




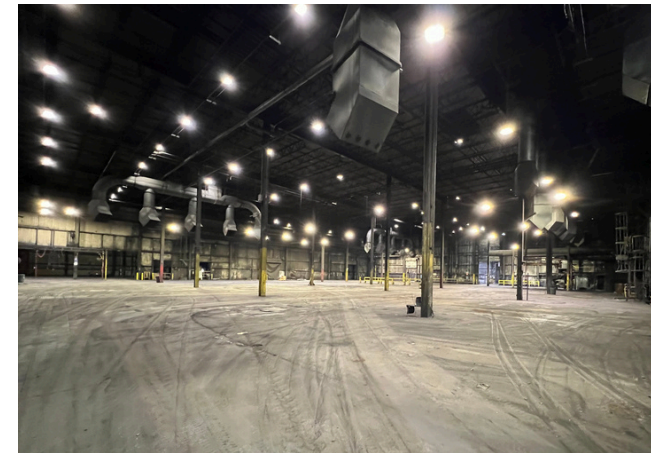
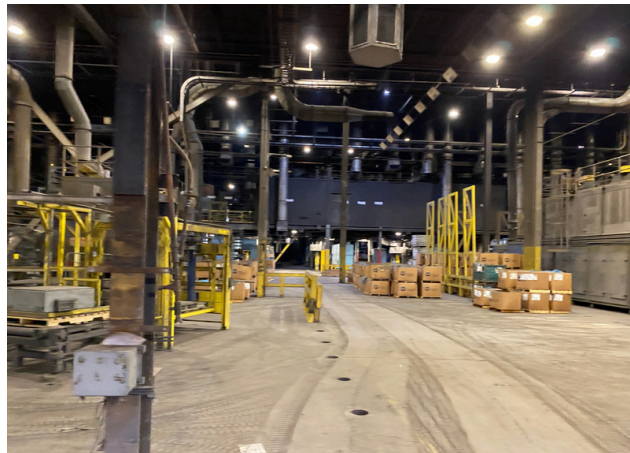
For sale

134 Waupaca Drive
Etowah, TN

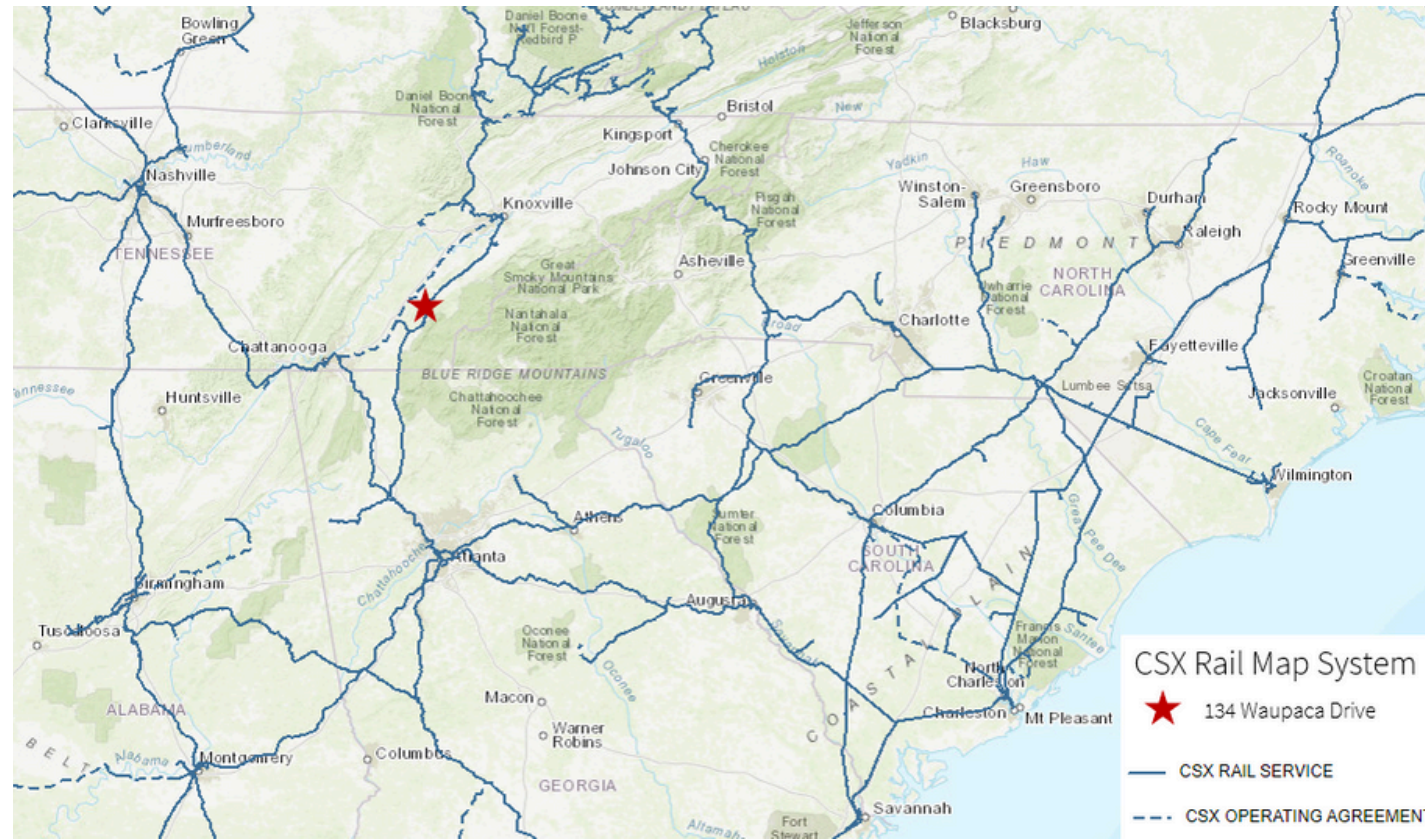
 **JLL** SEE A BRIGHTER WAY

Property Specs

- ±387,000 SF Building Size
- Adjacent ±400,000 SF pad
- Year Built: 2001
- ± 30,600 SF office build-out
- Clear height: Eaves of 36' - 70'
- Railroad spur that splits into 3 tracks on the property totaling ±5,245 SF of rail
- Substation on site:
 - 25 MW available
- More than 350 car parking spaces
- Utility Providers: sewer, water, power and gas through Etowah Utilities
- Comcast Internet through fiber
- 5,245 ft Total Rail
 - Track 1: 2090 ft
 - Track 2: 1080 ft
 - Track 3: 2075 ft



±387,000 SF
Industrial space for sale



Track 1: 2,090 feet

Track 1: 1,080 feet

Track 1: 2,075 feet

Total Rail: 5,245 feet



Ben Mosley, MRICS

Managing Director

ben.mosley@jll.com

+1 (615) 364 7015

jll.com

Bailey Brandon

Associate

bailey.brandon@jll.com

+1 (615) 668 7282

Jones Lang LaSalle

1801 West End Ave, Ste 1200

Nashville, TN 37203

+1 (615) 928 5300

Jones Lang LaSalle Americas, Inc. License #: CO508577000