

FOR SALE

± 66,410 SF Warehouse on an 8.44 AC Site

CHARLES
HAWKINS CO.

Commercial Real Estate Services



3535 WAYNESBORO HIGHWAY
LAWRENCEBURG, TN

Sam Still
Vice President
C: (608) 556-1596
sstill@charleshawkinsco.com

Jamie Phillips
Senior Vice President
C: (615) 517-4607
jphillips@charleshawkinsco.com

R. Stephen Prather
First Vice President
C: (615) 818-8429
sprather@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256-3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present the exclusive offering of 3535 Waynesboro Highway — a premier light industrial campus situated on 8.44 acres along four-lane US Highway 64 in Lawrence County, Tennessee. Rooted in our commitment to integrity and local expertise, we bring this well-positioned Middle Tennessee opportunity to qualified industrial users, manufacturers, and investors.

Offered at \$2,975,000, the campus encompasses two primary industrial buildings totaling approximately ±66,410 square feet, supported by a 2,400 SF professional main office, concrete paving throughout, and individual utility connections including natural gas, city water, high-speed fiber, and septic. Significant capital has been invested across the site through successive additions and renovations, with Building 2's principal manufacturing hall constructed as recently as 2019 to an Excellent quality standard — rare for this submarket.

This is a turn-key campus — not a shell. You skip 18–24 months of design, permitting, and construction.

- Climate-controlled 40,150 SF production floor
- Vertical dust collection system (rare in market)
- 4,500 total amps — 3-phase, split across buildings
- Paint booth in both production buildings
- 10 total drive-in / dock access points
- Polished concrete — rated for heavy loads
- Fiber optic broadband + compressed air throughout
- 8.44 acres — land to expand on site
- Move-in ready executive office suite
- TVA power — lowest rates in 90% of US utilities

PRICING

\$2,975,000



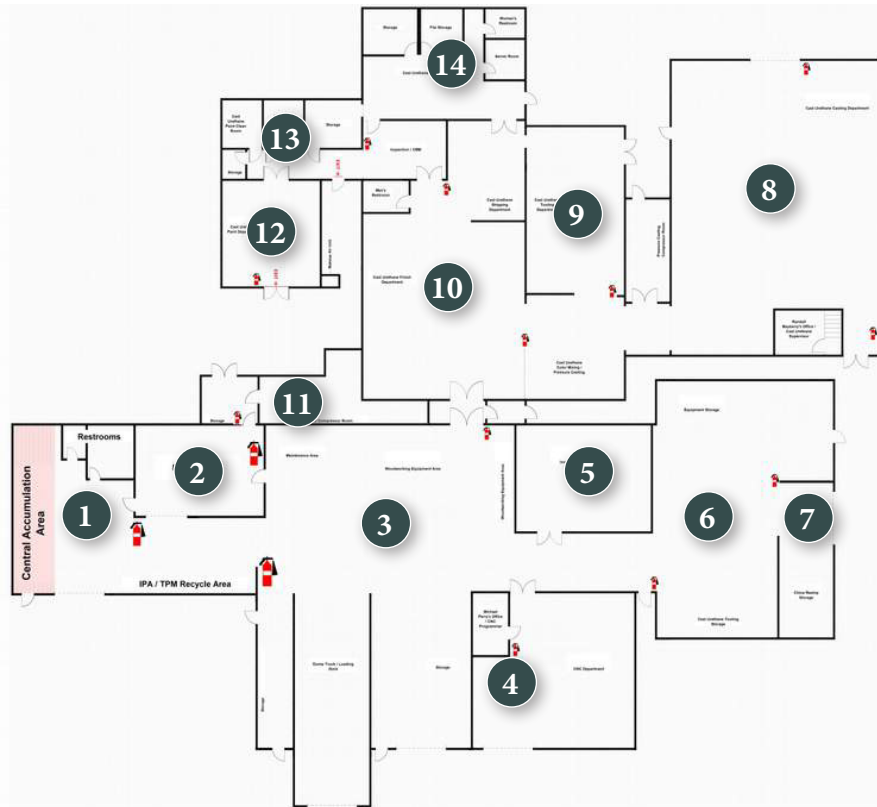


PROPERTY DETAILS



ASKING PRICE	\$2,975,000
TOTAL LAND AREA	8.44 Acres
TOTAL BUILDING AREA	±66,410 SF
BUILDING 1	23,860 SF
BUILDING 2	40,150 SF
MAIN OFFICE	2,400 SF
ZONING	Industrial
YEAR BUILT / RENOVATED	1975; major additions & renovations through 2020

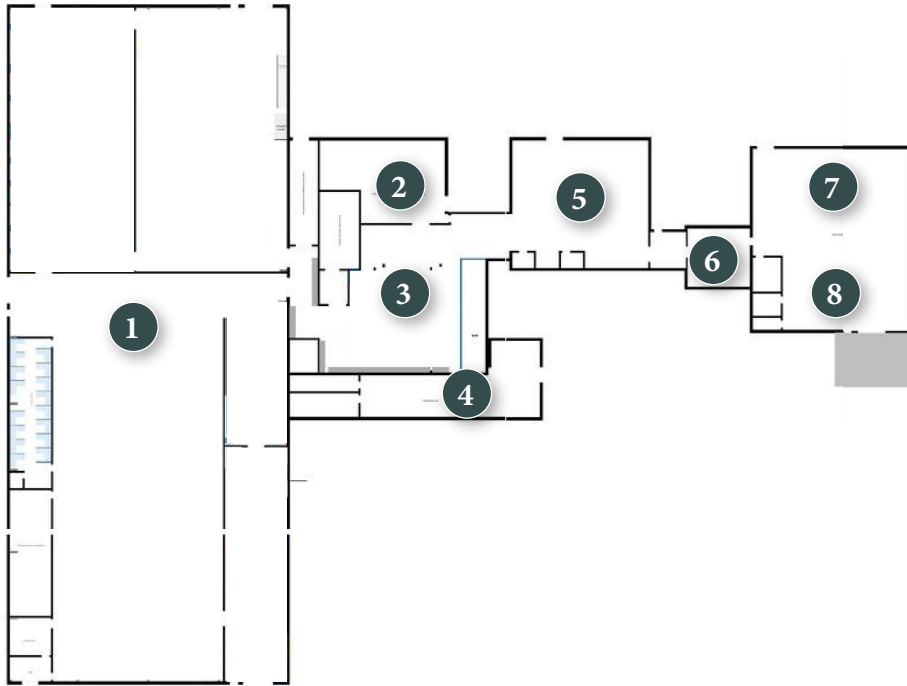
BUILDING 1



TOTAL SF	23,860 SF
CLEAR HEIGHT	10' - 18'
DRIVE-IN DOORS	4 + raised 12x14 door
DOCK DOORS	1 Standard
POWER	240V 3-Phase / 1,600A
OFFICE	~1,600 SF included

KEY FEATURES

- Paint booth
- Compressed air throughout
- Fiber optic broadband
- 3 separate ingress points
- Dock-height loading



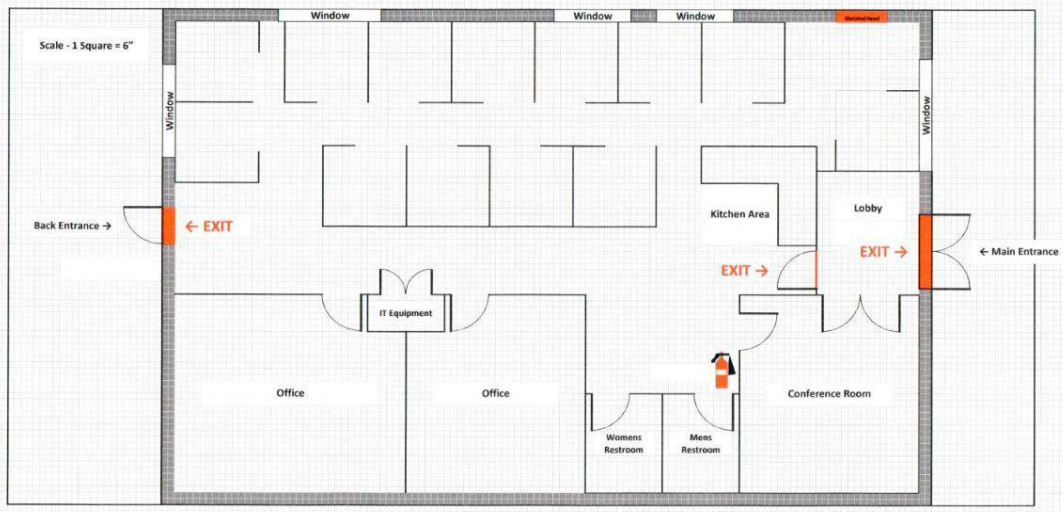
Built 2019



TOTAL SF	40,150 SF
CLEAR HEIGHT	12'- 16'
DRIVE-IN DOORS	7
POWER	240V 3-Phase / 2,500A

KEY FEATURES

- Vertical dust collection system
- Paint booth
- Compressed air throughout
- Fiber optic broadband
- Polished concrete- heavy load rated
- 7 drive-in access points




TOTAL SF	2,400 SF
CONFERENCE ROOM	±220 SF
HR OFFICE	±170 SF
GM OFFICE	±250 SF
RESTROOMS	Men's & Women's (2)
KITCHEN	Full Breakroom


INCLUSIONS


- Furniture negotiable
- Open workstation area
- Covered by entry porch
- Abundant natural light
- Fully separate from production


Proximity Map


Centrally Located - Easy Access to Major Regional Markets


-  **Columbia, TN**
37 miles


-  **Florence, AL**
44 miles


-  **Nashville, TN**
75 miles

-  **Huntsville, AL**
65 miles

-  **Franklin, TN**
60 miles

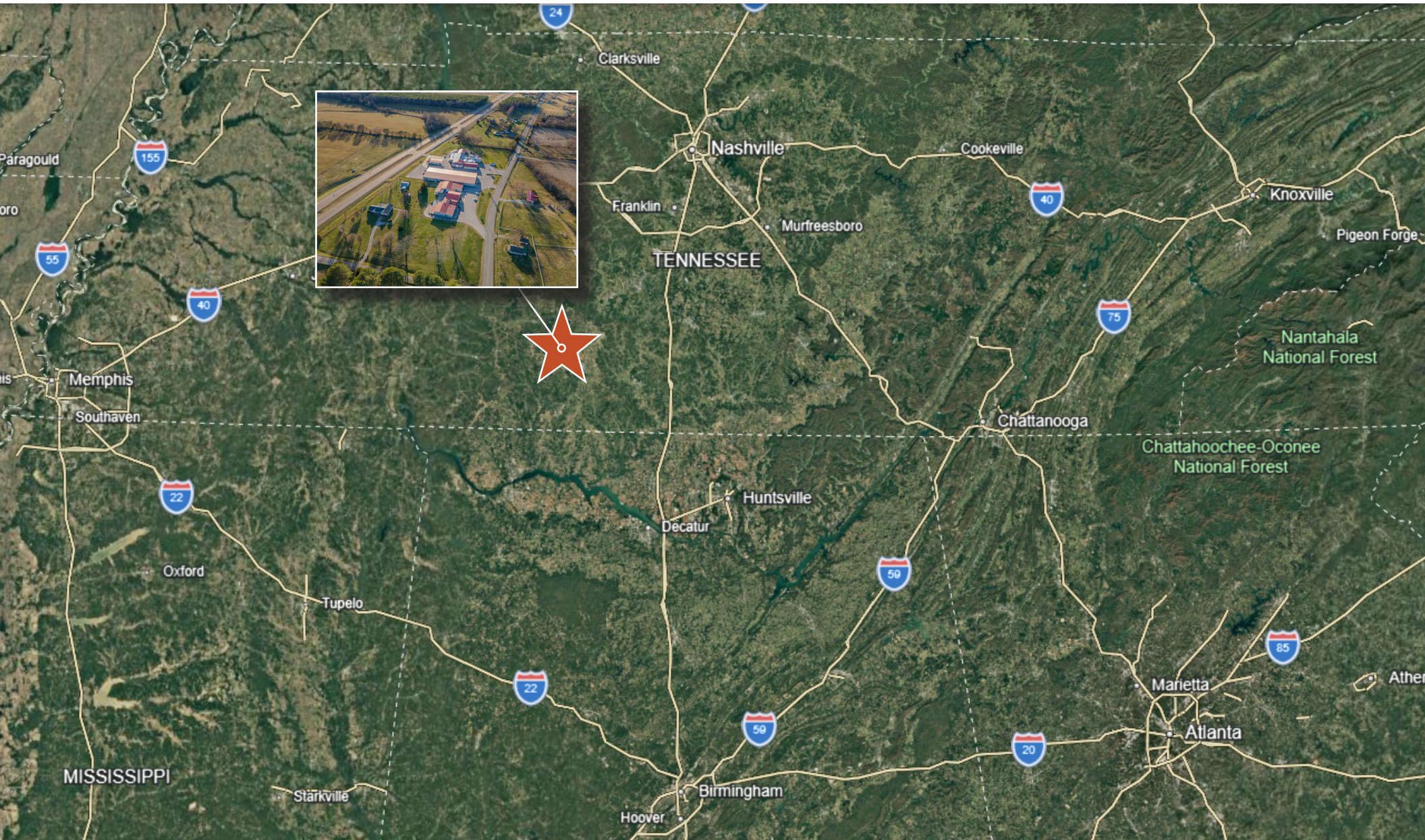
-  **Memphis, TN**
140 miles

-  **Birmingham, AL**
140 Miles

-  **Chattanooga, TN**
145 Miles



- Direct frontage on 4-lane US Hwy 64 /TN-15 (Waynesboro Hwy)
- 4.5 miles west of downtown Lawrenceburg
- Convenient access to US-43 and US-64 interstate corridors
- Proximity to growing industrial parks and business hubs in Lawrence Co
- Skilled local workforce in an established industrial county
- Middle Tennessee location within reach of the Nashville metro market



LAWRENCEBURG

MARKET

INDUSTRIAL DEMAND STRONG

- 15.1M+ SF industrial inventory
- **\$17.5M** Flexco mfg. investment
- **\$200M** Magna automotive facility
- Annual leasing activity expanding YOY

TEAM LAWRENCE COMMERCE PARK

- Select Tennessee Certified Site
- Largest industrial concentration
- New construction & major tenants

LONG-TERM GROWTH MARKET

- Continued corporate relocations
- Expanding mfg. infrastructure
- Population + job growth countywide
- Emerging **Mid-South mfg. hub**

THE OPPORTUNITY

A **high-performing, workforce-driven** asset class at the intersection of:

- Manufacturing & logistics growth
- EV supply chain expansion
- Tennessee business incentives

1 BEST PLACES TO LIVE IN TN
Livability.com, 2025

1 SELECT TN CERTIFIED SITE
TNECD, 2025

35 MOST POPULATED COUNTY IN TN
U.S. Census Bureau, 2024

86 COST OF LIVING VS. 100 NAT'L AVG.
HomeSnacks, 2025

3 EMERGING MFG. DESTINATION, TN
Business Facilities, 2025

4 FASTEST GROWING SMALL CITY, TN
TN Econ. Dev., 2025

DEMOGRAPHICS

Population:
12,350, up 6.1% since 2020

Growth Rate:
1.1% annually

Median Age:
41.3 years

Average Household Income:
\$63,633

Average Home Value:
\$341,151

Homeownership rate:
57.7%

Median rent:
\$768

CONTINUED GROWTH

 Lawrence County

0.9% POPULATION GROWTH
45,385 in Lawrence County; projected 46,220 by 2026

5.2% GDP GROWTH
County GDP from \$1.51B (2023) to \$1.58B (2024)

10% PROPERTY VALUE GROWTH
Median from \$176,700 to \$194,400 in 2024

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