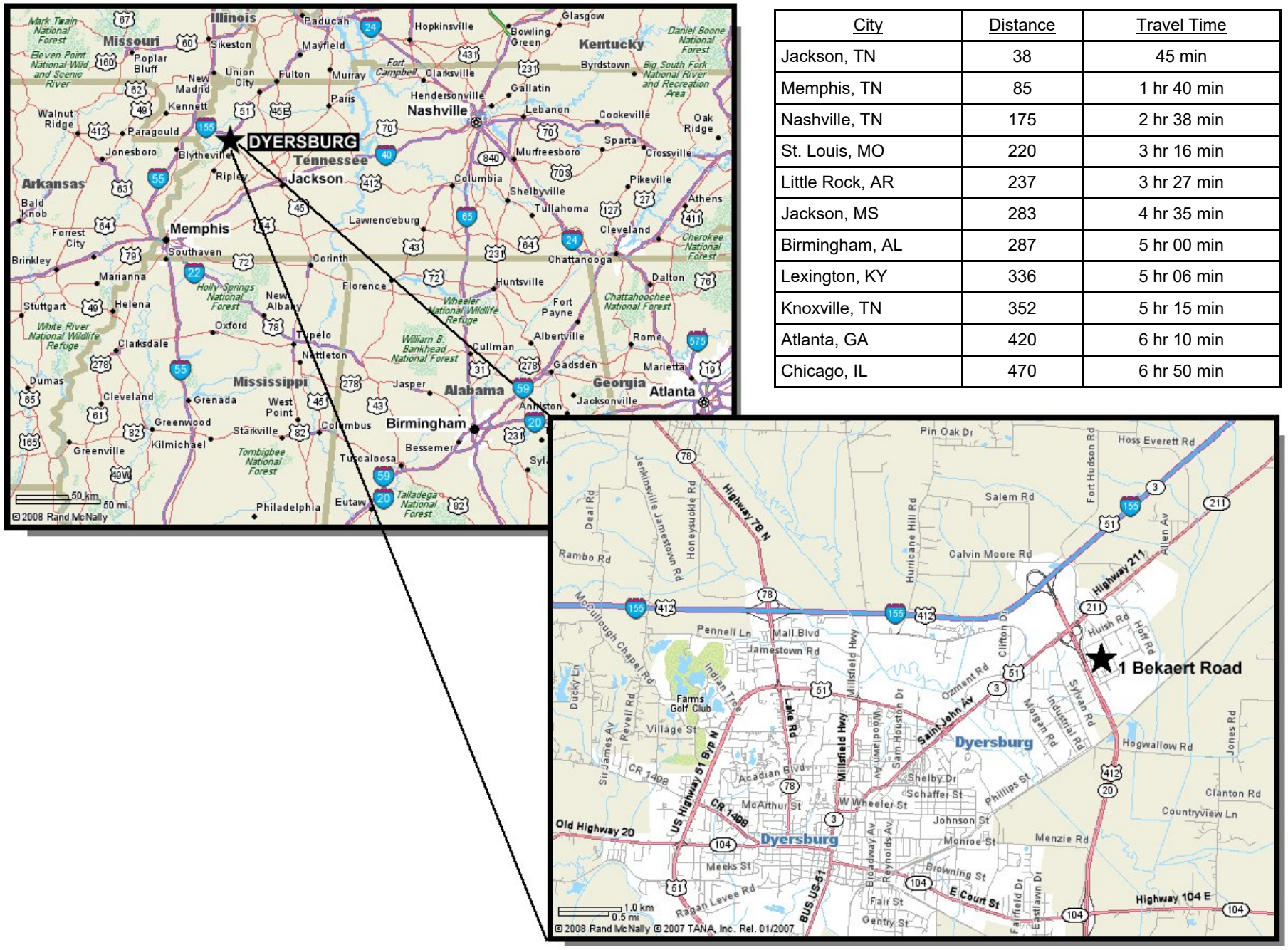


1 Bekaert Road, Dyersburg, TN — Aerial Map



1 Bekaert Road, Dyersburg, TN

Location Map



City	Distance	Travel Time
Jackson, TN	38	45 min
Memphis, TN	85	1 hr 40 min
Nashville, TN	175	2 hr 38 min
St. Louis, MO	220	3 hr 16 min
Little Rock, AR	237	3 hr 27 min
Jackson, MS	283	4 hr 35 min
Birmingham, AL	287	5 hr 00 min
Lexington, KY	336	5 hr 06 min
Knoxville, TN	352	5 hr 15 min
Atlanta, GA	420	6 hr 10 min
Chicago, IL	470	6 hr 50 min