

**FOR LEASE
OR SALE**

8,750 SF

4.2 ACRES

International Dr | Lawrenceburg, TN



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Property Highlights



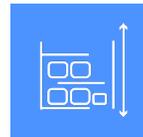
8,750 SF Total

7,550 SF main building (240 SF office + mezzanine)
1,200 SF ancillary building (30' x 40')



4.2 Total Acres

Parcel: 090 019.08 (2.37 AC)
Parcel: 090 019.31 (1.92 AC)



Clear Heights

Main Building: 16' - 20'
Ancillary Building: 20'



Loading

Loading platform for two trucks (14' x 16')
14' x 10' roll-up door
Ancillary building includes 1 roll-up door (14' x 16')



Available Power

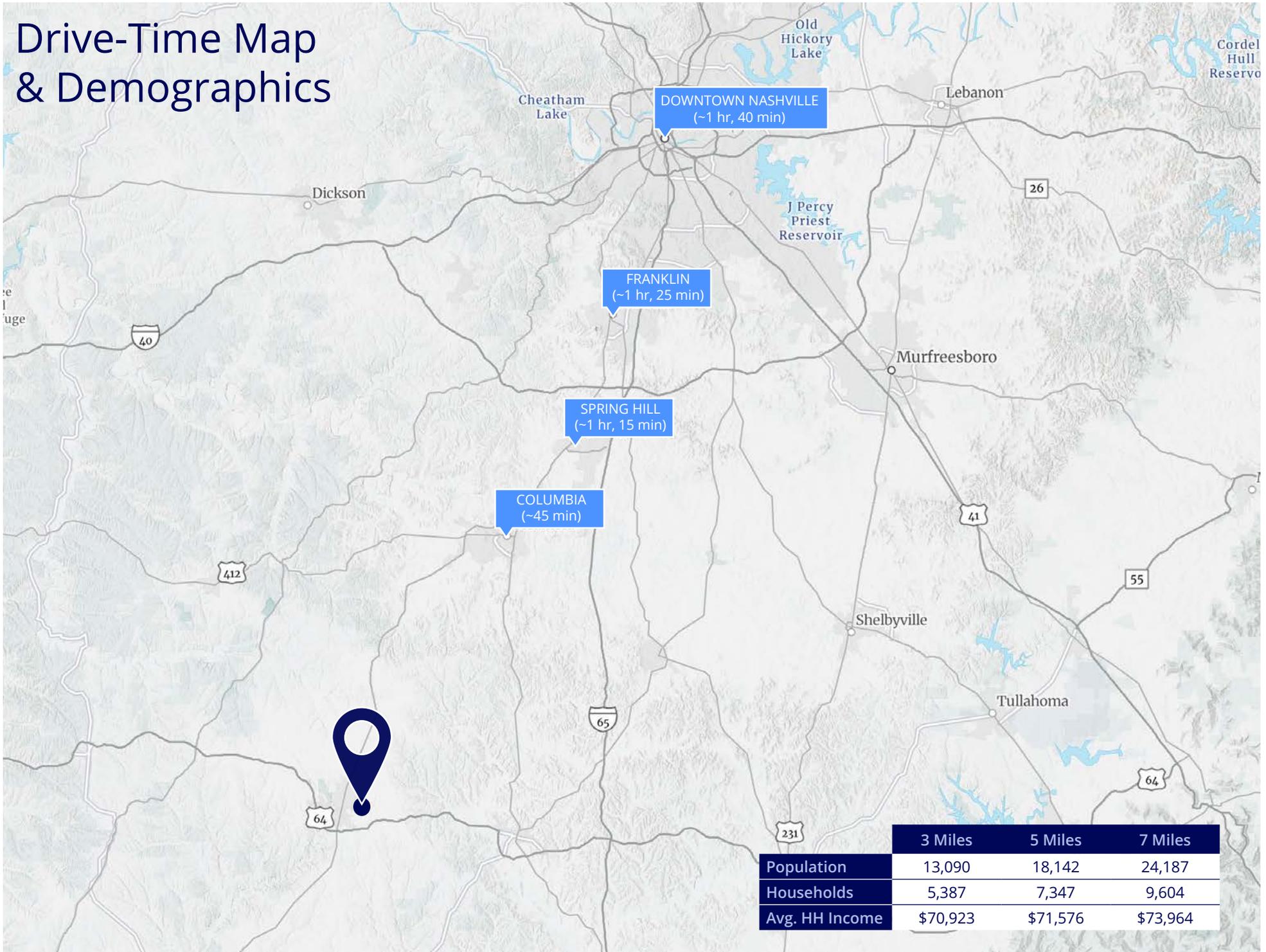
Main Building: 3-phase, 120/208 V, 150 KW as well as a single-phase 3 wire 120/240 V, 75 KW panel
Ancillary Building: 3-phase, 120/208 V, 150 KW



Lease Rate: \$10.00/SF NNN (+\$0.88/SF OPEX)

Sale Price: \$875,000 (\$100/SF)

Drive-Time Map & Demographics



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