

# ABC Building Profile



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# ABC Building

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## **Mission Statement**

The City of Lewisburg will be a center of industry and commerce for the southern middle Tennessee region. The Lewisburg Economic and Community Development Office will be a professional, active, efficient and effective partner with the State of Tennessee, Marshall County, industries, retail developers, its citizens, regional workforce and all related agencies whose goal is to encourage smart growth and economic well-being throughout the region.



# **ABC Building**

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## ***Welcome to Lewisburg, TN***

We are very excited to tell you about an opportunity we have to offer in the Lewisburg Industrial Park.

### The ABC Building...

- ✓ **Is located less than 1 mile from Highway 431/50**
- ✓ **Is less than 8 miles from Interstate 65 (Exits 32 & 37)**
- ✓ **Has 4 Dock Doors and 2 Drive-In Doors**
- ✓ **Has 50,000 sq. ft. of production space and 3,000 sq. ft. of office**
- ✓ **Has 1 – 6-Ton Bridge Crane**
- ✓ **Has all Municipal Utilities and Telecom Ready**

This is your invitation to a promising partnership.

### The City of Lewisburg...

- ✓ **Offers a (PILOT) Payment in Lieu of Taxes abatement incentive**
- ✓ **Is Ready to Hear and Negotiate All Requests**
- ✓ **Offers Assistance with Grants and Incentives from State and Federal Levels**
- ✓ **Offers Assistance with Training Programs locally and regionally**
- ✓ **Has Business-Friendly and Industry-Friendly City and County Leaders**
- ✓ **Has an available Workforce that includes 1,712 Marshall Co. workers and 15,571 Regional workers with Career Readiness Certification from the Tennessee Career Center**

We want you to join us on our odyssey toward future growth and prosperity in the region. We know what industry needs to thrive, as we have over 50 years of working with industries to become one of the largest industrial communities in the southern middle Tennessee region. We promise to work hand and hand with you to ensure your business succeeds.

Sincerely,

Greg Lowe – Lewisburg Director of Economic Development





# ABC Building

## Site Details - Photos

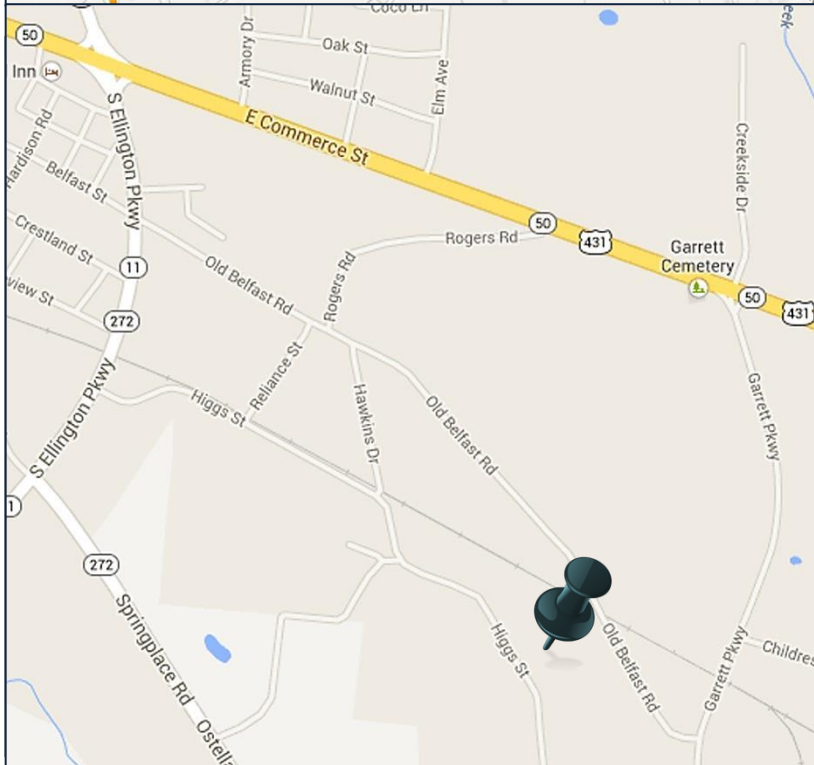
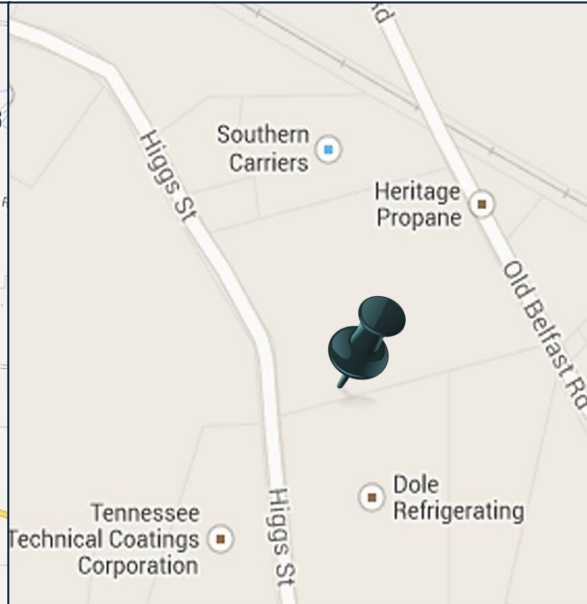
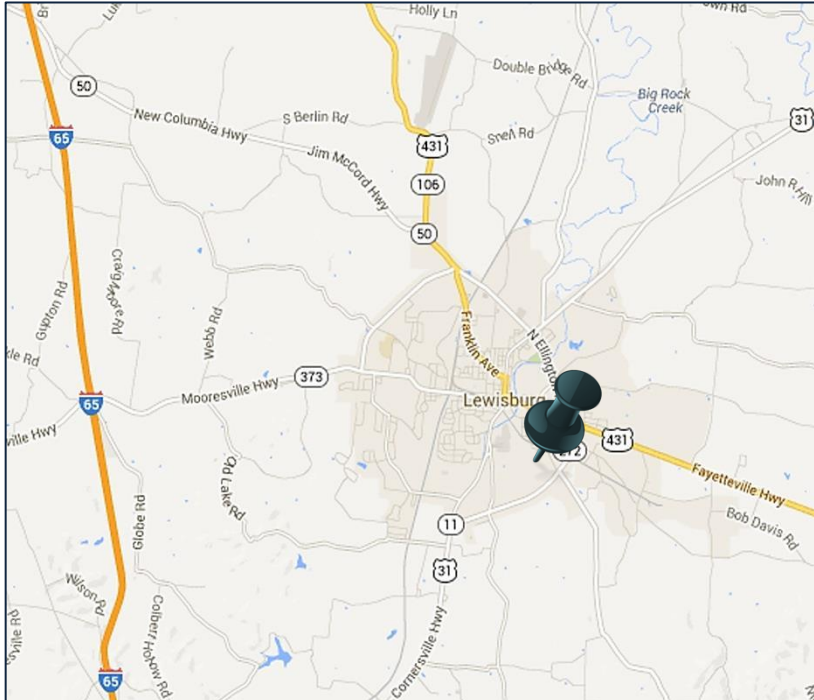






# ABC Building

## Site Details - Maps





# ABC Building

## *Site Details – Data Sheets*

<b>Address</b>	1400 Higgs Road
<b>City</b>	Lewisburg
<b>County</b>	Marshall Co.
<b>Latitude</b>	35°25'52.86"N
<b>Longitude</b>	86°45'42.37"W
<b>Tax Map</b>	071F-A-030.00
<b>Ownership</b>	Daval Group
<b>Sale Price</b>	\$839,000
<b>Lease Price</b>	\$2.00/sq. ft. (Triple Net)
<b>Building Size</b>	53,000 sq. ft. (3,000 Office)
<b>Constructed</b>	1981
<b>Construction Type</b>	Metal/Block/Concrete
<b>Ceiling Height</b>	17-24 ft.
<b>Dimensions</b>	250 ft. X 200 ft.
<b>Column Spacing</b>	25 ft. X 50 ft.
<b>Roof Type</b>	Metal Standing Seam
<b>Floor Type</b>	6 Inch Reinforced Concrete



# ABC Building

## *Site Details – Data Sheets*

<b>Lighting Type</b>	Metal Halide
<b>Dock Doors</b>	4 with Levelers 10 ft. X 10 ft.
<b>Drive-In Doors</b>	2 – 12 ft. X 12 ft.
<b>Bridge Cranes</b>	1 – 6 Ton
<b>Heating</b>	Natural Gas
<b>Air Conditioning</b>	Office
<b>Sprinkler</b>	Wet
<b>Stories</b>	1
<b>Parking</b>	50+
<b>Site</b>	10 Acres
<b>Zone</b>	I-2 (Industrial Park)
<b>Flood Zone</b>	80%
<b>Phase I</b>	No
<b>Geotechnical</b>	No
<b>Enterprise Zone</b>	No
<b>Free Trade Zone</b>	No
<b>Condition</b>	Good



# ABC Building

## *Site Details - Utilities*

### **Lewisburg Electric System**

<b>Voltage/Amp/KVA</b>	277/480 – 902 – 750 (Phase 3)
<b>Substation</b>	2 Miles from Site

### **Lewisburg Water**

<b>Line Size</b>	12 inch
<b>Pressure</b>	145 PSI
<b>System Usage</b>	2.8 MGD
<b>System Capacity</b>	4.0 MGD

### **Lewisburg Wastewater**

<b>Line Size</b>	12 inch
<b>System Usage</b>	2.2 MGD
<b>System Capacity</b>	3.0 MGD

### **Lewisburg Gas**

<b>Line Size</b>	6 inch
<b>Pressure</b>	17 PSI

### **AT&T**

<b>Copper &amp; Fiber</b>	All services available upon request
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# ABC Building

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## Community

- Marshall Co. School System Ranked Exemplary by State of Tennessee
- Three (3) Reward Schools Named in 2013
- 92% High School Graduation Rate
- MCHS Students Earned \$1.7M in Scholarships in 2013
- 350,000 Labor Force from Seven (7) Counties
- 24 Minute Average Drive-Time Worker Commute

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**“We have the best workforce of any facility I’ve been.”**



Jeff Rogers –  
Plant Manager

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**“This community has totally proven that our decision was the right one.”**



Matt Jung– President

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**“Coming to Lewisburg was a remarkable decision for us.”**



Paul DiGiovanni–  
President

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- Ellington Airport serving 80% business traffic in Lewisburg
- Lewisburg Department of Economic Development and Lewisburg Industrial Development Board supports local industry
- 54 industrial companies operating in Marshall Co.
- Manufacturer’s Association brings local industries together to share resources and information
- Active partnerships with State of Tennessee, the Tennessee Valley Authority and several regional agencies that support manufacturing in Tennessee

# Location – Location – Lewisburg



Located on I-65 50 Miles  
South of Nashville and  
North of Huntsville, AL



Available Greenfield Sites  
and Buildings in  
I-65 Commerce Park and  
Lewisburg Industrial Park



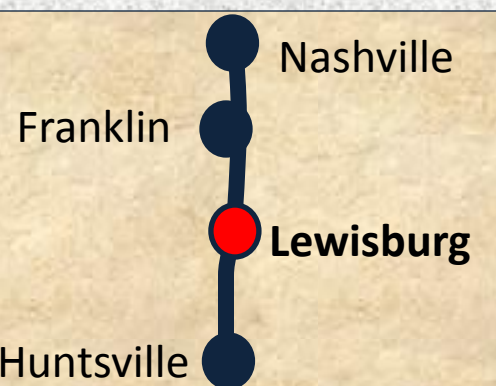
Four (4) Secondary and  
Post-Secondary Training  
Facilities and Columbia State  
Community College



ThreeStar Community and  
Tier III Enhancement County  
designated by TN ECD



TVA Valley Sustainable  
Community Silver Level



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Find Us On:

