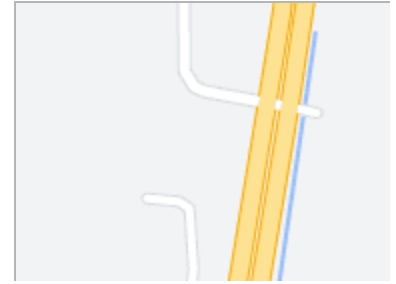


ALL FIELDS DETAIL



MLS # 235088
Class COMMERCIAL /INDUSTRIAL
Type Area Heavy Industrial MADISON CO. NORTH W
Asking Price \$1,600,000
Address 63 North Madison Drive
Address 2
City Three Way
State TN
Zip 38343
Status Active
Sale/Lease For Sale
IDX Include Y

City Limits Yes
Sale/Lease For Sale
of Parking Spaces 25



GENERAL

Annual Lease Price per SQFT		Lease Price per Month	
Net Lease (Y/N)		# of Stories	1.00
Number of Acres	9.43	Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker Barnes - Main: 731-668-1777	ListAgent Cell Phone	731.343.2900
List Agent Email	lee@leegodfrey.com	List Team	Lee Godfrey Team
Listing Agent 2		ListAgent 2 Cell Phone	
ListAgent 2 Email		Listing Office 2	
Consession Seller Offer		Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	20
Listing Date	12/19/2023	County	MADISON COUNTY
Map #	016F	Group	A
Parcel #	006.00	Lot Size	9.43+/- Ac
Electric Voltage		Electric Amps	
Total SQFT	3,577	Warehouse SQFT	0
Office SQFT	3577	Ceiling Height	10
RE Taxes	4902	Personal Property Tax	
# of Docks		Road Frontage	447
Year Built	2003	Building Sprinklers (Y/N)	
Rail Siding (Y/N)		Zoned Historical (Y/N)	
Traffic Count		Entry Date	12-19-2023
Zone	I-H	Approx. Gross Annual Income	
Approx. Gross Operating Income		Vacancy	
Maintenance		Debt Service	
Net Operating Income		Other Expenses	
Cash Flow		Off Market Date	
Search By Map		Lender Req Proof of Funds	Yes
Tax ID		Update Date	12/20/2023
Status Date	12/20/2023	HotSheet Date	12/20/2023
Price Date	12/20/2023	Input Date	12/20/2023 11:38 AM
Associated Document Count	6	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	0
Client Hit Count	0	Original Price	\$1,600,000
Days On Market	1	CoOp Fee	3
Loan Type		Price Per SqFt	
Retail Sqft		Lease Price Per Sqft	
Sentrilock being Used	Yes	Sentrilock Serial Number	1411252
Location Park	No	Capitalization Rate	
Geocode Quality		Picture Count	27
Sold Price Per SQFT		Buyers/Leasing Agent CoOp Details	
Input Date	12/20/2023 11:38 AM	Update Date	12/20/2023 11:38 AM
Deed		Page #	
Video Count	0		

FEATURES

AIR CONDITIONING

Electric

AVAILABLE TRANSPORTATION

4 Lane Road
County Paved Road
US Highway

CONSTRUCTION

Stone

DOCS ON FILE

Aerial
Survey

ELECTRICITY PHASE

1 Phase

FLOORS

Concrete Slab/Grade

HEAT

Central Gas

HEATING (FUEL)

Natural Gas

INCLUSIONS

Security Fence

LOCATION

Free Standing

POSSESSION

At Closing

PRESENT TENANT

Vacant

ROOF SYSTEM

Corrugated Steel

TO SHOW

Must Have Appointment
See Remarks
Call Appt Center 421-8100

FINANCIAL

Syndication 9.43 Acres + 3577 SF stone commercial building located between Medina, Humboldt and Jackson TN. Property fronts on US Hwy 45 & North Madison Drive and was formerly Dutch Garden. Zoned IH for manufacturing, allowing multiple commercial uses. Abundant paved and gravel parking with fenced & gated frontage. Immense opportunity to locate your business on a major US Hwy with median cut in an expanding growth area in West Tennessee. Boundary survey, Zoning info & pertinent data available @ 731.343.2900

Taxes - City 873.00

Type of Sale Normal Sale

Taxes - County 4,029.00

SOLD STATUS

How Sold
Closing Date
Seller / Leasing Agent
Sell Team
Legal Sellers Name

Contract Date
Sold Price
Selling Office 1
Seller / Landlord Concessions
Additional Comments

DIRECTIONS

Directions From Jackson, TN, take Hwy 45 By-Pass north, cross Forked River, road changes to US Hwy 45, property on left across Us Hwy 45 from Chevrolet dealership.

PUBLIC REMARKS

Brochure Comments 9.43 Acres + 3577 SF stone commercial building located between Medina, Humboldt and Jackson TN. Property fronts on US Hwy 45 & North Madison Drive and was formerly Dutch Garden. Zoned IH for manufacturing, allowing multiple commercial uses. Abundant paved and gravel parking with fenced & gated frontage. Immense opportunity to locate your business on a major US Hwy with median cut in an expanding growth area in West Tennessee. Boundary survey, Zoning info & pertinent data available @ 731.343.2900 or lee@leegodfrey.com.

AGENT ONLY REMARKS

Agent Only Remarks Sentrilock on gate, call 731.421.8100 for appt, make sure building & gate are locked when leaving. Survey, Zoning Info, Septic permit in associated docs. Commission based final sale price less any costs paid by seller for buyer.

ADDENDUM

Addendum

ADDITIONAL PICTURES



MLS # 235088

Address: 63 North Madison Drive



DISCLAIMER

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