

Industrial Property For Sale

Livingston, TN 38570



OFFERING SUMMARY

Sale Price:	Price undisclosed
Building Size:	45,000 SF
Available SF:	45,000 SF
Lot Size:	4.21 Acres
Number of Units:	1
Price / SF:	-
Year Built:	1975
Renovated:	2024

PROPERTY OVERVIEW

Clean 45,000 SF industrial property, with multi-tenant capabilities, is ideally suited for investors seeking a warehouse/distribution asset. Built in 1975 and recently renovated in 2024, this property offers a well-maintained structure. With a current 10% occupancy there's ample potential for value add opportunities for both an investor and owner/user. Strategically located in desirable middle Tennessee, this property is perfectly positioned for a wide range of industrial and distribution uses.

PROPERTY HIGHLIGHTS

- - 45,000 SF industrial building
- - Multiple units for greater income
- - Built in 1975, renovated in 2024
- - Prime location in Livingston area
- - Excellent distribution potential
- - Ample room for growth and expansion
- - Well-maintained and updated structure
- - Strong potential for high ROI

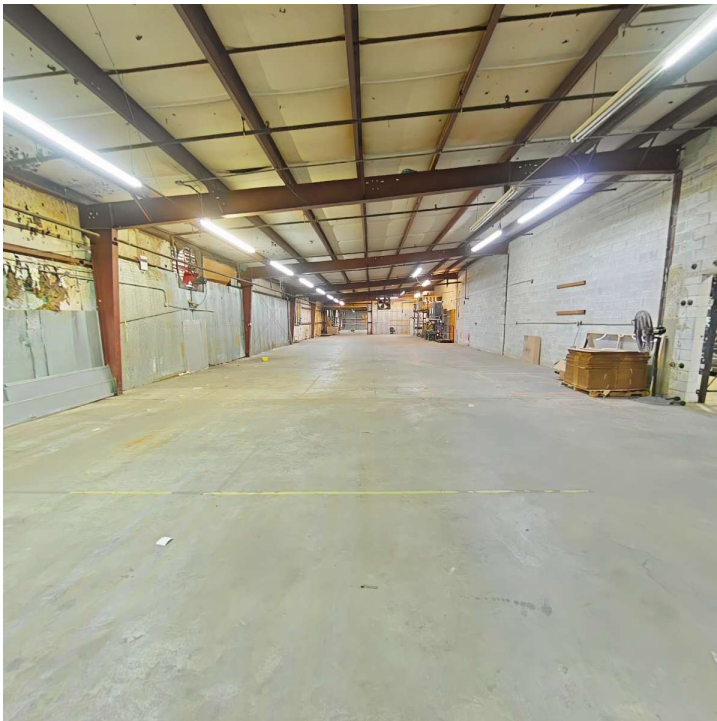
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POPULATION	10 MILES	100 MILES	250 MILES
Total Population	22,793	5,022,304	32,265,229
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	10 MILES	100 MILES	250 MILES
Total Households	9,245	1,993,236	12,734,024
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,854	\$95,619	\$97,907
Average House Value	\$263,439	\$366,292	\$321,975

Demographics data derived from AlphaMap

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