

Available Property



Street Address	Corporate Park Drive
City	LOUDON
Type of space	industrial, warehouse
Available	yes
Site/Building Name	L & D Warehouse
Minimum Available	103,000 SqFt
Maximum Available	103,000 SqFt
Divisible	yes
For Sale	yes
For Lease	yes
Total Sq. Ft.	103,000
Site Acreage	8
Sale Price	\$3,950,000
Lease Type	NNN
Lease Rate	\$ 3.50 psf
Building Information	
Total Building Square Feet	103,000
Available Building Square Feet	103,000
Contiguous Acres Available for Development	Yes
Number of Stories	1

Number of Parking Spaces	14
Ownership	private
Year Building Built	2002
Previous Major Tenants:	Furniture Distribution
Building Construction Material	Pre-engineered metal w/steel frame
Concrete Floor Thickness	6"
Reinforced Concrete Floor	yes
Ceiling Height Minimum	24
Ceiling Height Maximum	30
Number of Dock High Doors with Levelers	6
Number of Drive in Doors	1
Building Dimensions	400 X 250
Column Spacing	30 X 30
Infrastructure Information	
Zoning	Industrial
Industrial Park	yes
Telecommunications	
Telecommunications	BellSouth
Distance to Major Interstate	I-75, 2 miles
Distance to Major Highway	Hwy 72, 0.2 miles
Distance to Major Commercial Airport	Knoxville McGhee Tyson Airport, 30 miles
Distance to Port	10 miles
Rail Access	no
Utilities	
Electric Service	yes
Electric Service Provider	Loudon Utilities Board
AMP	400
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Loudon Utilities Board
Natural Gas Line Size	8"
Sewer Service	no
Water Service	yes
Water Service Provider	Loudon Utilities Board
Water Line Size	12"
Additional Information	
Site offers the ability to expand parking area. Sewer is across the street if needed. Building has wet sprinkler system.	
Contact Information	
Company:	Loudon County Economic Development Agency
Contact Name:	Pat Phillips
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Location Information	
City:	LOUDON
County:	LOUDON
Zip Code:	37774
RIDA:	ETEDA
State:	TN

