

# Fleeman Building

208 Windsor Drive  
Lawrenceburg, TN 38464

Contact:

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# Table of Contents

- I. Aerial
- II. Utilities Map
- III. Regional Map
- IV. State Map
- V. Highway Map
- VI. Pictures
- VII. Data Sheet



# Fleeman Building

Aerial View



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## Utilities Map



8" Water Line (50 psi)



2" Gas Line (50 psi)



8" Sewer Line (4.5 mgd)



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## Regional Map



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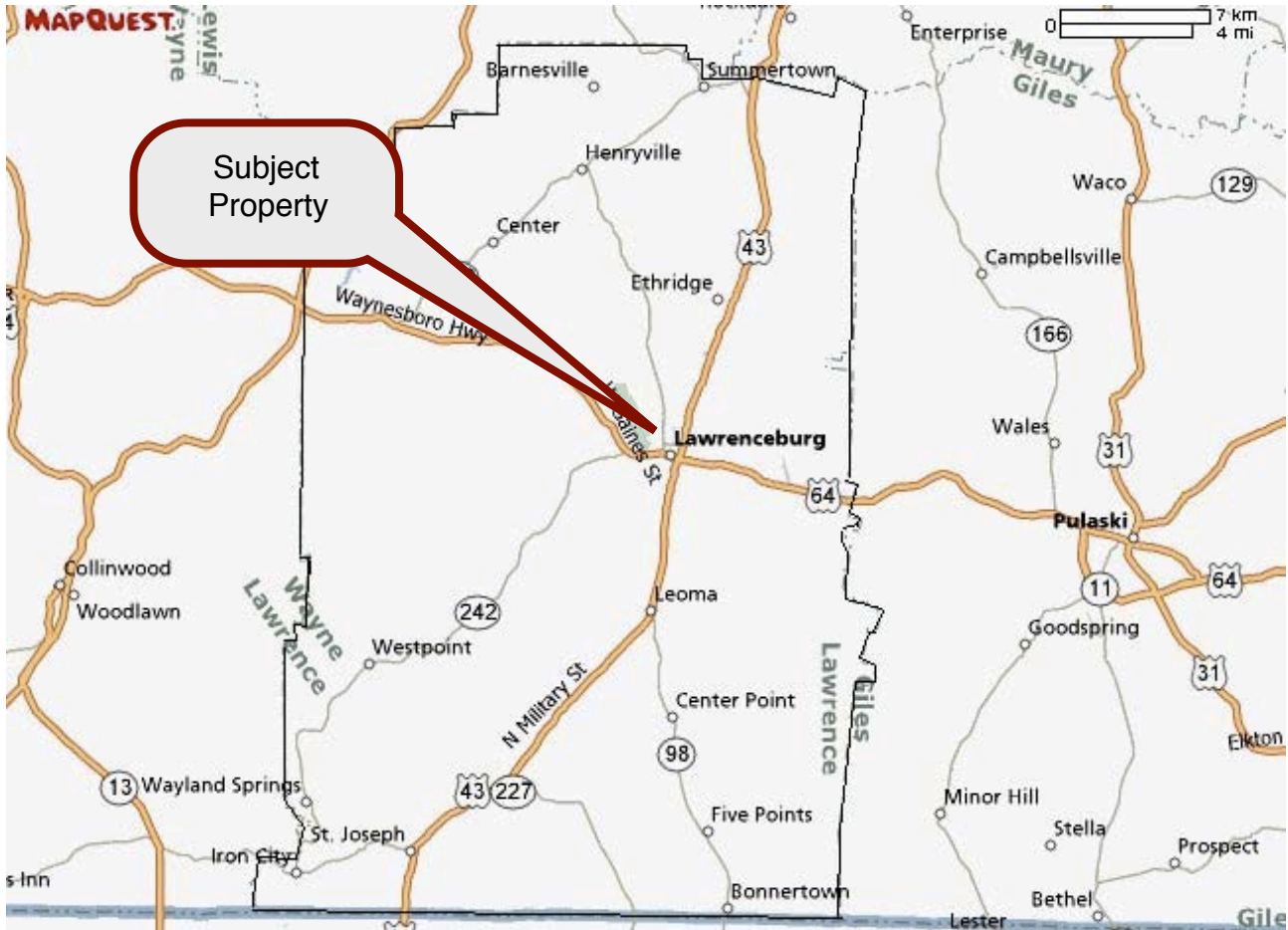
## State Map



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## Highway Map



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# Fleeman Building

Exterior Picture #1



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Exterior Picture #2



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# Fleeman Building

Interior Picture



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**TABLE 24**

**USE A SEPARATE SHEET FOR METRO & COUNTY**

**AVAILABLE INDUSTRIAL BUILDING**

Identity	Name	Street	City	County	State	Zip
Building	Fleeman Building	208 Windsor Ave.	Lawrenceburg	Lawrence	TN	38464
Contact	Daniel Webb					
Telephone Number	931-629-0606					
Zoning Classification	Industrial					
Building Specifications	Warehouse	Office				
Construction Type	Metal/Brick					
Construction Date	1965 remodeled in 2005					
Previous Use	Cut and Sew Factory					
Building Size (sq. Ft.)	105,000	2,500				
Available Sq. Ft.	107,500					
Ceiling Height	22 ft. - 26.5ft.					
Column Spacing	100 x 50					
Loading Docks	# of Tailgate	# of Drive-In				
	8	1				
<b>Transportation</b>						
Access	U.S. Highway 43 to U.S. Highway 64 (West) to Windsor I					
Nearest Highway	U.S. Highway 43					
2 or 4 Lane	4 Lane					
Distance to 4 Lane Highway	2 miles					
Distance to Airport in Miles	Huntsville International (65 miles)					
	Nashville International (75 miles)					
Nearest Port	Port of Florence, Alabama					
Type	Riverport					
Distance in Miles	40 Miles					

<b>Lease Rate</b>	
<b>Rent \$ per sq. ft.</b>	<b>\$0.19</b>
Effective Property Tax Rate per \$100	Tax Rate (\$)
<b>Real Property Tax</b>	
City	15.4
County	30.2
Effective Rate per \$100	\$4.56
<b>Utilities</b>	
Water	
Provider	Lawrenceburg Utilities System
Water Main	6"
Static Pressure	50 lb.

Residual Pressure	40 lb.
Flow per Minute	1061
<b>Sewer</b>	
Provider	Lawrenceburg Utilities System
Sewer Main	8"
Use of Lift Required	No.
<b>Natural Gas</b>	
Provider	Lawrenceburg Utilities System
Gas Main	2" Steel
Distance in Feet from Site	On-site
Gas Pressure	50 lb.
<b>Electric Power</b>	
Service Provider	Lawrenceburg Utilities System
Service Voltage to Site/Building	277/480
Transmission Voltage	161 KV by TVA
Distribution Voltage	7200/12470
Secondary Voltage	277/480
Power Quality	
Total interruptions per year	6
Number of instantaneous delays	6
Total outage duration (hours/year)	Less Than 20 Seconds
Dual Feed Available from 2 Substations	Yes
<b>Telecommunications Service</b>	
Local Exchange Carrier	AT&T
Nearest Central Office (C.O.)	
Location	Intersection of Highway 43 and 64
Distance in Miles	1.4 miles
Switch	
ADSL Available from C.O.	Yes
Type (e.g. Analog or Digital)	Digital C.O.
C.O. on a Fiber Ring (Yes or No)	Yes
Dual Service Provided from Two Central Offices	No.
Fiber Available (Yes or No)	Available upon request.
ISDN Available from C.O.	Yes.
Points of Presence (POPs)	
List All Major Long Distance Carriers	AT&T
Location of Closest Major Carrier POP	Lawrenceburg C.O.
Distance in Miles	1.4 Miles
<b>Protective Services</b>	
Fire Insurance Class Rating	4
Distance to Nearest Station	1/2 mile
Fire Station Volunteer or Full-Time	Full Time

Police	Lawrenceburg Police Department	
24 Hour police Patrol Provided	Yes	