



Available Property	
Street Address	5901 Industrial Park Drive - Berline Bldg
City	LENOIR CITY
Type of space	Industrial
Available	yes
Site/Building Name	Berline Building
Minimum Available	50,338 SqFt
Maximum Available	50,338 SqFt
For Sale	no
For Lease	yes
Total Sq. Ft.	50,338
Lease Rate	\$3.35 psf
Building Information	
Total Building Square Feet	50,338
Available Building Square Feet	50,338
Contiguous Acres Available for Development	9.8
Number of Stories	1
Office Space	2,723 sq ft
Number of Parking Spaces	100+
Ownership	private
Year Building Built	1975

Multi-tenant	No
Previous Major Tenants:	Manufacturer
Building Construction Material	Metal
Concrete Floor Thickness	varies
Reinforced Concrete Floor	yes
Ceiling Height Minimum	23
Ceiling Height Maximum	30
Number of Dock High Doors with Levelers	6
Number of Drive in Doors	2
Number of Bridge Cranes	3
Capacity of Largest Bridge Crane	15 ton
Building Dimensions	250.75' X 200.75'
Column Spacing	25" X 50"
Infrastructure Information	
Industrial Park	yes
Telecommunications	
Internet Connection	DSL
Building Networked	yes
Telecommunications	Yes
Distance to Major Interstate	I-75, 3 miles
Distance to Major Highway	Hwy 11, 1 mile
Distance to Major Commercial Airport	Knoxville McGhee Tyson Airport, 28 miles
Distance to Port	8 miles
Rail Access	no
Utilities	
Electric Service	yes
Electric Service Provider	Lenoir City Utilities Board
AMP	2,400
Voltage	2
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Lenoir City Utilities Board
Natural Gas Line Size	4"
Sewer Service	yes
Sewer Service Provider	Lenoir City Utilities Board
Sewer Line Size	12"
Water Service	yes
Water Service Provider	Lenoir City Utilities Board
Water Line Size	14"
Contact Information	
Company:	Loudon County Economic Development Agency
Contact Name:	Pat Phillips
Address:	274 Blair Bend Drive
City:	Loudon
State:	Tennessee
Zip Code:	37774
Phone:	865.458.8889
Fax:	865.458.3792

Email:	
Phillips@LoudonCountyEDA.org	
Webpage:	
www.LoudonCountyEDA.org	
Location Information	
City:	LENOIR CITY
County:	LOUDON
Zip Code:	37771
RIDA:	ETEDA
State:	TN

