

25400 INDUSTRIAL PARK RD

Ardmore, TN 38449

OWNER-USER OPPORTUNITY | UP TO 2-YEAR SALE-LEASEBACK

PRICE / SF BELOW REPLACEMENT COST



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offering memorandum



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EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to present 25400 Industrial Park Rd, Ardmore, TN 38449 — a $\pm 149,000$ SF industrial facility combining the original $\pm 58,222$ SF manufacturing facility with approximately $\pm 90,500$ SF of recently constructed steel warehouse additions, plus a $\pm 8,200$ SF covered loading dock. The offering is a vacant sale, with a sale-leaseback of up to two years available at market rent on the existing occupied space, giving a buyer income continuity and transaction flexibility. The property is being brought to market at approximately \$10.82 million.

KEY FACTS

Asset Class	Industrial
Delivery	Vacant Available
Total Enclosed Area	$\pm 149,000$ SF
Covered Loading Dock	$\pm 8,200$ SF
Land Area	± 7.77 Acres
Loading Docks	4 Exterior / 3 Interior
Ground-Level Doors	3
Power – Original Building	208V / 3-Phase; 800A and 600A
Power – New Buildings	208V / 3-Phase; (2) 200A
Type of Ownership	Fee Simple
APN	181-034.06

PRICING

Offering Price	\$10,820,000
Price / SF	$\pm \$73/\text{SF}$



PROPERTY HIGHLIGHTS

OWNER-USER OPPORTUNITY

- » Flexible owner-user acquisition combining the existing manufacturing facility with recently constructed warehouse space and a covered loading dock.

FUNCTIONAL EXISTING MANUFACTURING FACILITY

- » The original ±58,222 SF facility features 12'–20' clear heights, 33' × 30' column spacing, three dock-high doors and one drive-in door, with approximately 12,500 SF of high-bay space.

RECENTLY CONSTRUCTED STEEL WAREHOUSE SPACE

- » The newer improvements total approximately ±90,500 SF across Buildings 3, 4A, 4B and 2A / 2B, in modern pre-engineered steel construction with the primary warehouse areas offering approximately 19'–24' clear heights and efficient industrial layouts. Building 3 alone contains approximately 53,000 SF with typical 50' × 25' structural bays.

COVERED LOADING DOCK

- » ±8,200 SF of covered loading dock adjacent to the main facility provides weather-protected space for loading, materials handling and operational staging.

SALE-LEASEBACK FLEXIBILITY

- » Seller will consider a sale-leaseback of up to two years at market rent on the existing occupied space, providing flexibility for both owner-users and investors.

STRATEGIC POSITION NEAR I-65

- » Located within an established Ardmore industrial area just 1.9 miles from I-65, providing direct access to the Nashville–Huntsville regional corridor.



PROPERTY SPECS

EXISTING BUILDING

Building Size	±58,222 SF
Clear Height	12' – 20'
Loading	3 Dock-High + 1 Drive-In
Year Built	1965

BUILDING 3

Building Size	53,000 SF
Dimensions	200' × 265'
Clear Height	±19'3" – ±23'6"

BUILDING 4A

Building Size	20,625 SF
Dimensions	165' × 125'
Clear Height	±18'7" – ±23'8"

BUILDING 4B

Building Size	±9,490 SF
Dimensions	265' × ±35'9½"

BUILDINGS 2A / 2B

Building Size	±7,400 SF*
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TOTAL

Total Enclosed Area	±149,000 SF
Covered Loading Dock	±8,200 SF

* Buildings 2A / 2B square footage is estimated based on seller-provided building totals and available building plans. Buyer to independently verify.



BUILDING SPECS

SPEC	EXISTING BUILDING	BUILDING 3	BUILDING 4A	BUILDING 4B	BUILDINGS 2A / 2B
Approx. SF	±58,222 SF*	53,000 SF	20,625 SF	±9,490 SF	±7,400 SF*
Dimensions		200' × 265'	165' × 125'	265' × ±35'9½"	—
Construction	Industrial manufacturing	Pre-engineered steel / PEMB	Pre-engineered steel / PEMB	Pre-engineered steel / PEMB	Recent construction
Clear Height	12' – 20'*	±19'3" at eaves to ±23'6" toward ridge	±18'7" low side to ±23'8" near high/ridge area	±12'9" at edges, rising to roughly 18' toward center	—
Eave Height		22'	20'9" low / ±24'8½" high	15'6"	—
Column Spacing	33' × 30'*	50' × 25' typical	25' frame spacing; up to ±50' between interior column lines	Varies; connector configuration	—
Exterior Openings	3 dock-high + 1 drive-in*	4 large framed openings: 1 @ 12'×14', 3 @ approx. 10'×12'	1 large framed opening @ 12'×14'	Primarily connecting space	—
Roof		26-ga PBR Galvalume metal roof	26-ga PBR Galvalume metal roof	26-ga PBR Galvalume metal roof	—
Roof Slope		0.5:12	0.5:12	0.5:12	—
Wall System		26-ga PBR metal panels	26-ga PBR metal panels	26-ga PBR metal panels	—
Insulation		3" batt roof/wall insulation, by others	Same	Same	—
Plans / Vintage	Built 1965	Plans dated 2022	Drawings revised through 2024	Issued for construction 11/8/22	Per building plan

* Existing building figures based on prior property information. Roof age on the existing building is pending confirmation. Building 3, 4A and 4B figures per construction drawings. Covered loading dock of ±8,200 SF is additional to the ±149,000 SF enclosed area. Buildings 2A / 2B square footage is estimated based on seller-provided building totals and available building plans. Buyer to independently verify.

ZONING

M-1 Industrial Zoning

The Property's M-1 Industrial zoning supports a broad range of industrial operations, including manufacturing, assembly, warehousing, storage and distribution.

Outdoor-Intensive Industrial Flexibility

The ordinance expressly permits building-material sales yards and contractor equipment storage yards, which supports the property's outdoor-storage functionality.

PERMITTED USES

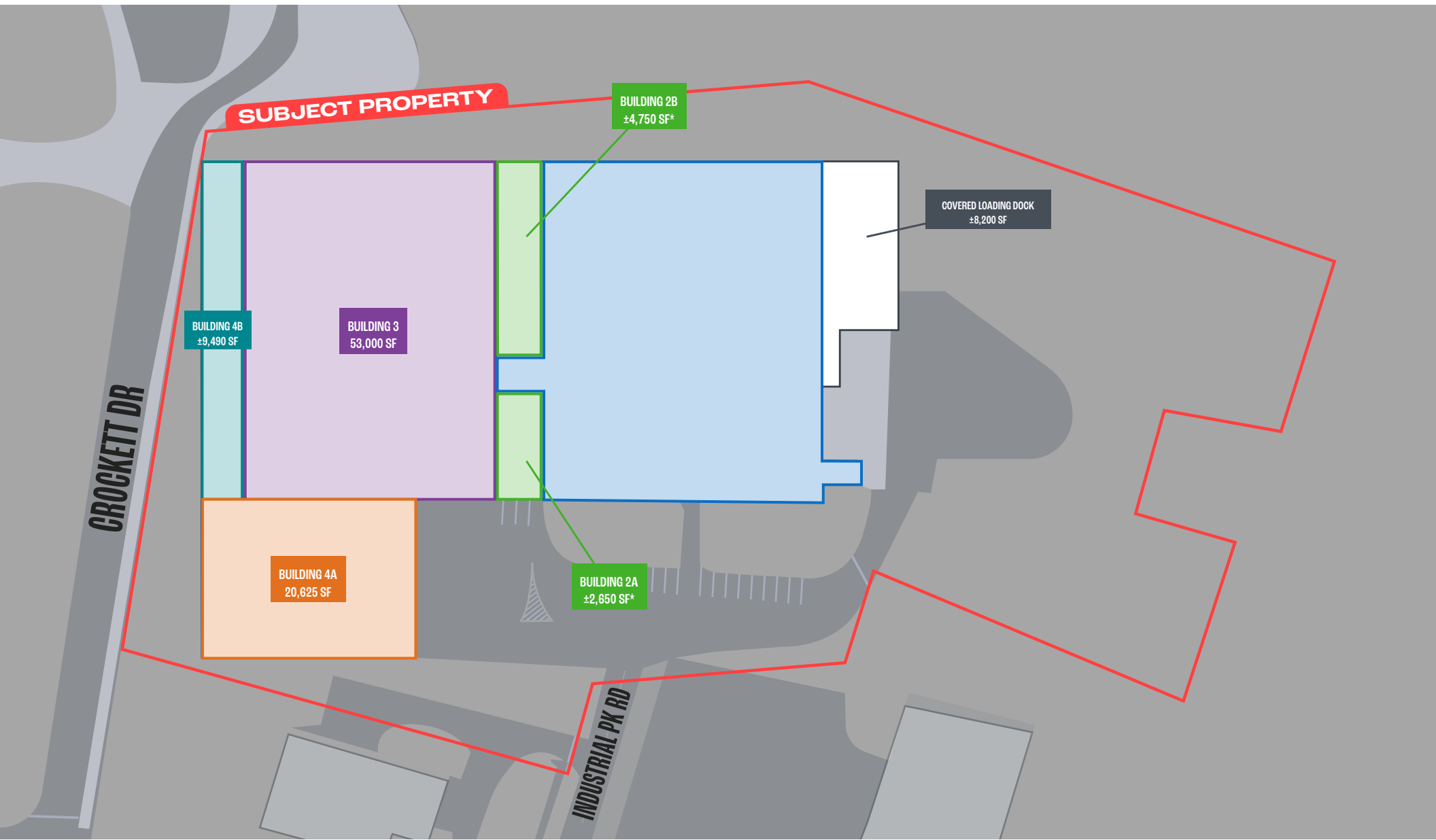
Manufacturing	Building Materials Sales Yard
Assembly & Fabrication	Contractor Equipment Storage Yard
Processing & Packaging	Automobile Repair
Warehousing	Truck & Farm Implement Sales/Service
Storage	Freight / Industrial Service Uses
Distribution	Office Uses

ZONING SUMMARY

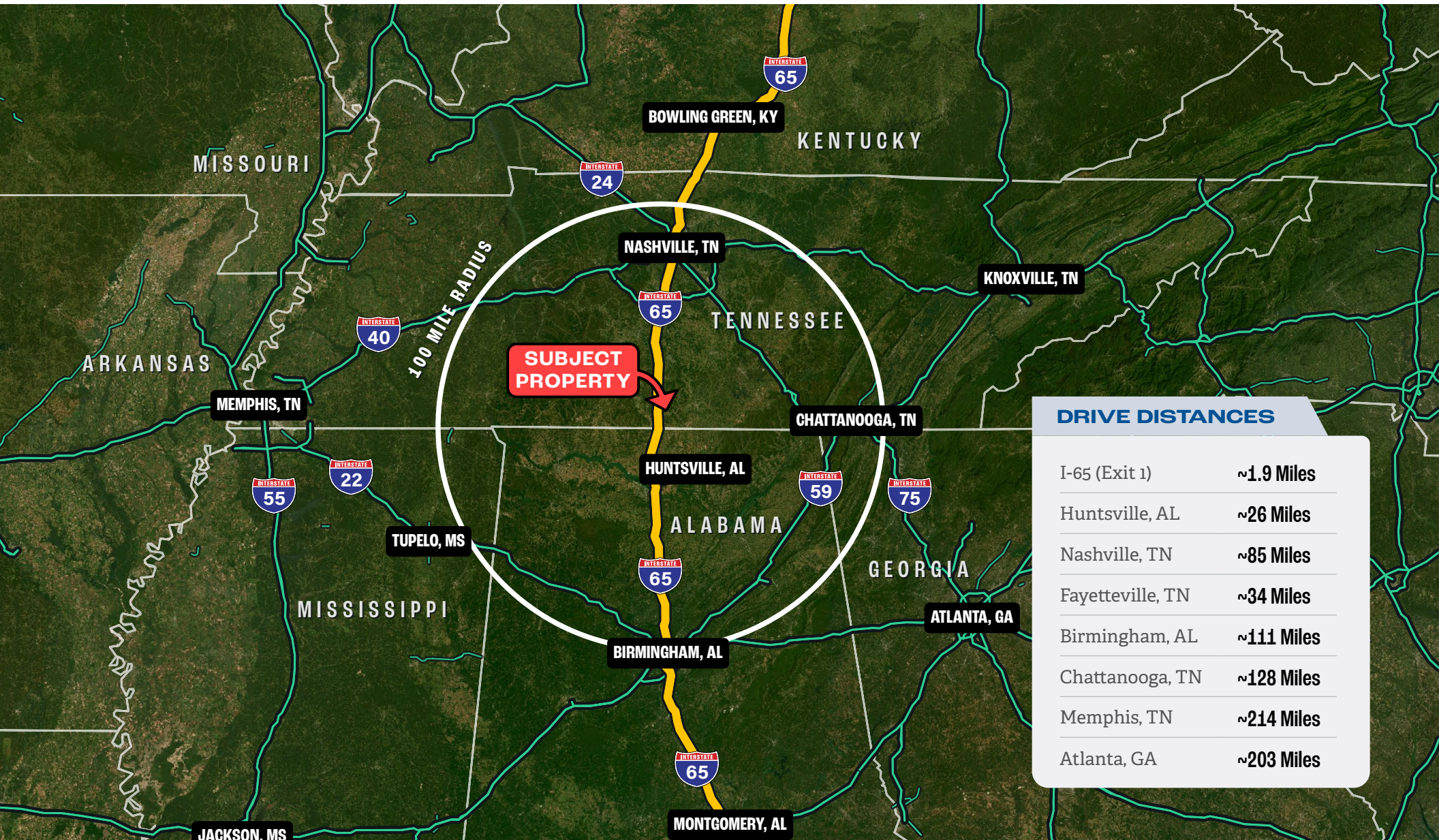
Zoning	M-1 Industrial
APN	181-034.06
Outdoor Storage	Expressly Permitted



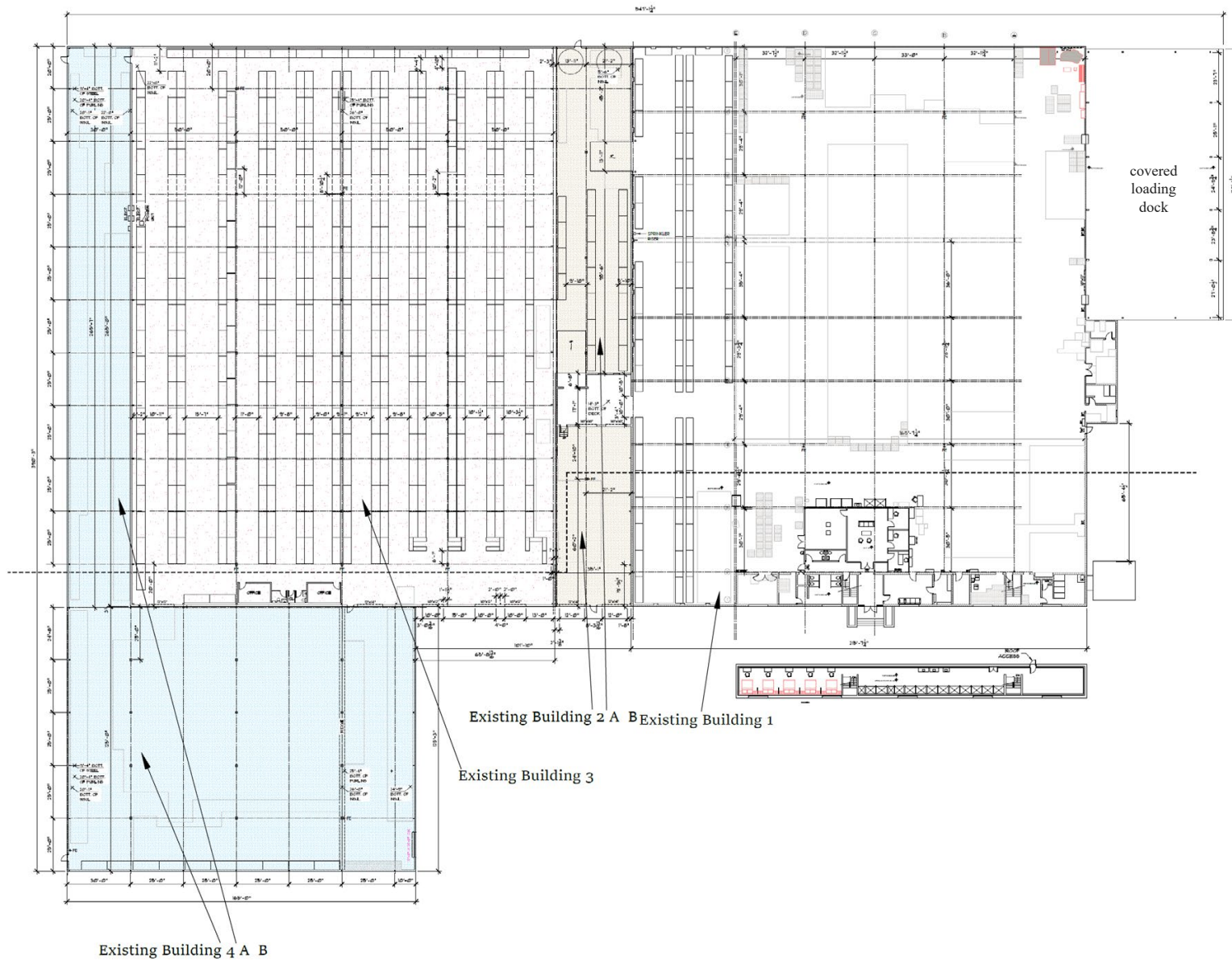
SITE PLAN



REGIONAL MAP



BUILDING PLAN



DRONE AERIAL



DRONE AERIAL



MARKET OVERVIEW

Ardmore, Tennessee sits directly on the Tennessee-Alabama state line in southern Giles County, marking the southern end of I-65 in Tennessee at the Alabama state line. The town's population is roughly 1,250, and it functions as a small industrial and logistics node anchored by direct interstate access rather than by local population scale.

Direct I-65 Access

The property benefits from Ardmore's position at the southern terminus of I-65 in Tennessee, which runs north through the state to serve Nashville and its suburbs – putting the site roughly 85 driving miles from downtown Nashville via the I-65 N route, about a 1 hour 28 minute drive.

Established Regional Manufacturing Base

Giles County has built a durable industrial base over decades – more than 40 manufacturers, including several Fortune 500 and Fortune 100 companies, are based in the county, drawn by its workforce, roadway access, and favorable financial climate. Manufacturing employs over 2,900 county residents, forming the core of the local economy alongside retail trade and farming.

Proximity to the Huntsville Employment Corridor

Ardmore's location on I-65 facilitates commuting to nearby Huntsville, Alabama, for employment in the region's aerospace and technology sector, roughly 26 miles south of the property.

KEY FACTS

Giles County Population	31,433
Median Household Income	\$61,476
Distance to Huntsville, AL	~26 Miles
Distance to Nashville, TN	~85 Miles





FOR MORE INFORMATION, PLEASE CONTACT

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