

INDUSTRIAL FOR SALE

WAUPACA POWERHOUSE

134 WAUPACA DRIVE, ETOWAH, TN 37331



SUMMARY

BUILDING SF:	387,000
SALES PRICE:	\$12,384,000
LEASE RATE:	\$3.90
LOT SIZE:	92.19 Acres
PARKING:	421 Spaces
YEAR BUILT:	2002

Property Highlights

- +/- 387,000 sf
- 25 MW on site active substation
- 7,147 feet of active rail across 3 tracks with direct service via CSX
- +/- 400,000sf graded pad site adjacent to main building
- Clean Phase I
- Clear heights of 30'-70'

Click Here for Drone Video or go to Youtube and Search 134 Waupaca

WALLACE COMMERCIAL

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134 WAUPACA DRIVE

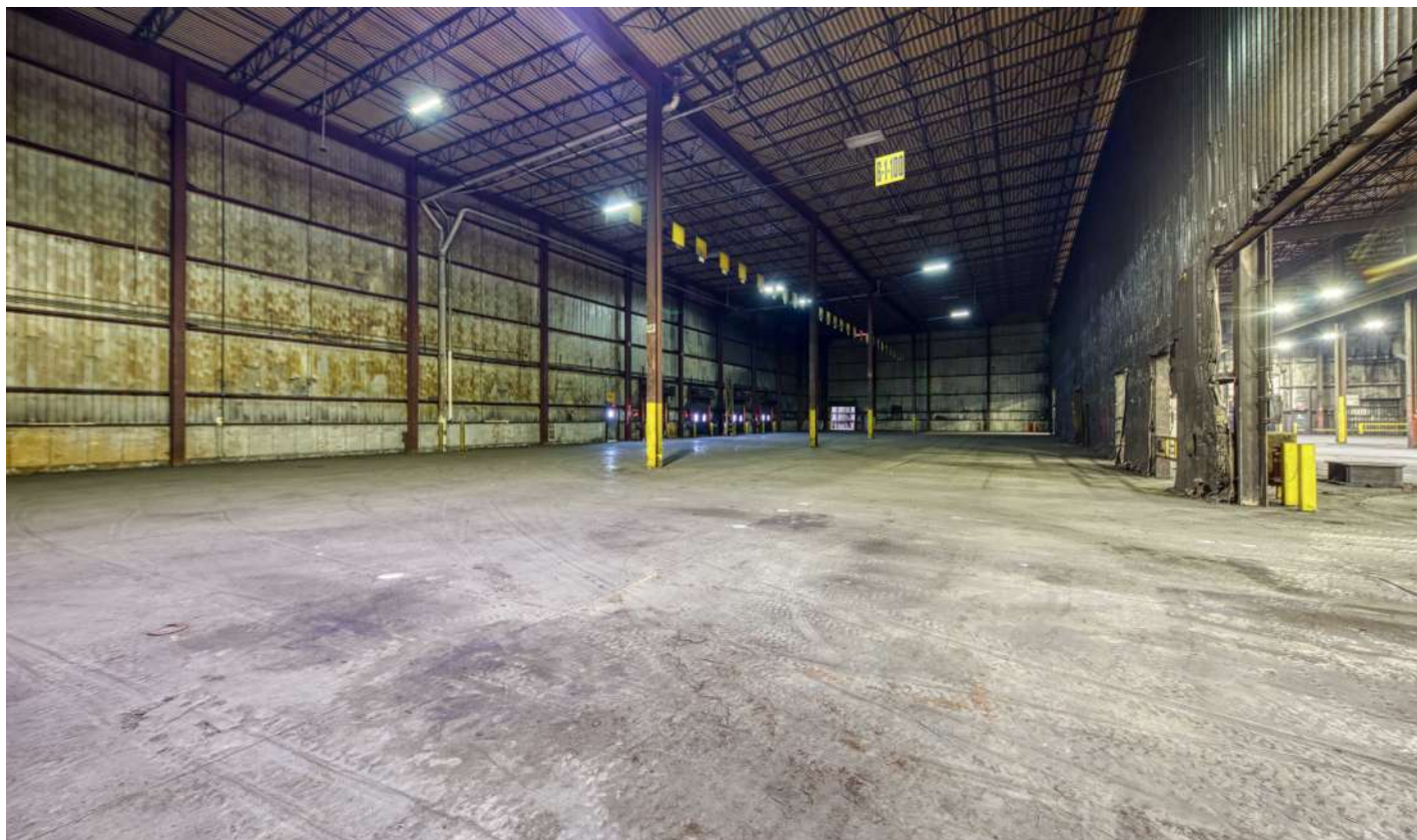
PROPERTY INFORMATION

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PROPERTY SUMMARY
PROPERTY PHOTOS
AERIAL WITH PROPERTY LINES

PROPERTY SUMMARY

134 WAUPACA DRIVE | ETOWAH, TN 37331



Property Summary

Price:	\$12,384,000
Building SF:	387,000
Price / SF:	\$32.00
Lot Size:	92.19 Acres
Occupancy:	Vacant
Dock Doors:	5
Grade Doors:	37
Clear Height:	31 to 70
Power:	25 MW
Rail Access:	Yes
Yard:	Yes
Year Built:	2002

Property Overview

- * Property has a dedicated on-site 25 Mega Watt substation providing immediate access to power.
- Property is approximately 387,000 existing square feet, across 5 buildings on a 92.19 acre parcel.
- Former Steel Foundry with documented clean phase 1 environmental report
- Elite Tier Rail Logistics, with over a mile (7147 ft) of private, multi-track rail on-site with direct CSX service. The three-track configuration allows for simultaneous bulk material intake and oversized product shipping, bypassing the extreme costs and regulatory hurdles of new rail spur construction.
- Immediate Expansion Potential: Adjacent to the existing structure is an approximately ±400,000 SF graded pad site. This allows a user to double their operational footprint to nearly 800,000 SF without new site selection.
- Clear heights ranging from 31' to 70', providing massive cubic volume for heavy machinery, vertical server racking, or high-tonnage cranes.
- 421 Parking spots

Location Overview

Located approximately halfway between Knoxville and Chattanooga, TN and 20 minutes from I-75.

PROPERTY PHOTOS

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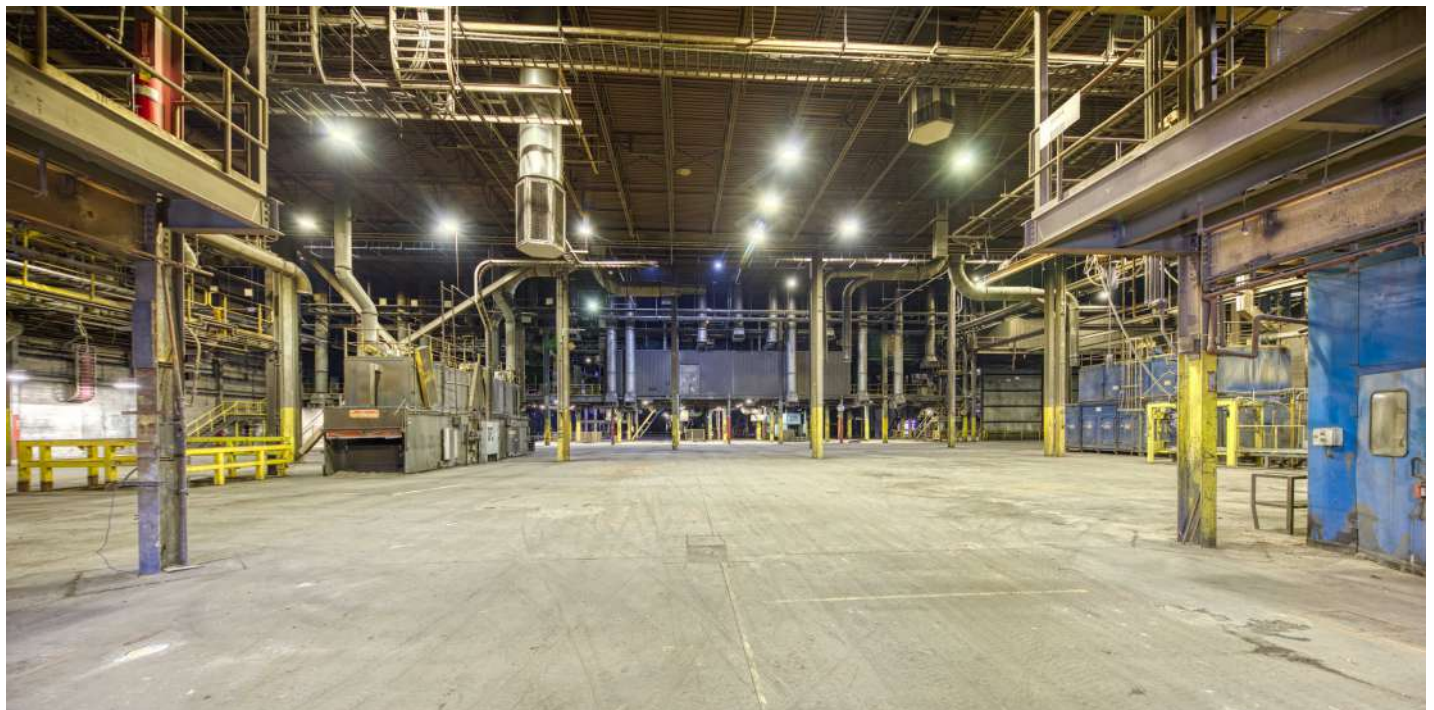
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PROPERTY PHOTOS

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Horizontal Core Machine



Foundry Area

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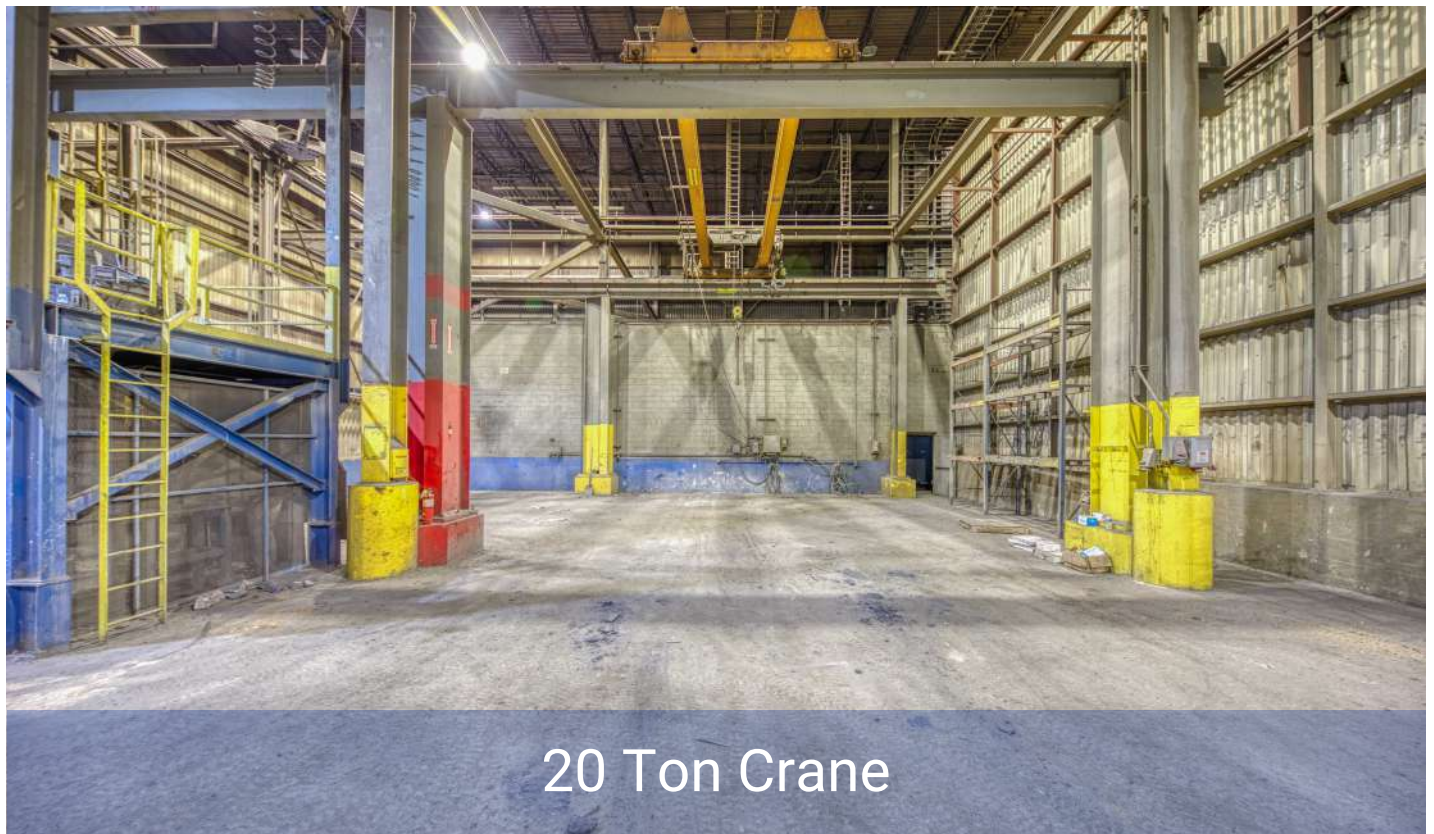
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Foundry Area



20 Ton Crane

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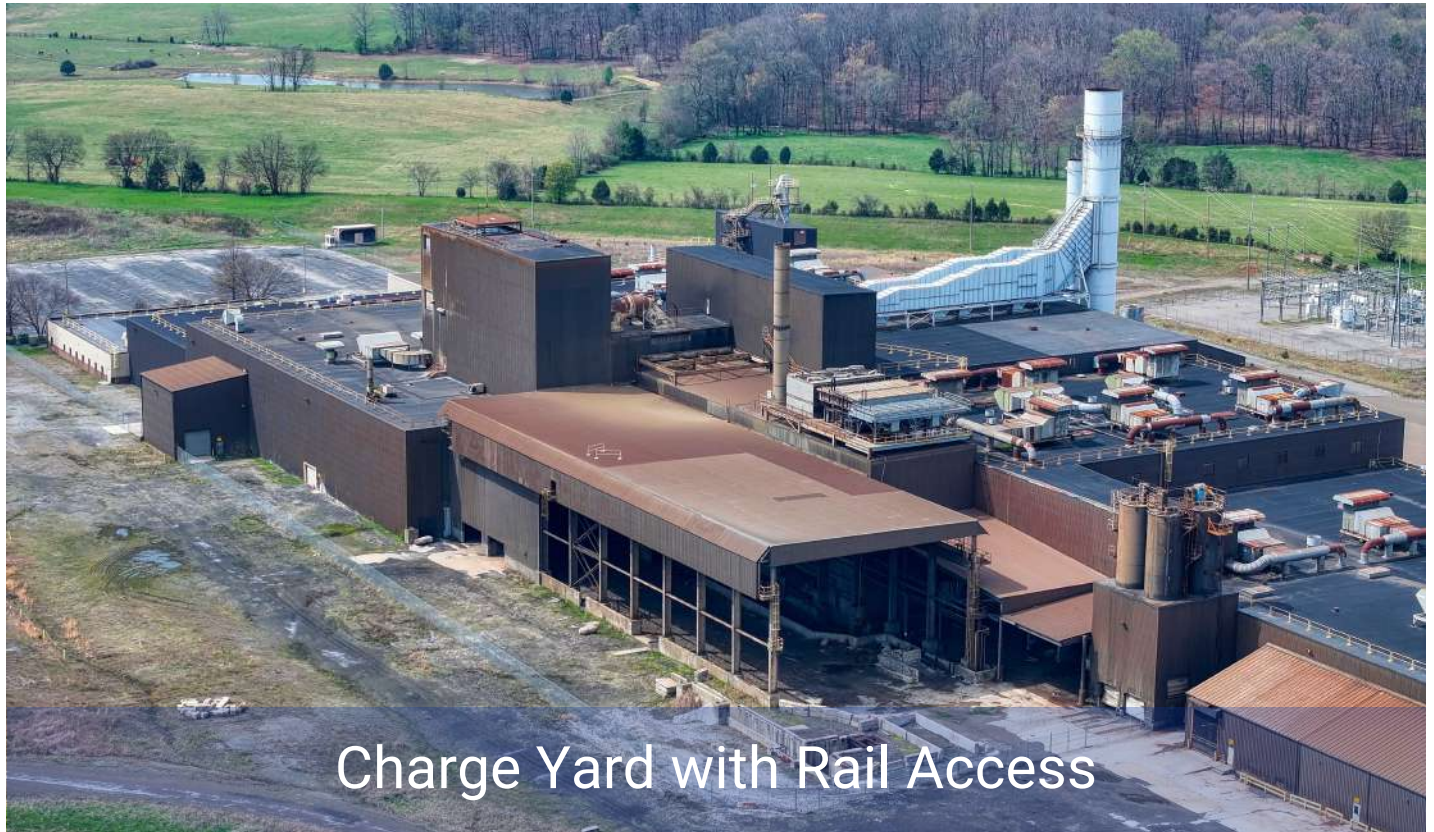


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PROPERTY PHOTOS

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Charge Yard with Rail Access



Easy Access Rail Between Buildings (West Side)

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AERIAL WITH PROPERTY LINES

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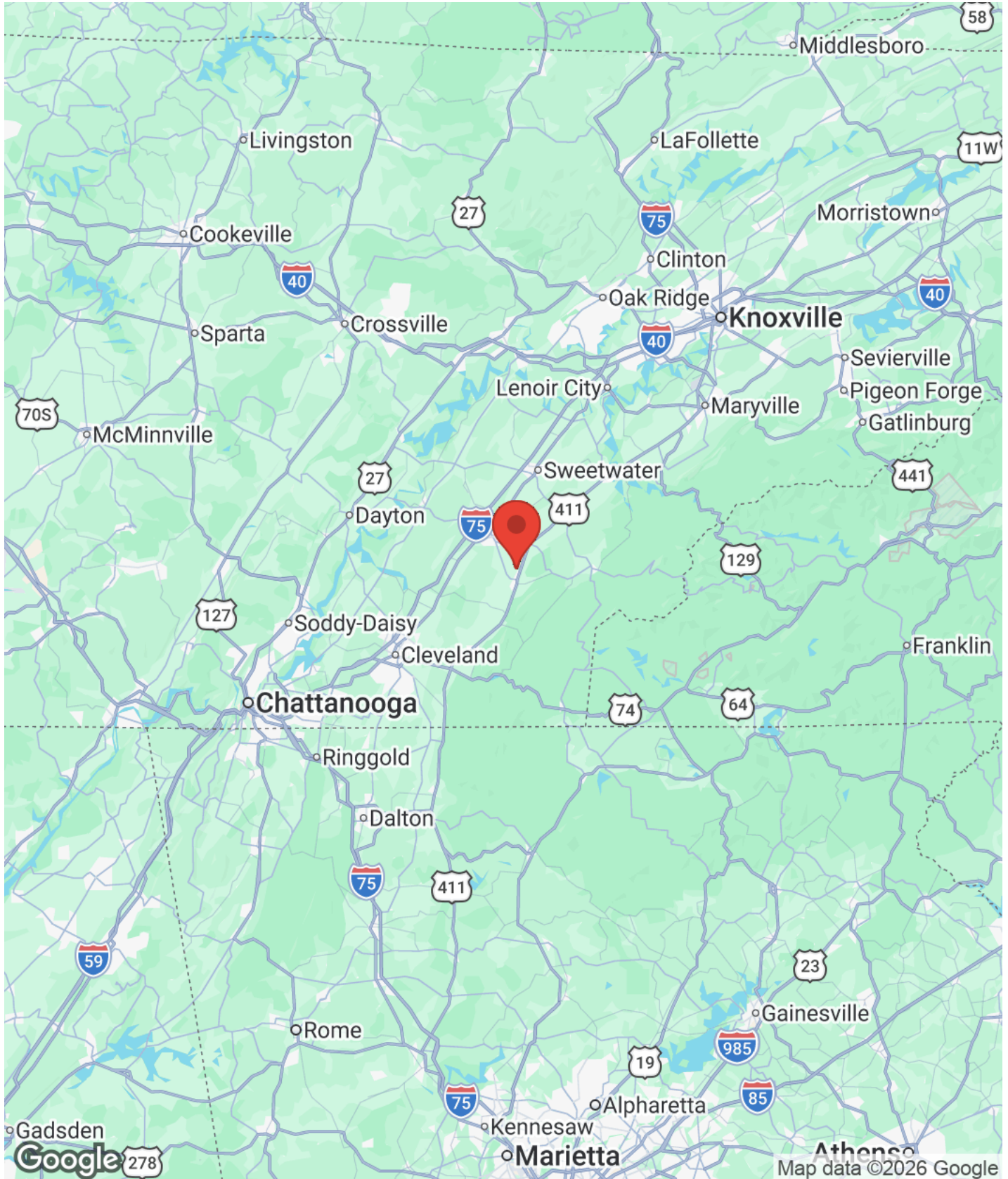
LOCATION INFORMATION

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REGIONAL MAP
AERIAL MAP
CSX TRAIN ROUTES

REGIONAL MAP

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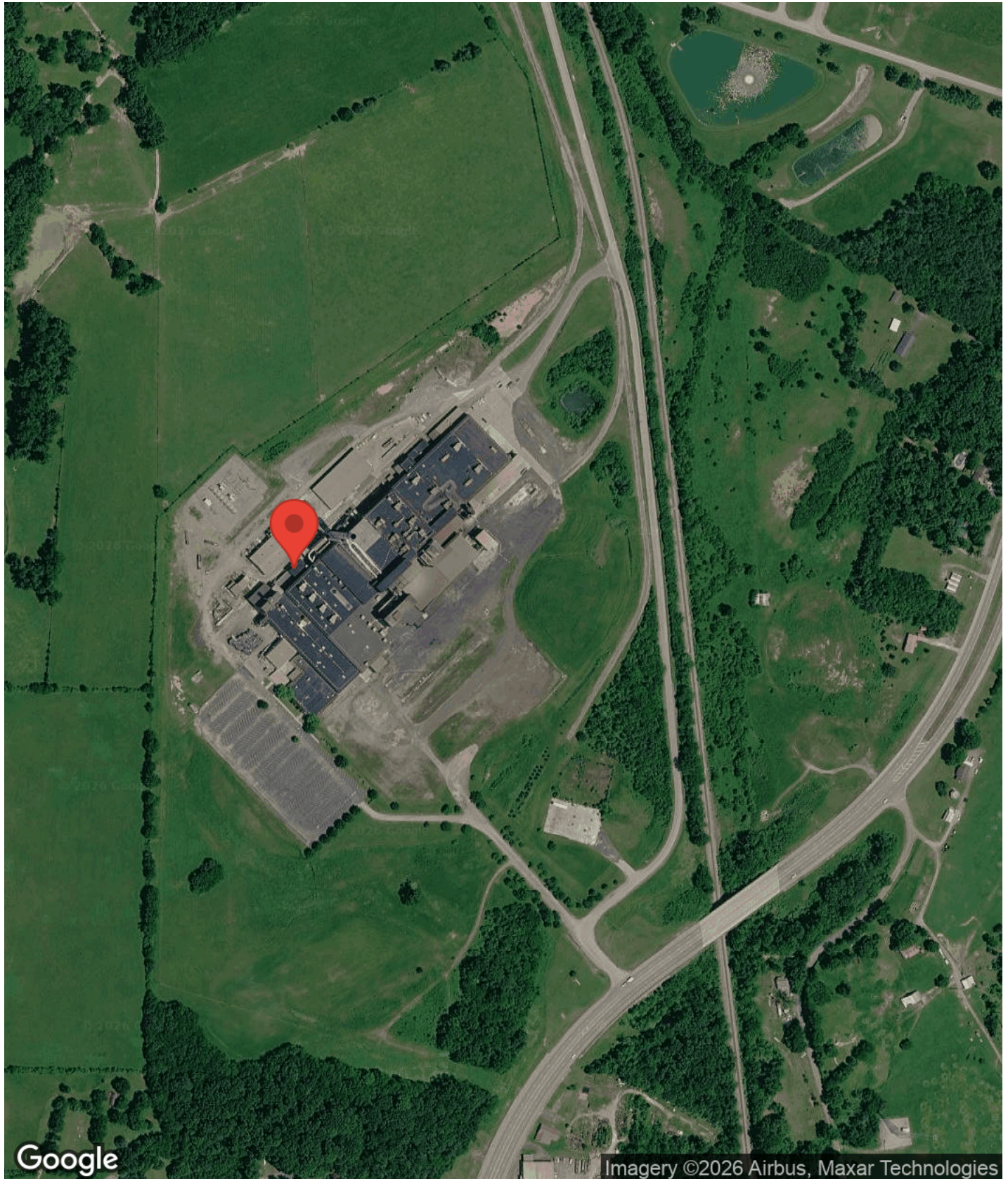
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AERIAL MAP

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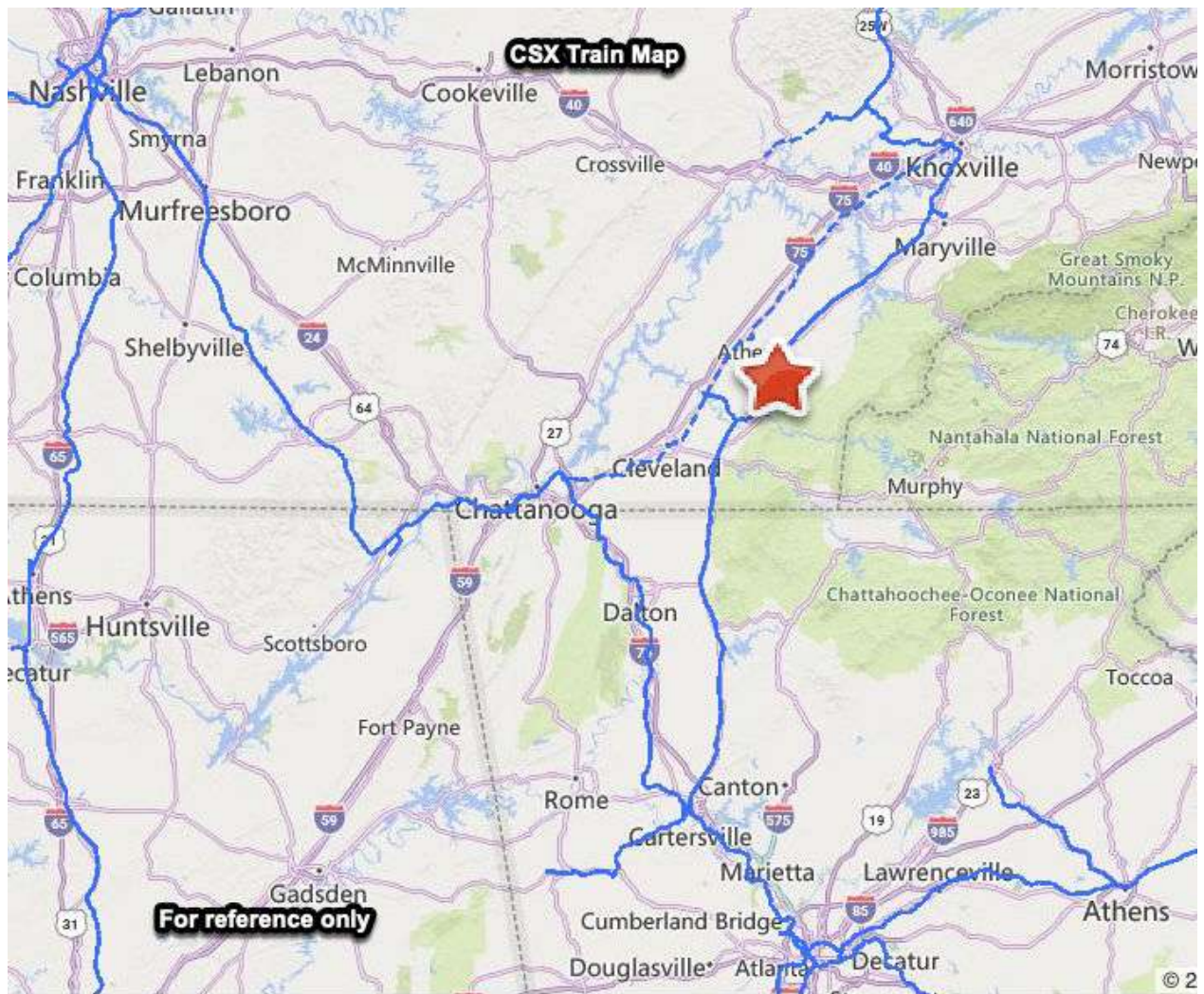


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CSX TRAIN ROUTES

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COMPARABLES

SALE & LEASE COMPS

3

Market Sales Comps (Regional)

Property Address	Market	Size (SF)	Sale Price / Date	Price/SF	Comparative Notes
6263 Tennessee 54	Brownsville, TN	270,000	\$10,450,000 (Active)	\$38.70	Manufacturing campus; 22 acres
380 Dark Indigo Ln	Graniteville, SC	326,000	\$12,500,000 (2023)	\$38.34	Heavy manufacturing; similar vintage
65 Windham Blvd	Aiken, SC	260,000	\$11,000,000 (2024)	\$42.30	Specialized manufacturing facility

Regional Lease Availability (200,000+ SF)

Property Name / Address	Location	Available SF	Est. Lease Rate (PSF/YR)
3000 20th St NE	Cleveland, TN	255,000	\$7.20 – \$7.75
Parkway Place	Murfreesboro, TN	300,409	\$12.25 – \$19.50
Mascot Mfg Campus	Mascot, TN	400,000	\$6.95
Kaizen Parkway (Bldg 900)	Summerville, SC	687,000	~\$8.00 (NNN)
1116 Business Park Rd	Charlotte, NC	587,073	~\$19.56 (\$1.63/mo)

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AGENT PROFILE

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PROFESSIONAL BIO
DISCLAIMER

PROFESSIONAL BIO

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Graduated from Furman University 1984
Designated as a CCIM 2004
Chairman Commercial MLS 2005
Vice President CCIM East Tennessee Chapter 2005
President CCIM East Tennessee Chapter 2006

- 2000 - Joined Coldwell Banker Commercial Wallace & Wallace, Realtors®
- 2003 - Top Sales Agent for Listings Sold in the Company
- 2006 - Sold and leased \$5,398,354
- 2007 - Sold and leased \$16,769,789
- 2008 - Sold and leased \$7,298,114
- 2009 - Sold and leased \$8,334,583 - Top CBC Agent in the State of Tennessee
- 2010 - Sold and leased \$3,445,426
- 2011 - Sold and leased \$7,330,631
- 2012 - Sold and leased \$5,549,883
- 2013 - Sold and Leased \$12,024,765 - Top CBC Agent in the State of Tennessee
- 2014 - Sold and Leased \$19,664,518
- 2015 - Sold and Leased \$8,862,060
- 2016 - Sold and Leased \$21,307,388
- 2017 - Sold and Leased \$10,182,544
- 2018 - Sold and Leased \$11,341,384
- 2019 - Sold and Leased \$5,716,757
- 2020 - Sold and Leased \$22,295,327
- 2021 - Sold and Leased \$16,682,334
- 2022 - Sold and Leased \$25,786,593
- 2023 - Sold and Leased \$14,097,200
- 2023 - March 31-Dropped Coldwell Banker Commercial
- 2024 - Sold and Leased \$17,986,576

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