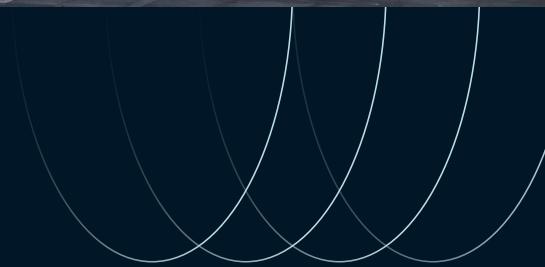


For sale

134 Waupaca Drive Etowah, TN





Property Specs

- ±387,000 SF Building Size
- Adjacent ±400,000 SF pad
- Year Built: 2001
- ± 30,600 SF office build-out
- Clear height: Eves 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







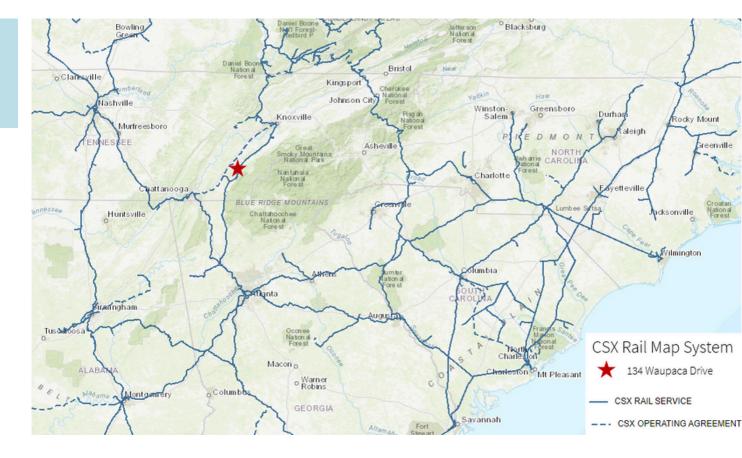






±387,000 SF Industrial space for sale





Track 1:	2,090 feet
Track 1:	1,080 feet
Track 1:	2,075 feet
Total Rail:	5,245 feet







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