

Gobble Property #1

1905 Mahr Avenue
Lawrenceburg, Lawrence County, TN



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35°15'54.61"N 87°20'00.81W

▼ II. Aerial Map



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▼ III. Infrastructure Map



12" Water Line (70 PSI)	
6" Gas Line (100 PSI)	
8" Sewer Line (4.5 MGD)	

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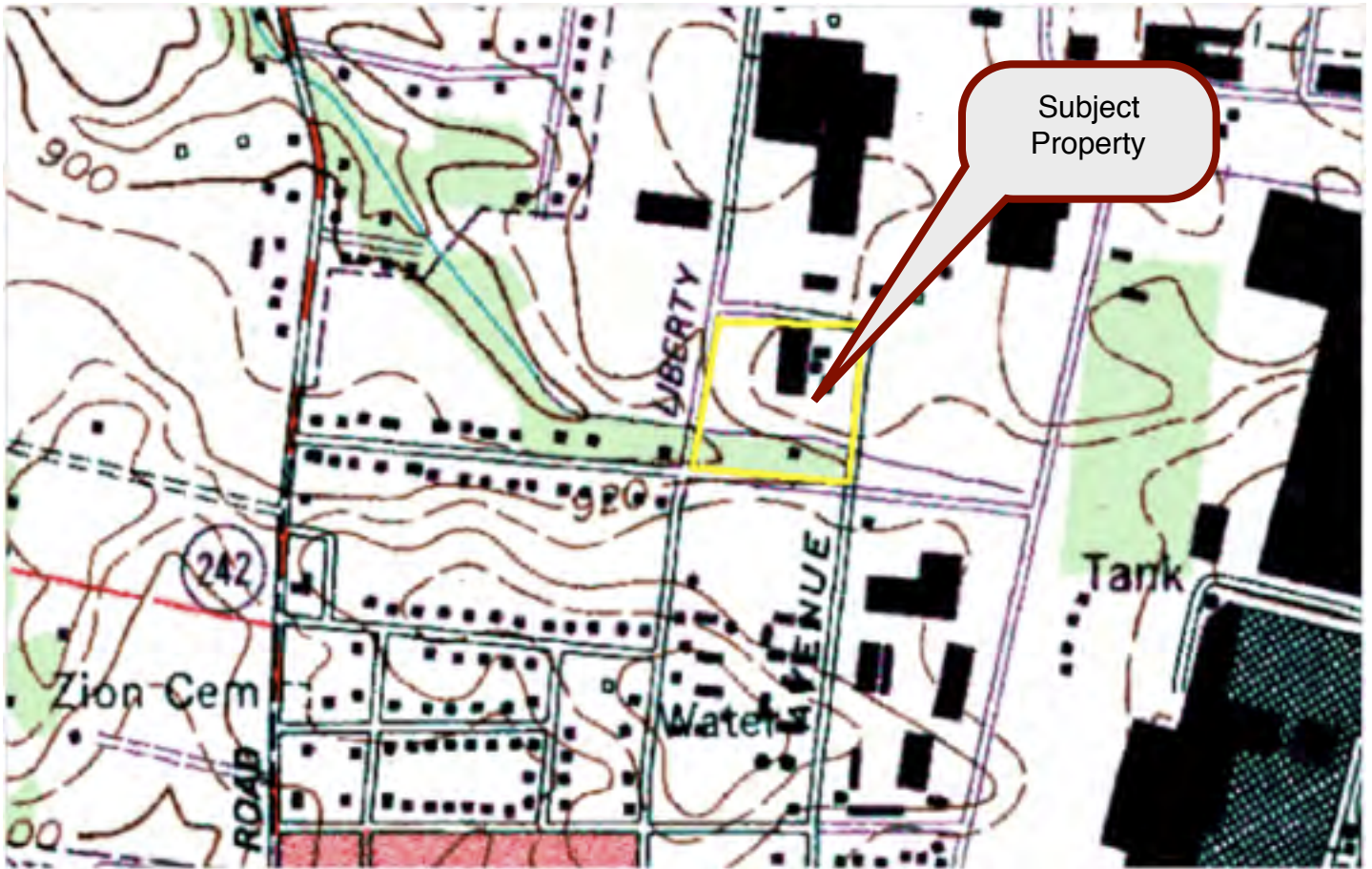
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▼ IV. Topo Map



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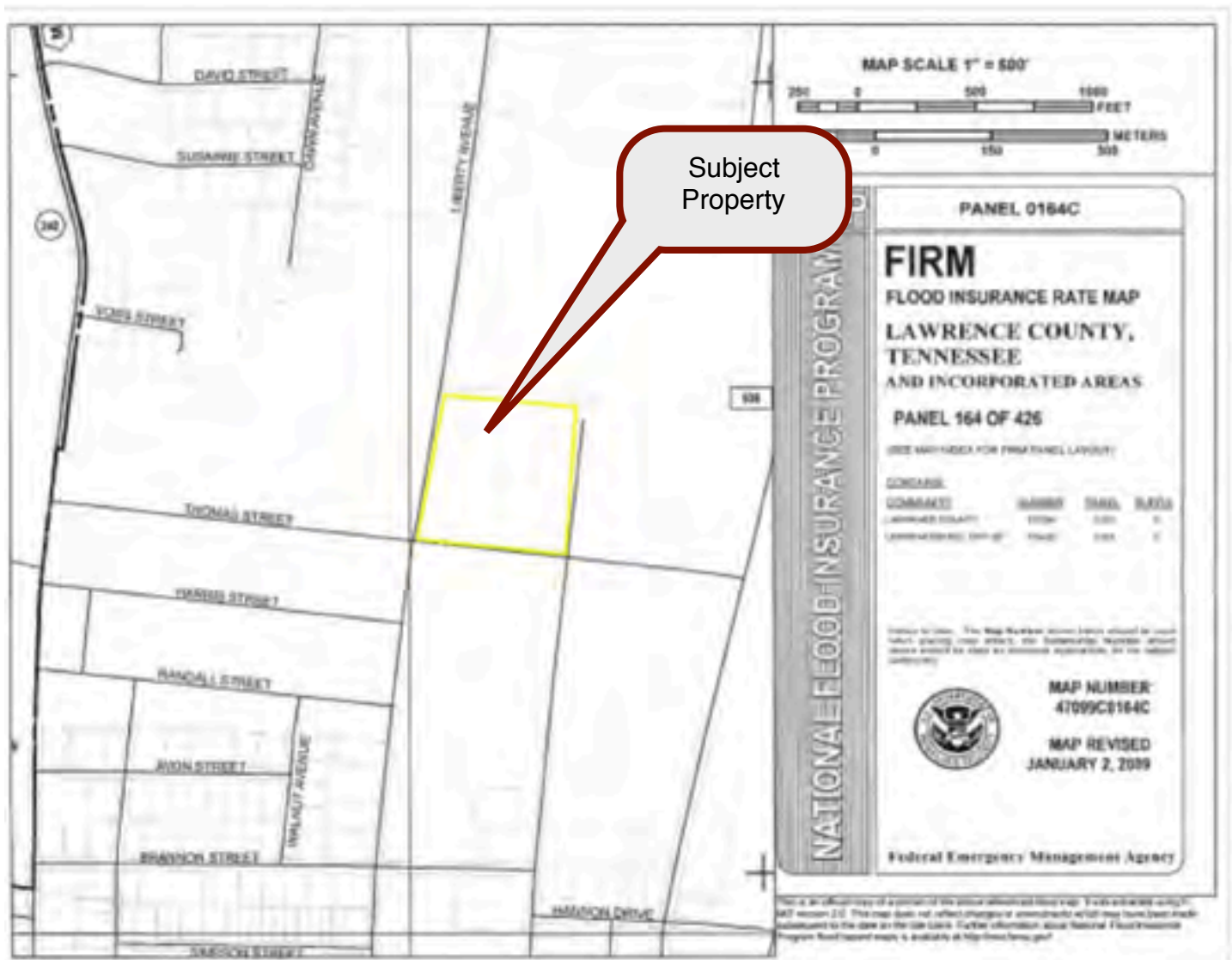
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▼ V. Flood Map



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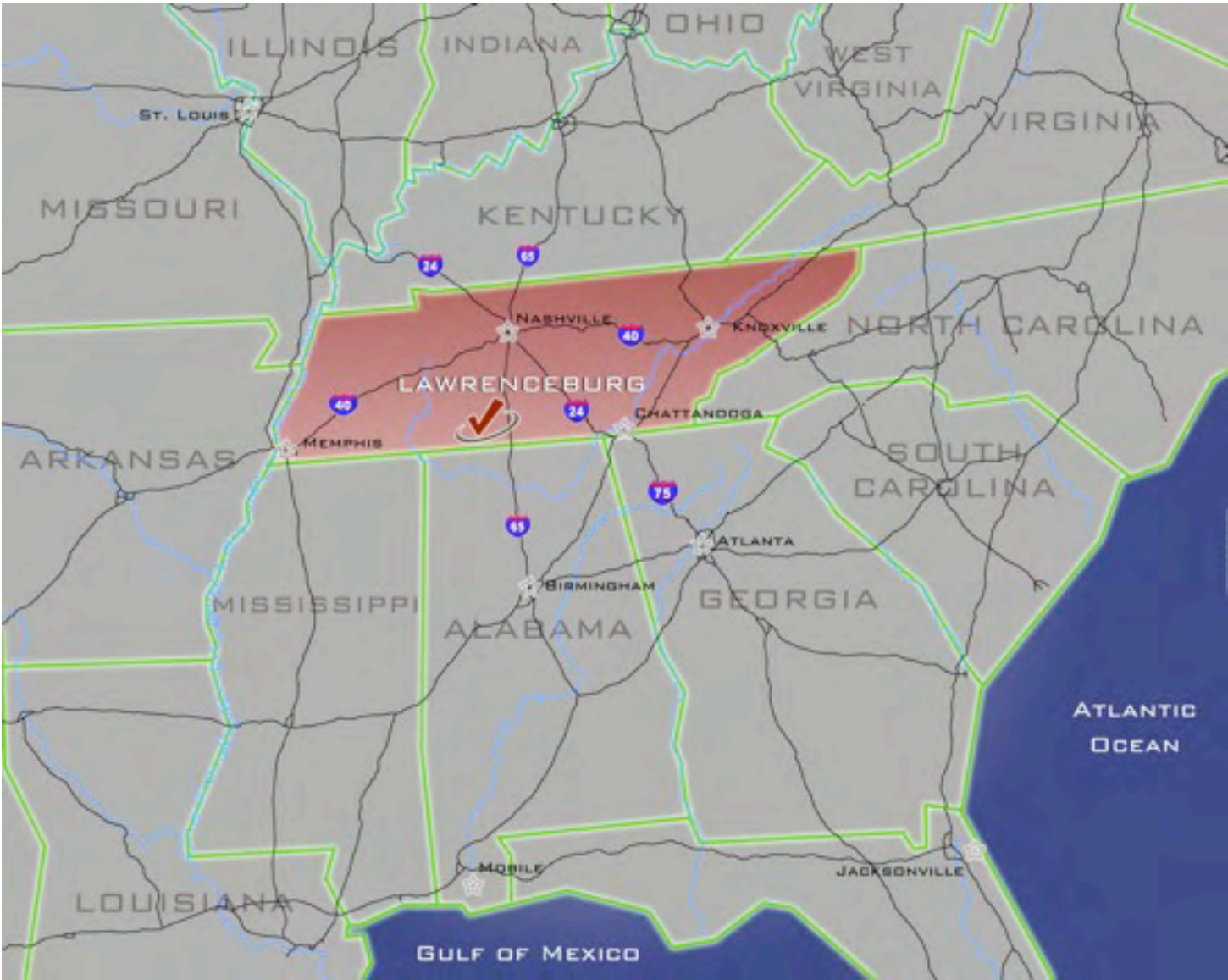
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▼ VI. Regional Map



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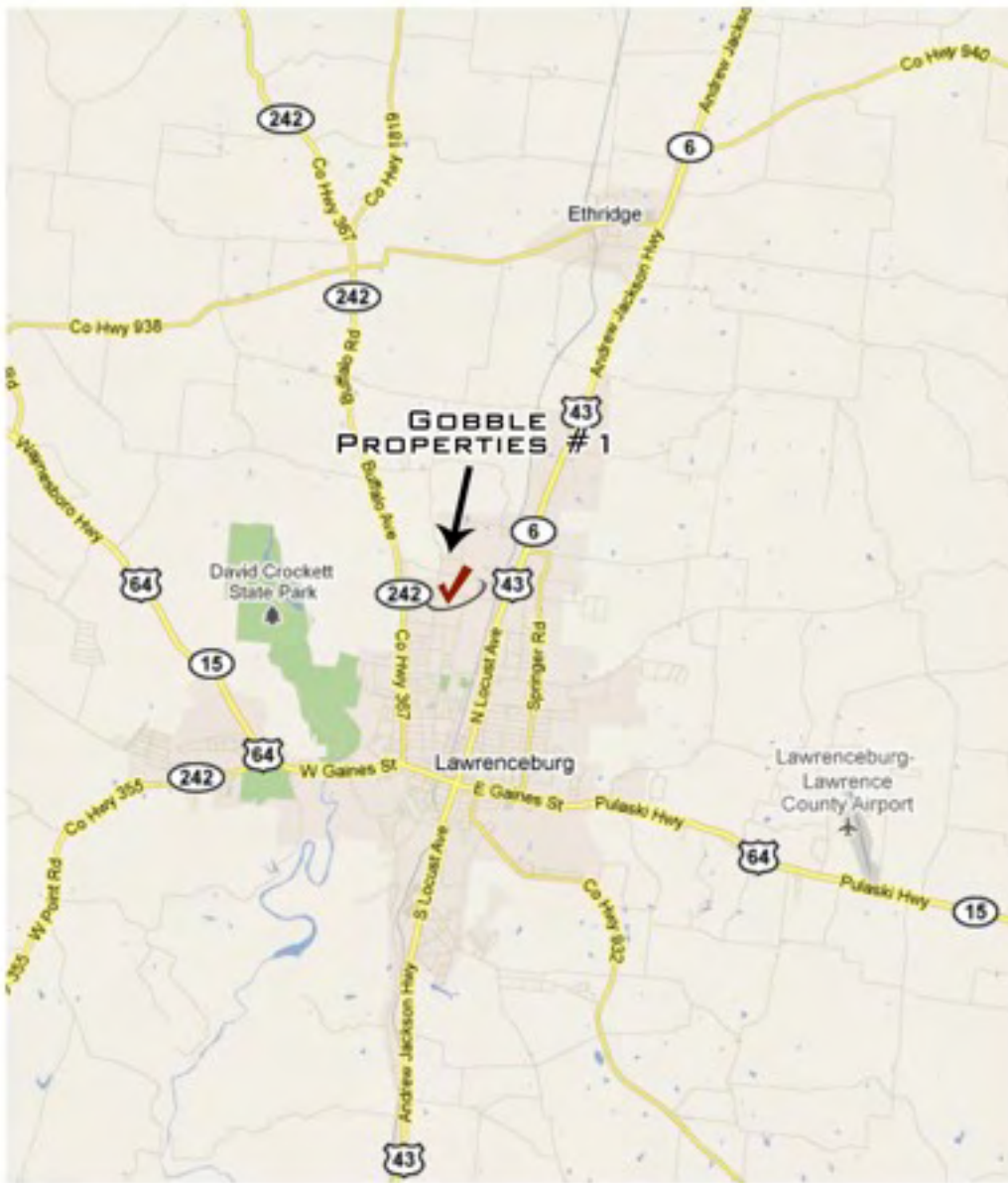
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▼ VII. Highway Map



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▼ VIII. Property Pictures



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▼ VIII. Property Pictures



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▼ VIII. Property Pictures



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▼ IX. Data Sheet

Identity:

Site Name: Gobble Properties #1
Owner/Broker: Joe Gobble
Address: 1905 Mahr Ave., Lawrenceburg, TN
Contact: Daniel Webb
Telephone Number: 931-629-0606
Publicly or Privately Owned: Privately Owned
Prior Use: Warehouse/Trucking

Sewer:

Provider: Lawrenceburg Utility Systems
Sewer Main Size: 8"
In Use of Lift Required: No
Treatment Plant Type: Sequencing Batch Reactor
Rated Capacity (mgd): 11.5 Million
Peak Demand (mgd): 4.5 Million

Transportation:

Describe Highway Access: 0.1 Miles to US Highway 43. Interstate 65 is 27 Miles to the East
Distance to Regional Airport in Miles: Northwest Shoals Regional Airport is 47 Miles to the South
Distance to National/International Airport in Miles: Nashville International Airport is 75 Miles to the North and Huntsville International Airport is 65 Miles to the South
Name of Nearest Port: Port of Florence
Distance in Miles to Nearest Port: 40 Miles
Type of Port: Inland Riverport
Rail Service Carrier: Tennessee Southern
Main Line or Short Line: Short Line to CSX
Spur to Location: Yes
Distance to Rail Line: Adjacent to Site
Has Rail Access: Yes
Has River Access: No

Telecommunications:

Local Exchange Carrier: AT&T
ADSL available from C.O. (Analog or Digital): Yes
C.O. on a Fiber Ring: Yes
Can Dual Services Be Provided from 2 C.O.: No
Fiber Available: Yes
ISDN Available from C.O.: Yes
Location of Closest Major Carrier POP (Dist. in Miles): Lawrenceburg C.O. - 1.4 Miles

Water:

Provider: Lawrenceburg Utility Systems
Water Main Size: 6"
Static Pressure: 48 lbs.
Residual Pressure: 20 lbs.
Flow Per Minute: 750
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: 0.5 Mile
Full-Time or Volunteer Station: Full-Time
Police Protection Provider: Lawrenceburg Police Department
24 Hour Patrol: Yes

Lease/Sale:

Sales Price: Negotiable on investment and jobs numbers

Zoning/Acreage/Topography:

Zoning Classification: Industrial
Acreage: 19.94
100 Year Floodplain: No
Describe Site's Topography: Flat
Phase 1 Environmental Complete:

Electric:

Provider: Lawrenceburg Utility Systems
Transmission Voltage: 161 KV by TVA
Distribution Voltage: 7,200/12,470
Secondary Voltage: 120/240v4w Delta
Is Dual Feed Available: Yes
To Building: 480 - 3 Wire

Natural Gas:

Provider: Lawrenceburg Utility Systems
Gas Main Size: 6" & 2"
Location of Gas Main: Across Front of Property
Gas Pressure: 6" (48 lbs.) & 3" (100 lbs.)
Heat Value: 1,034 BTU