

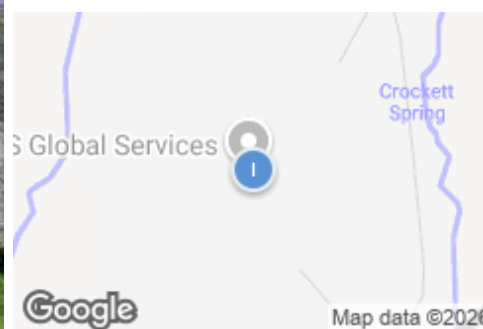
Waupaca Powerhouse

134 Waupaca Drive, Etowah, TN, 37331

Industrial: Warehouse/Office For Sale

Prepared on September 09, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Data Center	Days On Market	168 days
Total Available Space	387,000 SF	Date Listed	3/25/2026
Asking Price	\$22,500,000	Last Modified	9/09/2026
Listing Price Per SF	\$58.14	Listing ID	44583343
Cap Rate (Actual)	-	Electric Service	-
Total Expenses	\$139,251	Clear Height	-
Signage	Free-Standing	Ceiling Height	31 - 70 ft
Show Instructions	Call broker	Dock High Doors	Not present
Tax Year	2025	Grade Level Doors	Not present
Real Estate Taxes	\$139,251 in 2025	Parking Spaces	421
Vacant	Yes	Water	Yes, City, Etowah Utilities
Vacant Date	3/25/2026	Sanitary Sewer	Yes, City, Etowah Utilities
Available Date	3/25/2027		

Description

- Property has a dedicated on-site 25 Mega Watt substation providing immediate access to power.
- Property is approximately 387,000 existing square feet, across 5 buildings on a 92.19 acre parcel.
- Former Steel Foundry with documented clean phase 1 environmental report
- Elite Tier Rail Logistics, with over a mile (7147 ft) of private, multi-track rail on-site with direct CSX service. The three-track configuration allows for simultaneous bulk material intake and oversized product shipping, bypassing the extreme costs and regulatory hurdles of new rail spur construction.
- Immediate Expansion Potential: Adjacent to the existing structure is an approximately ±400,000 SF graded pad site. This allows a user to double their operational footprint to nearly 800,000 SF without new site selection.
- Clear heights ranging from 31' to 70', providing massive cubic volume for heavy machinery, vertical server racking, or high-tonnage cranes.
- 421 Parking spots.
- Property has internet through fiber.
- Approximately 19,000 SF of office space, with 17 dedicated offices, and additional cubicle space.

- Utility Provider for water, power, sewer, and gas is Etowah Utilities.
- Buyers to verify their own measurements.

Property Features

Location Details

Address	134 Waupaca Drive, Etowah, TN, 37331	In Opportunity Zone	Yes
Zoning	I	Name	134 Waupaca Dr, Etowah, Tn 37331
County	McMinn		

Building Details

Sub Type	Warehouse/Office	Dock High Doors	Not present
Building Status	Existing	Grade Level Doors	Not present
Building Size	387,000 SF	Sprinklers	-
Land Size	92.19 Acres / 4,015,796 SF	Office Space	19,000 SF
Number of Buildings	5	In Opportunity Zone	Yes
Number of Floors	1	Water	Yes, City, Etowah Utilities
Year Built	2002	Sanitary Sewer	Yes, City, Etowah Utilities
Occupancy Type	Single Tenant	Natural Gas	Yes, City, Etowah Utilities
Yard	-	Fiber Optic	Yes
Electricity	-	Air Conditioned	Yes
Clear Height	-	Heated	Yes
Ceiling Height	31 - 70 ft		

Property Listings

1 Listing | 387,000 SF | \$22,500,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	387,000 SF	\$22,500,000	3/25/2027	-	-	-	-	-	-

Additional Photos



Waupaca Powerhouse

25
25 MW dedicated Power Substation

- Live on site substation is available immediately
- Bypass 24+ month utility wait for high-power sites

7,147
7,147 Linear Feet of Active Rail

- Multi-track connection with direct service via CSX
- Designed for bulk material intake and oversized production shipping

400K
±400,000 SF graded pad site adjacent to the main building

**134 Waupaca Drive
Etowah, TN 37331**

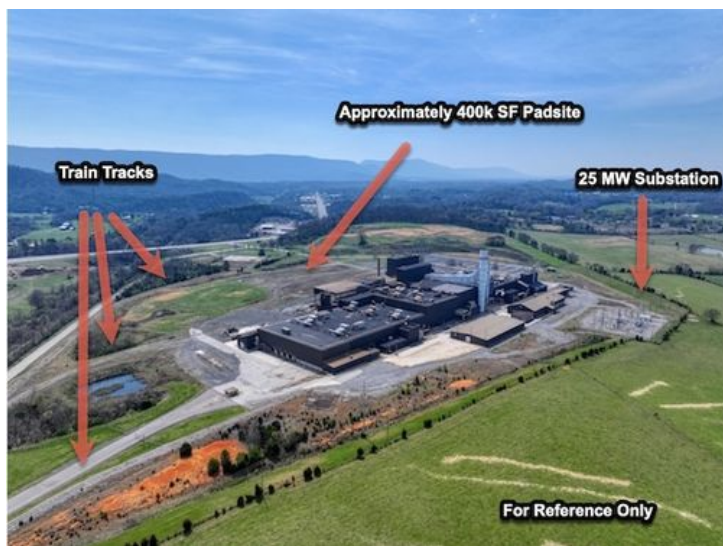
IMMEDIATE INFRASTRUCTURE, MASSIVE SCALE
Total Building Size: Approximately 387,000 SF

ENVIRONMENTAL SPEED:

- Clean Phase 1 history
- Heavy-Duty Ready
- Existing high-load slabs and clear heights

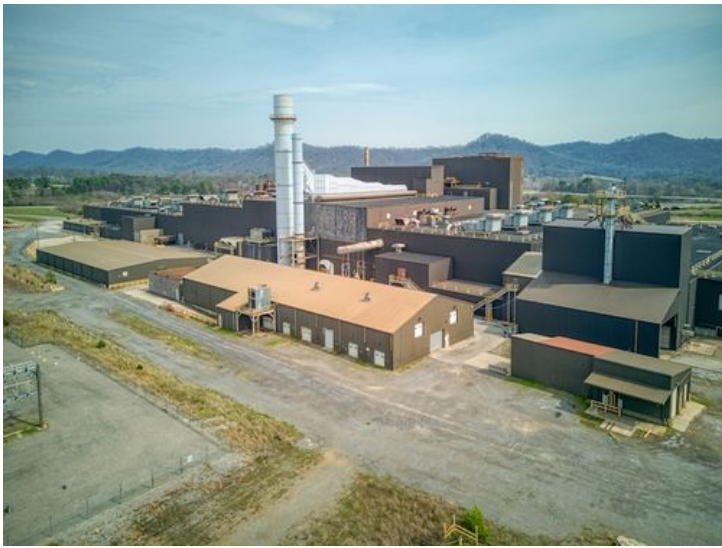
For Sale
\$12,384,000
(32.00/SF)

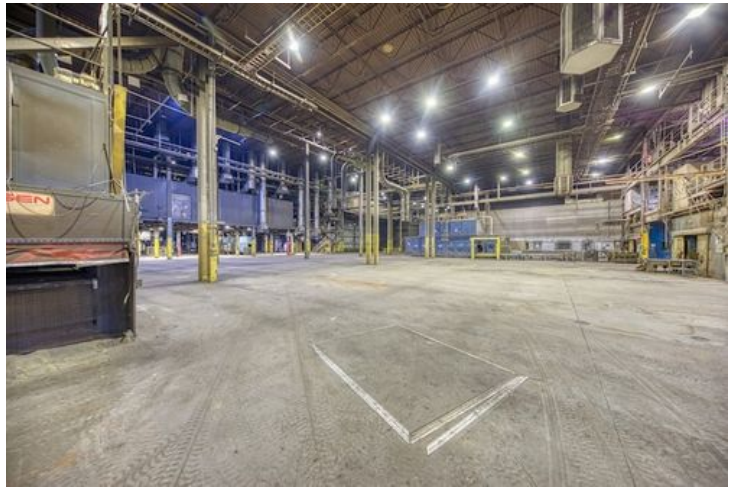
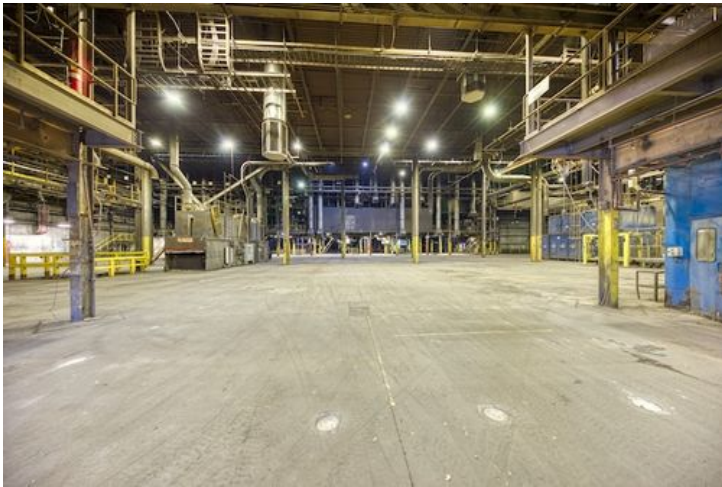
For Lease
\$3.90/SF Net

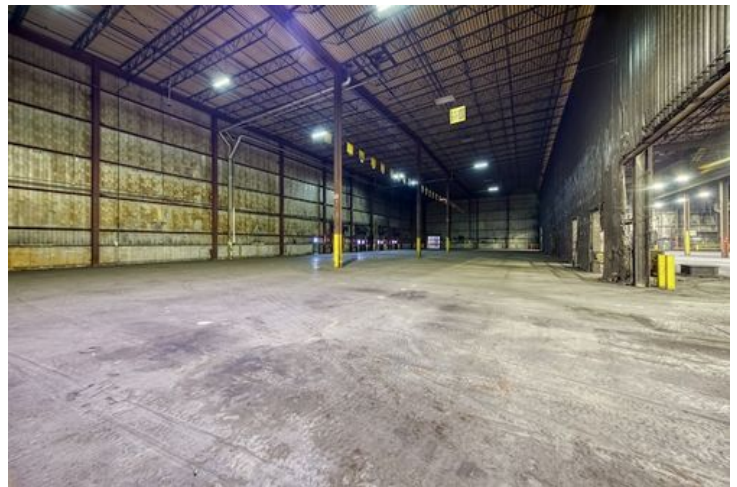
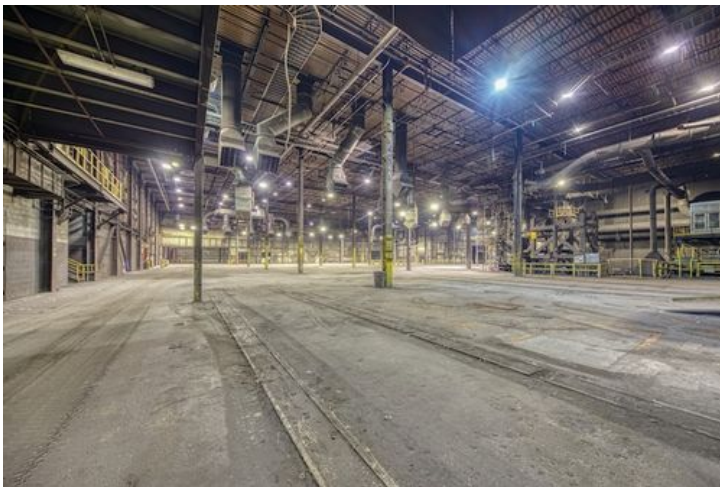
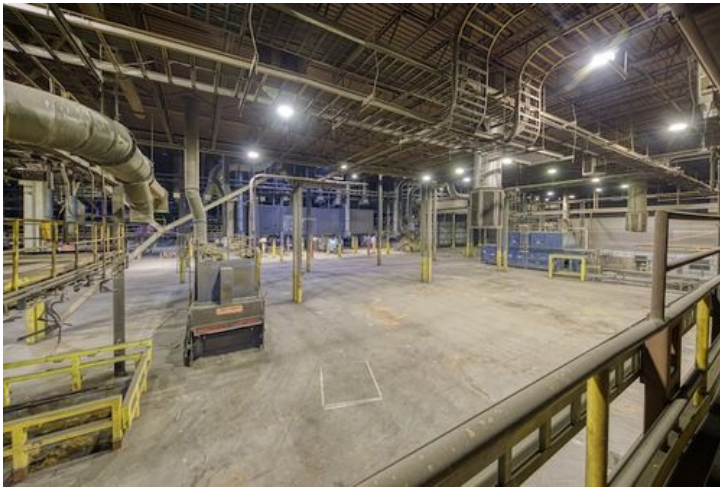


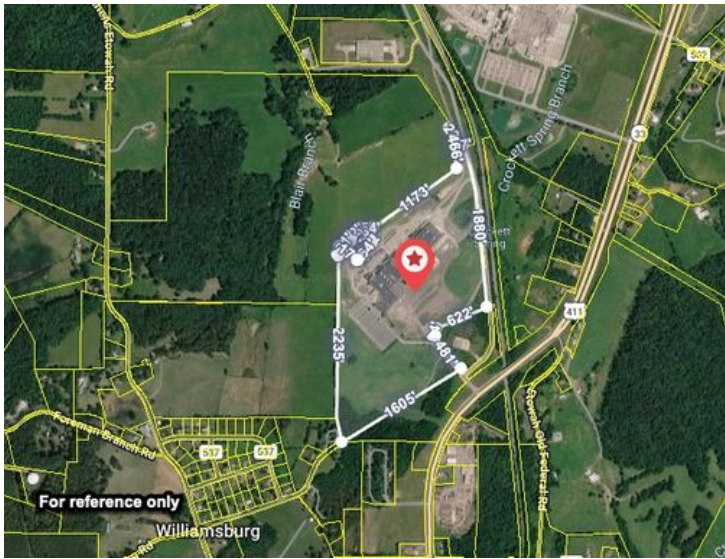
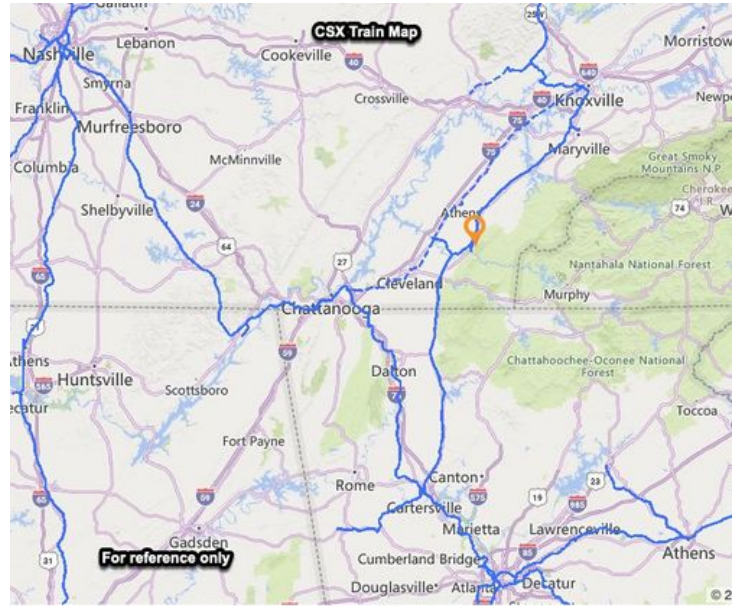
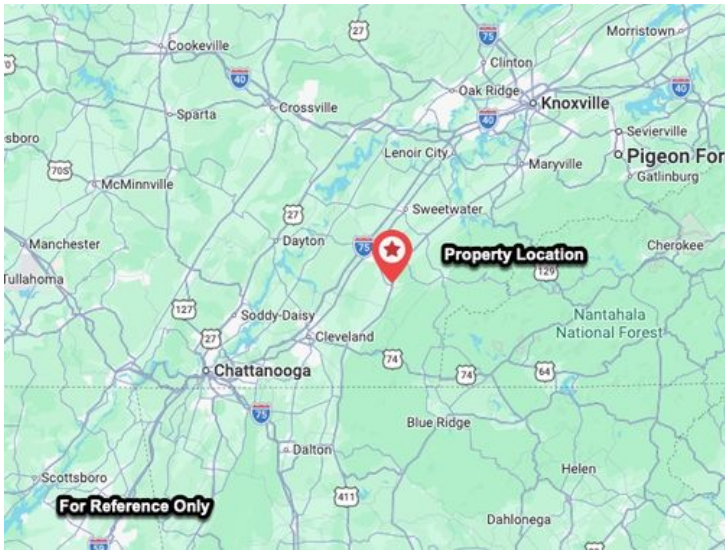












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