

Appleton Building

Lawrenceburg, Lawrence County, TN



Table of Contents:

- I. Cover Sheet
- II. Infrastructure Map
- III. Regional Map
- IV. Highway Map
- V. Local Map
- VI. Property Pictures
- VII. Data Sheet



SelectLawrence.com
931-762-4911



Appleton Building

Lawrenceburg, Lawrence County, TN

35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ II. Infrastructure Map



Appleton Building

Lawrenceburg, Lawrence County, TN



35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ III. Regional Map



Appleton Building

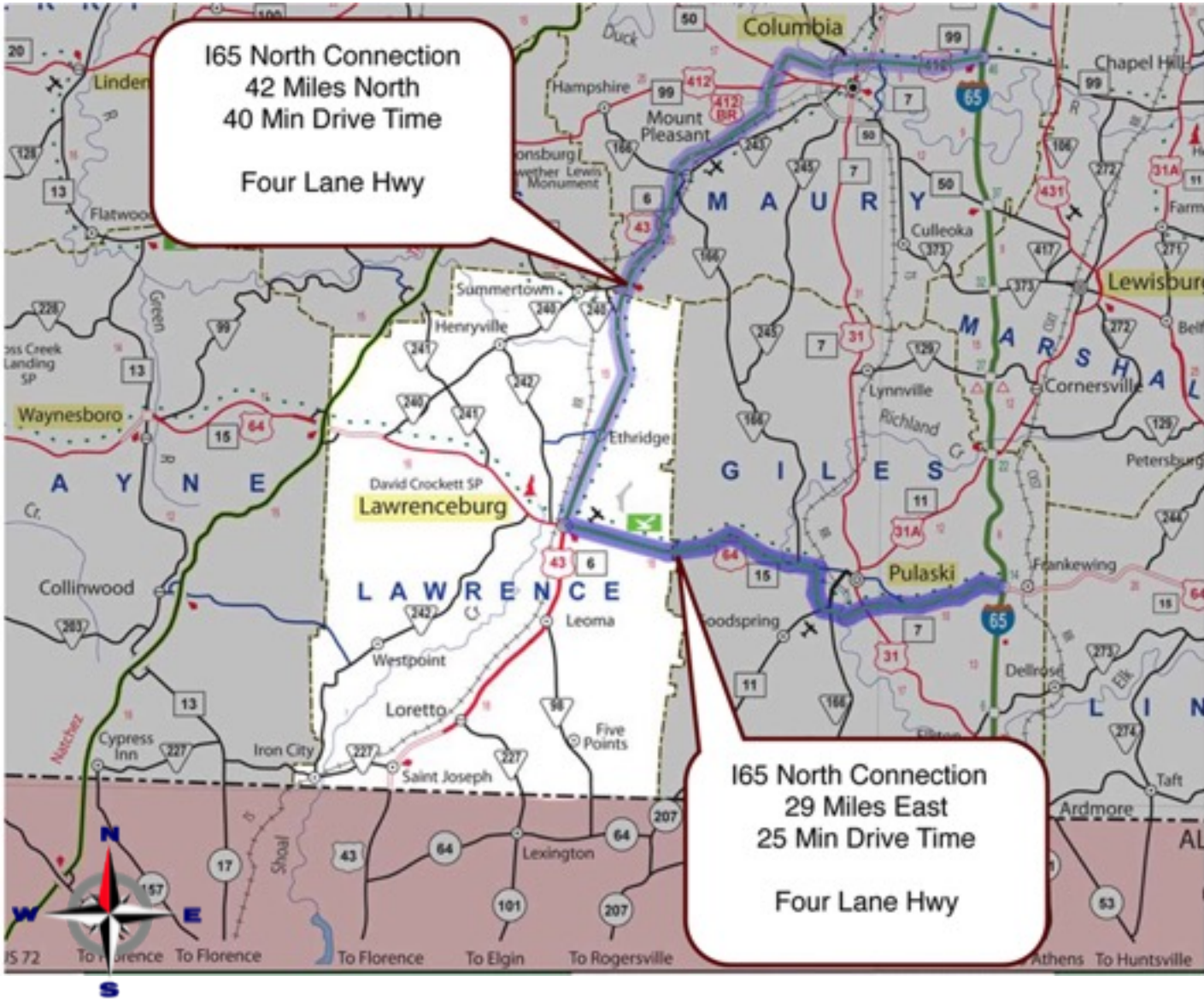
Lawrenceburg, Lawrence County, TN



35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ IV. Highway Map





Appleton Building

Lawrenceburg, Lawrence County, TN

35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ V. Local Map



Appleton Building

Lawrenceburg, Lawrence County, TN



SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

35°16'08.81"N 87°18'30.36W

▼ VI. Property Pictures





Appleton Building

Lawrenceburg, Lawrence County, TN

35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ VI. Property Pictures





Appleton Building

Lawrenceburg, Lawrence County, TN

35°16'08.81"N 87°18'30.36W

SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

▼ VI. Property Pictures





SELECTLAWRENCE
RIGHT CHOICE . RIGHT HERE . RIGHT NOW

Appleton Building

Lawrenceburg, Lawrence County, TN

▼ VII. Data Sheet

Identity:

Site Name: Appleton Building
Owner/Broker: Randy Appleton
Address: 101 Northway Drive, Lawrenceburg, TN
Contact: Ethan Hadley
Telephone Number: 931-762-4911
Publicly or Privately Owned: Private
Prior Use: Warehouse

Zoning/Acreage/Topography:

Zoning Classification: Industrial/Commerical
Acreage: 5 Acres
100 Year Floodplain: No
Describe Site's Topography: Flat
Phase 1 Environmental Complete: No
Building Size: 50,000 square feet

Electric:

Provider: Lawrenceburg Utility Systems
Transmission Voltage: 161 KV by TVA
Distribution Voltage: 14,400/24,940
Secondary Voltage: TBD
Is Dual Feed Available: Yes

Natural Gas:

Provider: Lawrenceburg Utility Systems
Gas Main Size: 2" & 4"
Location of Gas Main: Across Front and Side of Property
Gas Pressure: 2" (50 lbs.) & 4" (60 lbs.)
Heat Value: 1,034 BTU

Sewer:

Provider: Lawrenceburg Utility Systems
Sewer Main Size: 12"
In Use of Lift Required: No
Treatment Plant Type: Sequencing Batch Reactor
Rated Capacity (mgd): 10 Million
Peak Demand (mgd): 4.5 Million

Telecommunications:

Local Exchange Carrier: AT&T
ADSL available from C.O. (Analog or Digital):
C.O. on a Fiber Ring: Digital
Can Dual Services Be Provided from 2 C.O.: Yes
Fiber Available: Yes
ISDN Available from C.O.: Yes
Location of Closest Major Carrier POP (Dist. in Miles): 1.5 Miles

Water:

Provider: Lawrenceburg Utility Systems
Water Main Size: 12"
Static Pressure: 60 lbs.
Residual Pressure: 48 lbs.
Flow Per Minute: 1,163
Rated Capacity (mgd): 12 Million
Peak Demand (mgd): 3.7 Million
Elevated: Yes - 1 Tank Elevated

Protective Services:

Fire Protection Provider: Lawrenceburg Fire Department
Fire Insurance Class Rating: Class 4
Distance to Nearest Station: 1 Mile
Full-Time or Volunteer Station: Full-Time
Police Protection Provider: Lawrenceburg Police Department
24 Hour Patrol: Yes

Lease/Sale:

Sales: \$850,000
Lease: Negotiable