



Roane Regional Business and Technology Park Spec Building #3

Available Property



Street Address	230 Sam Rayburn Boulevard, Roane Regional Spec Bldg 3
City	KINGSTON
Type of space	industrial, warehouse
Available	yes
Site/Building Name	Spec Building #3 Roane Regional
Minimum Available	23,000 SqFt
Maximum Available	23,000 SqFt
For Sale	yes
For Lease	yes
Total Sq. Ft.	23000
Site Acreage	5
Sale Price	\$950,000
Lease Type	NNN
Lease Rate	\$5.00 psf
Building Information	
Total Building Square Feet	23,000
Available Building Square Feet	23,000

Number of Stories	1
Office Space	1-6,000
Number of Parking Spaces	50
Ownership	private
Year Building Built	2007
Building Construction Material	Split face masonry & metal
Ceiling Height Minimum	24
Ceiling Height Maximum	26
Column Spacing	50 X 50
Infrastructure Information	
Industrial Park	yes
Distance to Major Interstate	I-40, 200 feet
Distance to Major Highway	Hwy 95, 0.5 miles
Distance to Major Commercial Airport	Knoxville McGhee Tyson Airport, 28 miles
Distance to Port	10 miles
Rail Access	no
Utilities	
Electric Service	yes
Electric Service Provider	Lenoir City Utilities Board
KVA	1000-5000
Voltage	277/480
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Lenoir City Utilities Board
Natural Gas Line Size	6"
Sewer Service	yes
Sewer Service Provider	Lenoir City Utility District
Sewer Line Size	10"
Water Service	yes
Water Service Provider	Watts Bar Utility District
Water Line Size	10"
Additional Information	
Immediately expandable to 43,000 sq. ft. Could possibly expand to 100,000 sf with additional acreage. Sprinkler system is available with a 10" main.	
Contact Information	
Company:	The Roane Alliance
Contact Name:	Leslie Henderson
Address:	1209 North Kentucky Street
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State:	Tennessee
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Email:	
lhenderson@roanealliance.org	
Webpage:	
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Location Information	

City:	KINGSTON
County:	ROANE
Zip Code:	37771
RIDA:	ETEDA
State:	TN