

KNOXVILLE OAK RIDGE INNOVATION VALLEYSM

Doug Lawyer, Director of Economic Development
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Available Property



Documents/Photos

[Interior Office Photo](#)

Street Address	2527 Westcott Blvd, Power System Building
City	KNOXVILLE
Type of space	Industrial
Available	yes
Site/Building Name	Power System Building
Minimum Available	60,000 SqFt
Maximum Available	60,000 SqFt
For Sale	yes
For Lease	yes
Total Sq. Ft.	60,000
Site Acreage	5.26
Sale Price	Negotiable

Lease Type	NNN
Lease Rate	\$4.75
Building Information	
Total Building Square Feet	60,000
Available Building Square Feet	60,000
Number of Stories	1
Office Space	7,500
Number of Parking Spaces	50
Ownership	private
Year Building Built	2001-expanded
Previous Major Tenants:	Lt Mfg/Warehouse/Distribution
Building Construction Material	Metal & Split Face
Concrete Floor Thickness	8"
Reinforced Concrete Floor	yes
Ceiling Height Minimum	14
Ceiling Height Maximum	25
Number of Dock High Doors with Levelers	4
Number of Dock High Doors without Levelers	3
Number of Drive in Doors	2
Column Spacing	25' X 50'
Infrastructure Information	
Industrial Park	yes
Flood Plain	N/A
Phase I Environmental Report Available	yes
Distance to Major Interstate	6.5 miles, I-40/75
Distance to Major Highway	1.6 miles, Hwy 162
Distance to Major Commercial Airport	18.5 miles, Knoxville Tyson McGhee Airport
Distance to Port	18 miles
Rail Access	no
Utilities	
Electric Service	yes
Electric Service Provider	Knoxville Utilities Board
AMP	400
Voltage	240
Phase	three
Natural Gas Service	yes
Sewer Service	yes
Sewer Service Provider	Knoxville Utilities Board
Water Service	yes
Water Service Provider	Knoxville Utilities Board
Additional Information	
Property is located in WestBridge Business Park. There is a Wet (Standard Hazard) Sprinkler System. HVDC is available in the office area. Eight (8) exhaust fans and louvers are in the warehouse.	
Contact Information	
Company	Knoxville Chamber Partnership
Contact Name	Doug Lawyer
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City	Knoxville

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Location Information	
City:	KNOXVILLE
County:	KNOX
Zip Code:	37931
RIDA:	ETEDA
State:	TN

