

# \$1MM PRICE DROP/ Nashville - 3 Industrial Buildings on 6.15 Acres

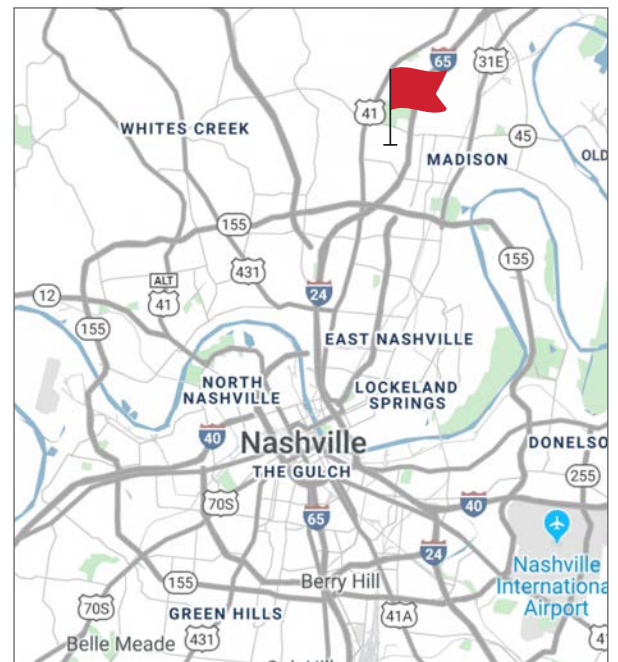


## OVERVIEW

|             |                                      |
|-------------|--------------------------------------|
| ADDRESS     | 103 W Webster St., Madison, TN 37115 |
| LOT SIZE    | 6.15 Acres Total                     |
| ZONED       | CS - Commercial Services             |
| CURRENT USE | Industrial/Office                    |
| BUILDING    | 3 Buildings totaling 30,576 SF       |
| SALE PRICE  | \$3,950,000 \$5,000,000              |

### Buildings include:

- 19,320 SF Main Office/Warehouse with one 13' x 16' drive-in, roll-up door and 14' clear height
- 5,400 SF Warehouse
- 5,856 SF Warehouse



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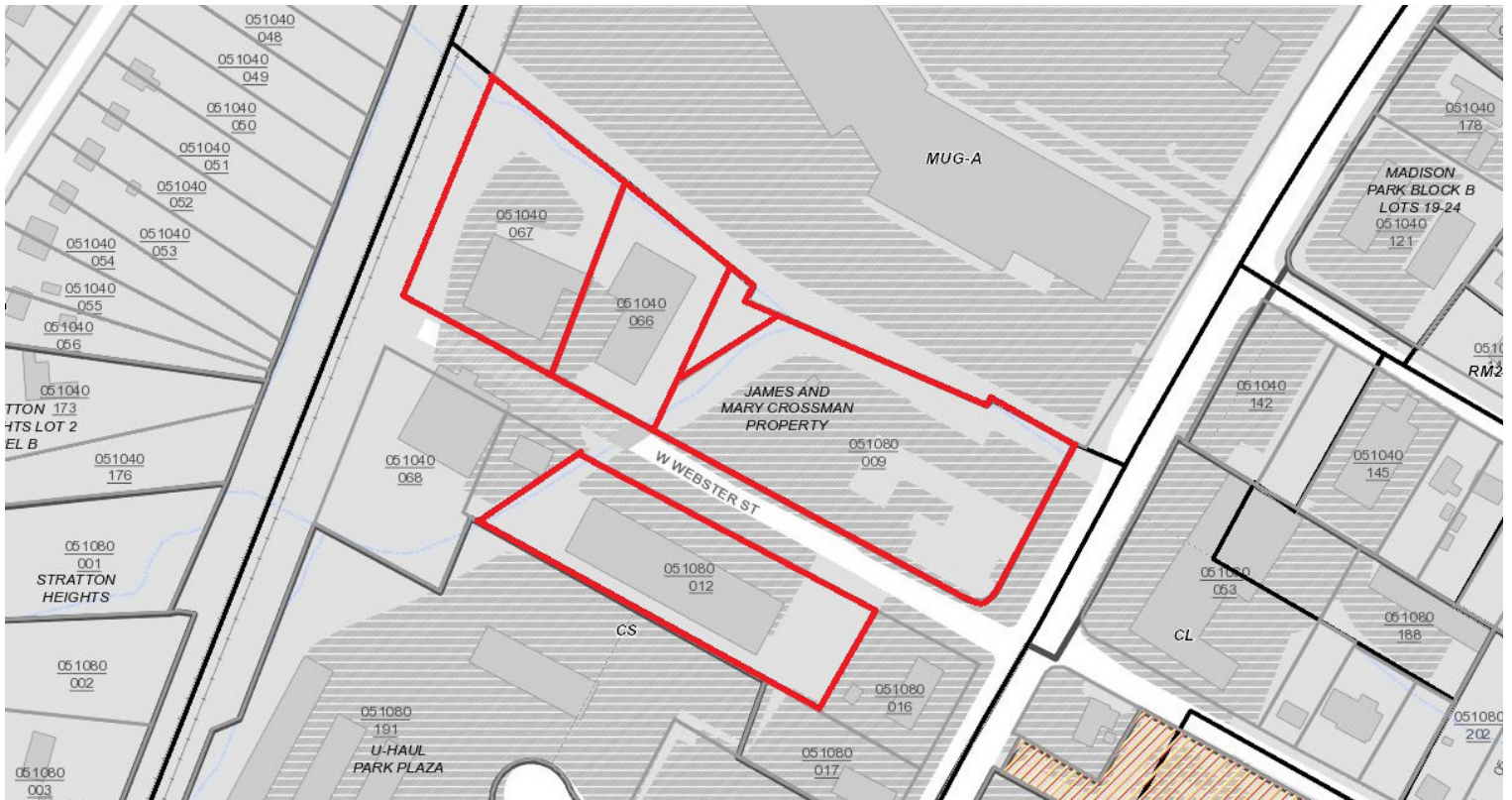


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## LOT BREAKDOWN

| ADDRESS             | ACRES | IMPROVEMENTS                       | PARCEL/TAX ID   | PRICE | NOTES                                       |
|---------------------|-------|------------------------------------|-----------------|-------|---|
| 103 W Webster       | 0.91  | Pad in Place                       | 051-04-0-066.00 |       | Partial floodplain.                         |
| 108 W Webster       | 1.04  | 19,320 SF (1974)                   | 051-08-0-012.00 |       | NOT in floodplain.                          |
| 115 W Webster       | 1.35  | 5,400 SF (1985)<br>5,856 SF (1965) | 051-04-0-067.00 |       | Partial floodplain.                         |
| 0 W Webster         | 0.15  |                                    | 051-04-0-179.00 |       | Partial floodplain.<br>Small, triangle lot. |
| 936 Gallatin Pike S | 2.34  |                                    | 051-08-0-009.00 |       | In floodway.<br>Former shopping center pad. |

\*All lots zoned CS.



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