

Northway Building

2397 Hwy 43 S
Lawrenceburg, TN 38464

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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



Northway Building

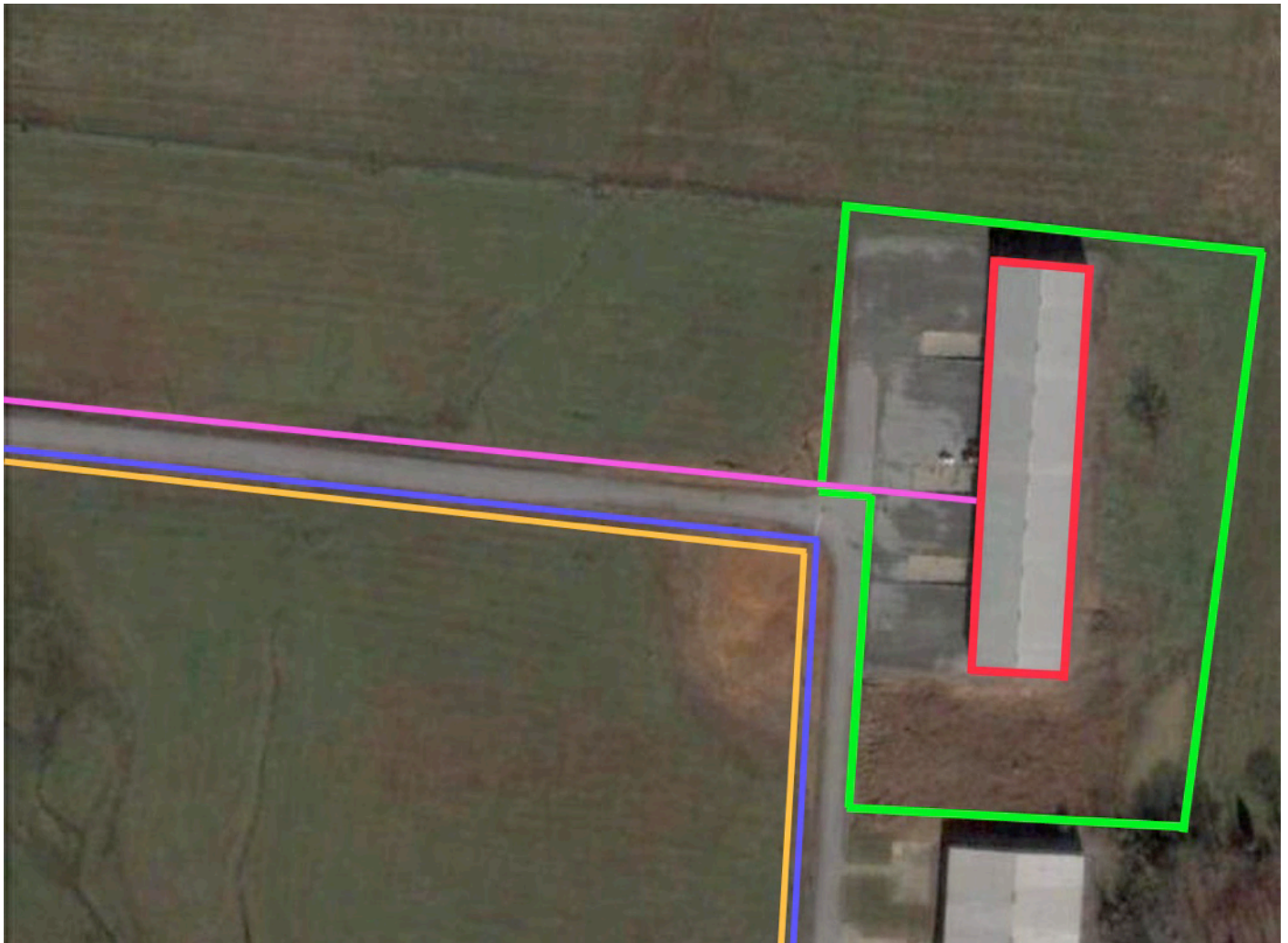
Aerial View






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Northway Building

Utilities Map



6" Water Line	
4" Sewer Line	
2" Gas Line	

Northway Building

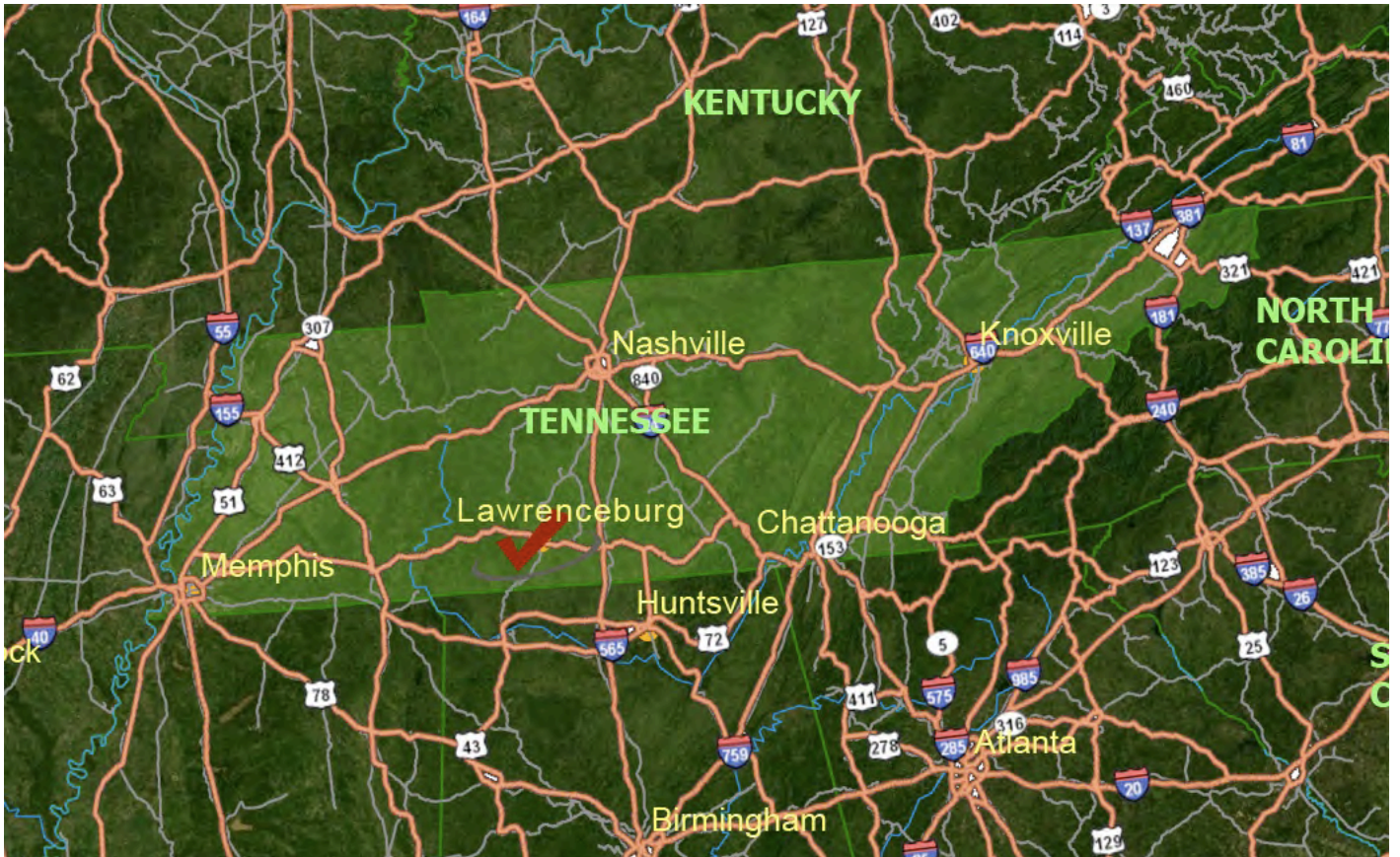
Regional Map



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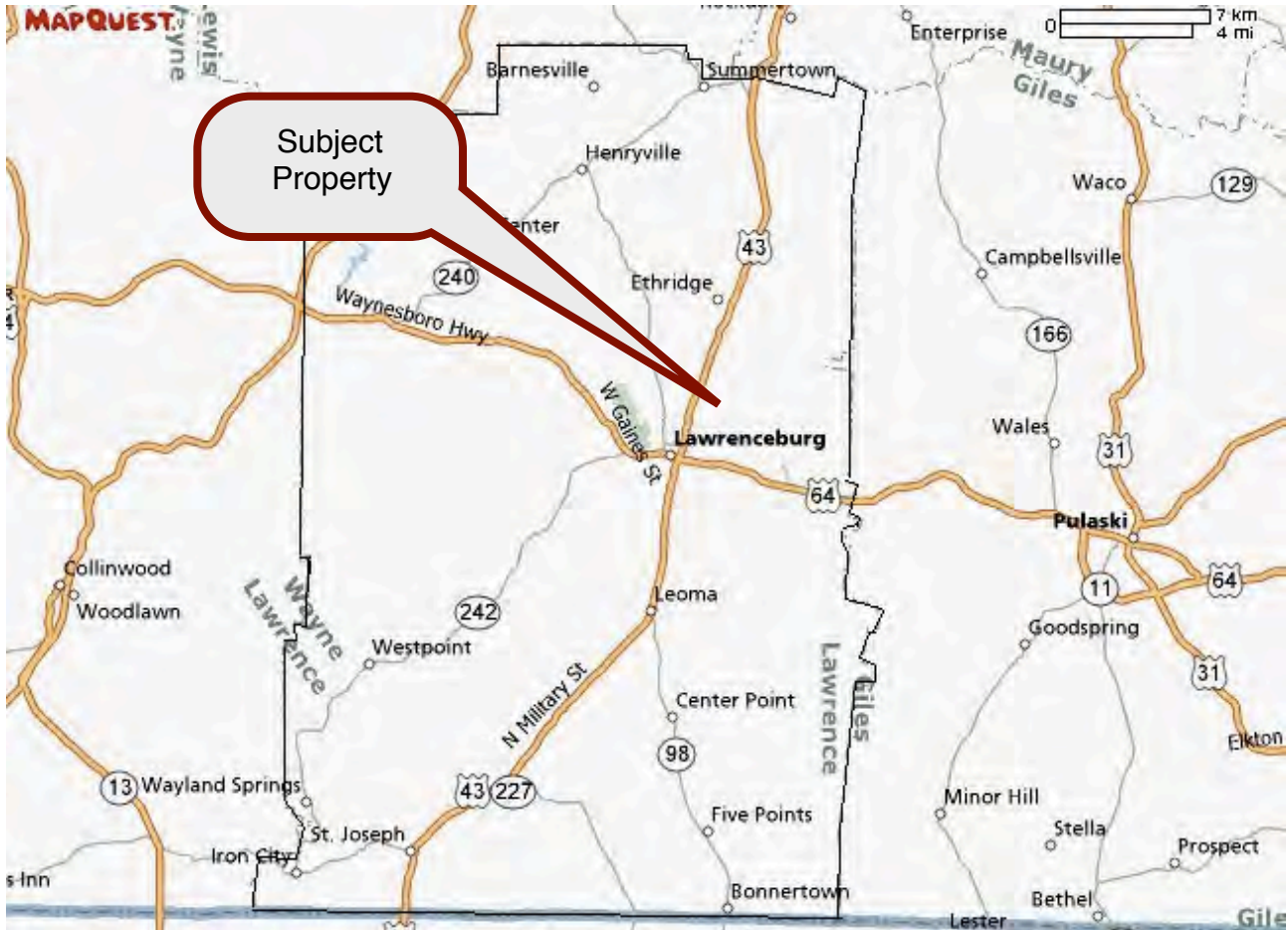
State Map



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Highway Map



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Exterior Picture



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Interior Picture #1



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Interior Picture #2



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**TABLE 24
USE A SEPARATE SHEET FOR METRO & COUNTY**

AVAILABLE INDUSTRIAL BUILDING

Identity	Name	Street	City	County	State	Zip
Building	Northway Building	103 Northway Drive	Lawrenceburg	Lawrence	TN	38464
Owner/Broker	Joey Smith					
Contact	Chad Chancellor					
Telephone Number	931-762-4911					
Site Characteristics Surrounding the Building	Freestanding					
Size in Acres	5 acres surrounding the building					
Acres Available for Future Growth	5-10 acres					
Topography	Flat					
Reside in 100 Year Floodplain (yes or No)	No					
Building Specifications	Manufacturing					
Construction Type	Metal/Brick					
Construction Date	1997					
Previous Use	Warehouse					
Building Size (sq. Ft.)	45,000					
Available Sq. Ft.	45,000					
Building Classification (ind., R&D, Flex, etc.)	Warehousing-Industrial					
Ceiling Height	24 ft.					
Column Spacing	25 ft.					
Floors	6"					
Loading Docks	# of Tailgate	# of Drive-In				
	6	2				
Parking	Surface parking is available					
Lease Costs						
Rent \$ per Sq. Ft. (per BOMA)	\$2.00 Sq. Ft. (per Year)					
Transportation						
Highway Linkage	U.S. Highway 43 to Crews Lane then to Northway Dr.					
2 or 4 Lane	4					
Distance to 4 Lane Highway	.5 miles					
Internal Site Access	Paved Road					

Distance to Airport in Miles	Huntsville International	Nashville International
Nearest Port	65 miles	75 miles
Name	Port of Florence, Alabama	
Type	Riverport	
Distance in Miles	40 miles	

Effective Property Tax Rate per \$100 Tax Rate (\$)

Real Property Tax	15.4
City	30.2
County	\$4.56

Utilities

Water	
Provider	Lawrenceburg Utility System
Water Main	6in
Static Pressure	68lb
Residual Pressure	42lb
Flow per Minute	1,087
Treatment Plant	Lawrenceburg Utility System
Rated Capacity (mgd)	12 million
Peak Demand (mgd)	3.7 million
Booster Pump Required	No
Onsite Storage	750,000 Gallons
Elevated	1 Tank
Capacity in Gallons	250,000 Gallons

Sewer

Provider	Lawrenceburg Utility System
Sewer Main	4in
Use of Lift Required	No
Treatment Plant	Lawrenceburg Utility System
Type	Sequencing Batch Reactor
Rated Capacity (mgd)	4.5 MGD
Peak Demand (mgd)	11.25 MGD

Natural Gas

Provider	Lawrenceburg Utility System
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Gas Main	2in
Distance in Feet from Site	On site, Has service line
Gas Pressure	45lbs.
Heat Value	1,034 BTU
Electric Power	
Service Provider	Lawrenceburg Utility System
Service Voltage to Site/Building	120/240 Three Phase
Transmission Voltage	161 KV
Distribution Voltage	7,200/12,470
Secondary Voltage	120/240 Three Phase
Power Quality	Good
Total interruptions per year	6
Number of instantaneous delays	6
Total outage duration (hours/year)	Less than 1 hour
Dual Feed Available from 1 Substation	Yes
Dual Feed Available from 2 Substations	Yes
Telecommunications Service	
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
Protective Services	
Fire Insurance Class Rating	4

Fire Station Volunteer or Full-Time	Full-time
Distance to Nearest Station	1/2 mile
Police	Lawrenceburg Police Department
24 Hour police Patrol Provided	Yes