



For Sale

Industrial Land

0.71 Acre

Subject Property

Warehouse Rd Industrial Land

200 Dresden Rd
Oak Ridge, TN 37830

Property Highlights

- Motivated Seller!
- IND-1 Zoning
- Utilities available
- Attractively priced
- Flat industrial land
- Site plan for building
- Convenient to DOE facilities
- Great location near Oak Ridge Turnpike

For more information

Sam Tate, CCIM

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Ryan McElveen, MBA

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OFFERING SUMMARY

Sale Price	\$124,900
Lot Size	0.71 Acre
Zoning	IND-1

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	23,031	\$73,973
5 Miles	39,006	\$71,549
10 Miles	130,594	\$82,719

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The following regulations shall apply in **IND-1**, Industrial Districts.

(a) General Description:

The **IND-1**, light industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, storage, warehousing, wholesaling, and distribution. Enterprises engaged in the manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials (but not the processing of raw materials). Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc.

(b) Permitted Principal Uses:

1. Research facilities, testing laboratories, and facilities for light manufacturing, fabrication, or assembly of products, provided that such facilities are completely enclosed and provided that any noise, smoke, vapor, dust, odor, glare, vibration, fumes, or other environmental contamination produced by such facilities is confined to the lot upon which such facilities are located and is controlled in accordance with the applicable city, state, or federal regulations.

(Ord No. 19-99 Revised Effective 8/26/99)

2. Commercial uses, excluding retail stores, including, yard equipment and supply dealers, firewood operations, lumber yards, building materials sales, boat and recreational vehicle sales, household equipment and appliance repair, rental establishments, car washes, animal hospitals, kennels, bulk cleaning and laundry plants, cold storage lockers, furniture and carpet warehouses, and self-storage facilities, provided that adequate safeguards are taken to protect adjoining properties from objectionable or harmful substances, conditions, or operations.

(Ord. 3-2020 Revised Effective 6/18/2020)

3. Offices, administrative, technical, and professional services.

(Ord. No. 11-06 Revised Effective 9/03/06)

4. Municipal and public utility services. (NAICS #'s 22112, 2212, and 2213)

VIII-1

5. Food processing limited to dairy products, bakery products, and beverage products, (including a microbrewery) provided all activities are conducted in an enclosed building. (NAICS #'s 3115, 3118, 31192 and 3121)
6. Broadcasting, Publishing, Recording and Telecommunications. (NAICS #'s 511, 512, 513 and 514)
7. Enclosed building for service of motor vehicles, mobile homes, campers, boats, motorized equipment, and accessories for such vehicles, but excluding junkyards.
8. Plumbing, heating, machine, welding, plating, electrical, printing, sheet metal, fabricators and similar shops to include sales, service and repair.
9. Art or craft studio space.
10. (Ord. No. 9-2020 Deleted Effective 10/22/2020)
11. Industrial and scientific research laboratories, research and development centers.
12. Fitness and Recreational Centers
(Ord. No. 5-2016 Added Effective 6/23/16)

(c) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.

2. Signs (see Article XIV)

3. Automobile parking (see Section 11.02).

(Ord No. 19-99 Revised Effective 8/26/99)

4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(Ord. No. 19-99 Revised Effective 8/26/99)

(d) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014)

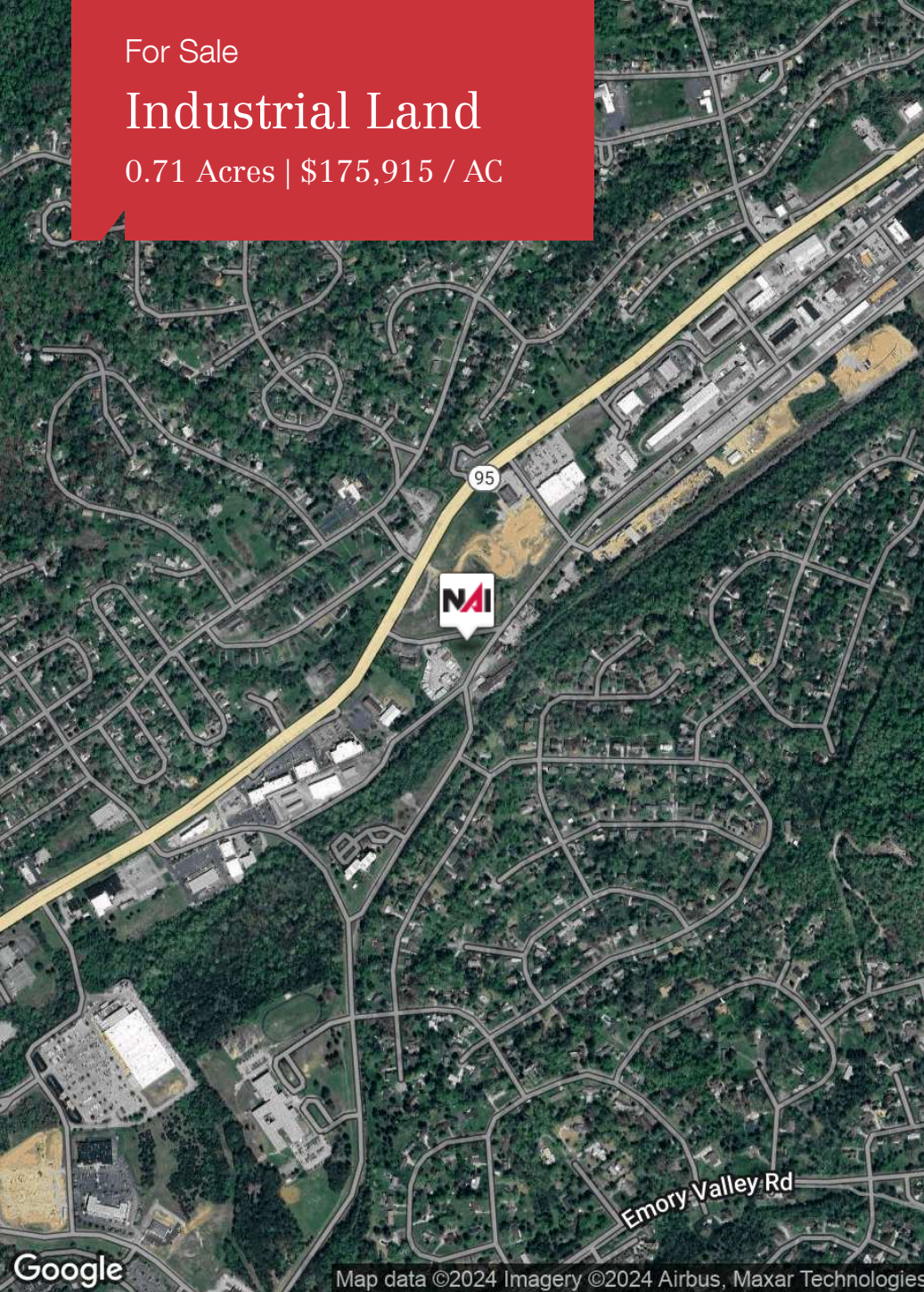
The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to the probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a

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For Sale

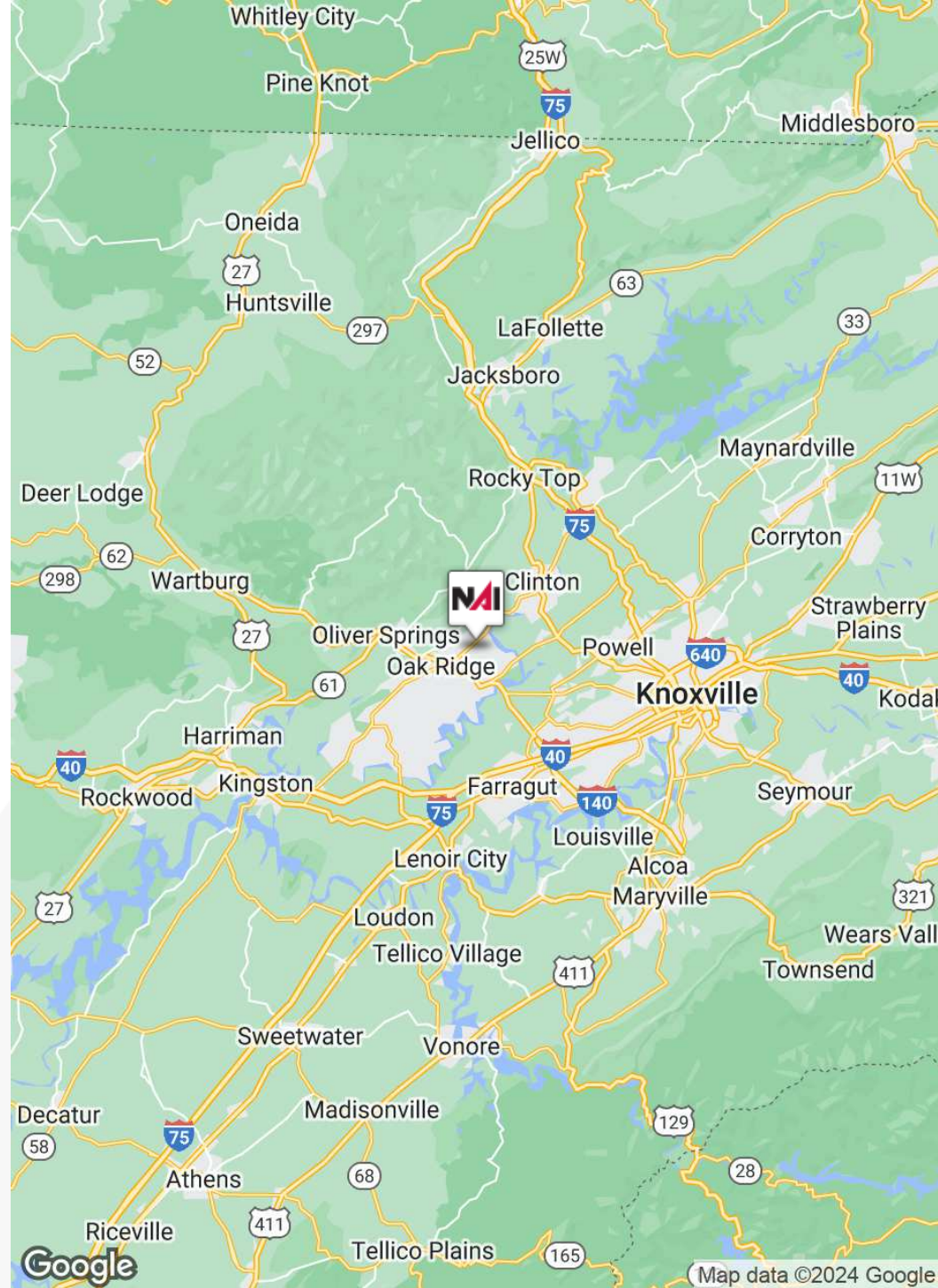
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Google

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SAM TATE, CCIM

Senior Advisor

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TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981
CCIM Institute, Certified Commercial Investment Member

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RYAN MCELVEEN, MBA

Advisor

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PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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