

For Sale

Office Building

28,678 SF | \$4,600,000



2010 Castaic Lane

2010 Castaic Ln
Knoxville, Tennessee 37932

Property Highlights

- Located in the rapidly growing Hardin Valley market just off of Pellissippi Parkway
- Convenient Access to Hardin Valley Road and Pellissippi Parkway
- Within minutes to Oak Ridge, I-40 and Maryville
- 28,678 square feet situated on 4.28 acres

Property Description

Commercial Office Building consisting of 28,678 square feet. The building was constructed in two phases - 2002 and 2007.

First Floor - Approximately 15,332 square feet

Second Floor - Approximately 13,346 square feet

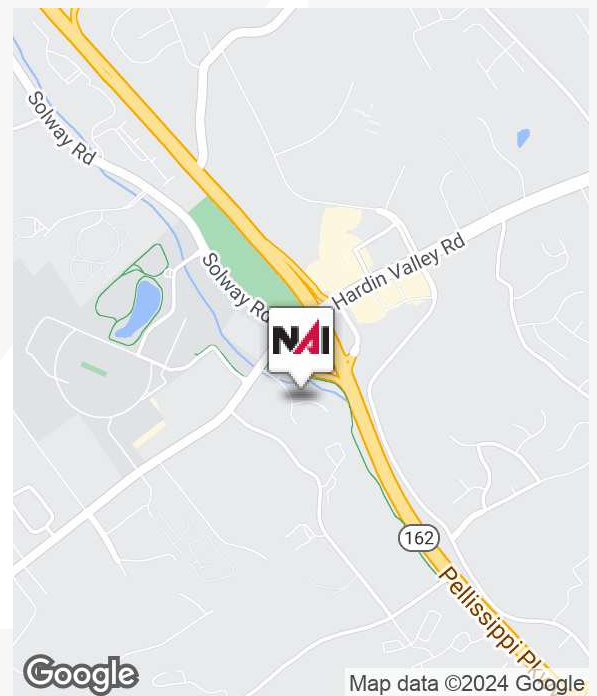
Warehouse - 1,986 SF with 17' eave height

Building consists of multiple offices, conference rooms, open space, kitchen, warehouse area with overhead door and two shipping/receiving doors.

Approximately 103 parking spaces

Zoning: PC/TO

28,678 square feet situated on 4.28 acres - \$4,600,000



For more information

Michelle Gibbs

O: 865 531 6400
mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



For Sale - 2010 Castaic Ln

Additional Photos

28,678 SF | \$4,600,000



For Sale - 2010 Castaic Ln

Executive Summary

28,678 SF | \$4,600,000



SALE PRICE: \$4,600,000

GRM:

LOT SIZE: 4.28 Acres

BUILDING SIZE: 28,678 SF

BUILDING CLASS: A

YEAR BUILT: 2002

ZONING: PC/TO

MARKET: Northwest Sector

SUB MARKET: Hardin Valley

CROSS STREETS: Hardin Valley Road

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Additional Photos

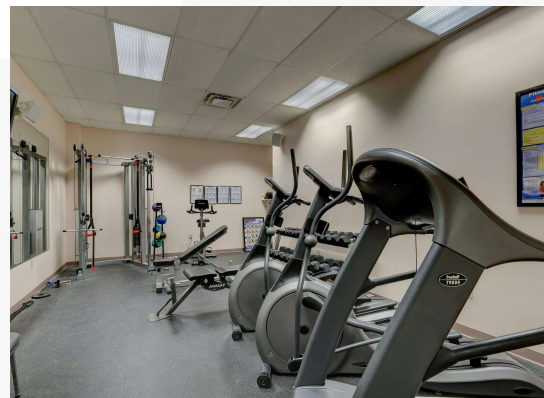
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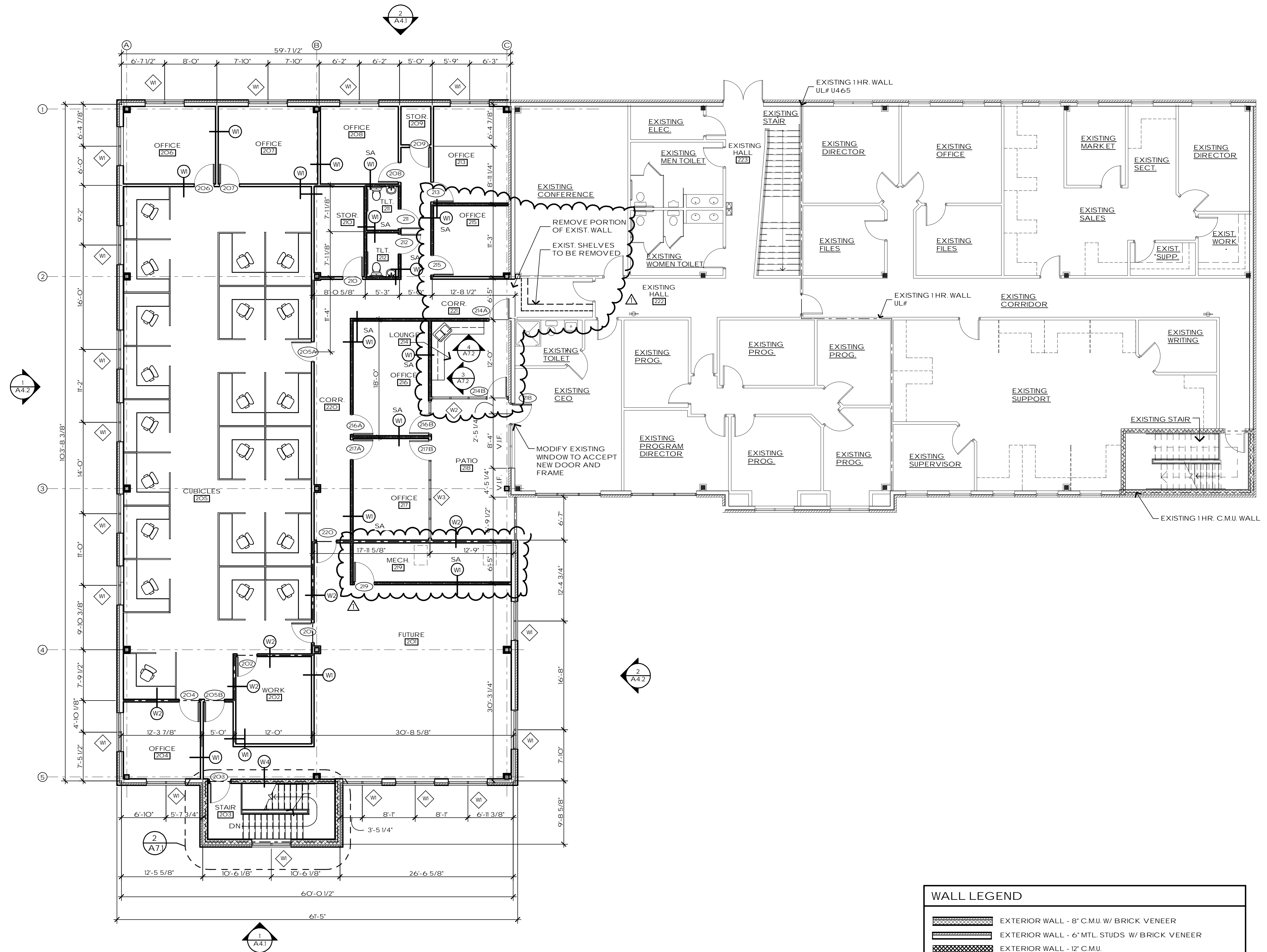


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A1.2

SECOND FLOOR PLAN

1/8" = 1'-0"

WALL LEGEND	
	EXTERIOR WALL - 8' C.M.U. W/ BRICK VENEER
	EXTERIOR WALL - 6' MTL. STUDS W/ BRICK VENEER
	EXTERIOR WALL - 12' C.M.U.
	INTERIOR WALL - 3 5/8' MTL. STUDS
	INTERIOR WALL - 6' MTL. STUDS
	INTERIOR WALL - 8' C.M.U.
	EXISTING EXTERIOR WALL - 12' C.M.U.
	EXISTING EXTERIOR WALL - 6' MTL. STUDS W/ BRICK VENEER
	EXISTING INTERIOR WALL - 3 5/8' MTL. STUDS
	1 HOUR RATED PARTITION
	INTERIOR WALL - 3 5/8' MTL. STUDS W/ SOUND BATT INSULATION



GEORGE ARMOUR
EWART

404 BEARDEN PARK CIRCLE
KNOXVILLE, TN 37919
Phone: 865 - 602 - 7771
Fax: 865 - 602 - 7742
Web Site: www.georgeewart.com



PARADIGM
HARDIN VALLEY ROAD
KNOXVILLE,
TENNESSEE



SECOND FLOOR PLAN

DATE: 21 AUGUST, 2006
PROJECT NO.: 0606
PROJECT MGR.: JAG
REV. DATE: 28 AUGUST, 2006

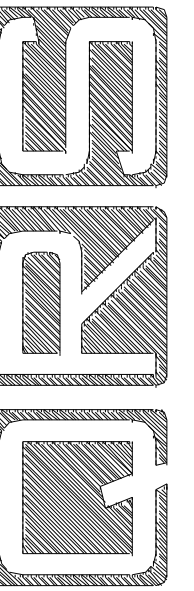
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PARADIGM
Y ROAD
TENNESSEE



KNOXVILLE



FIRST FLOOR PLAN

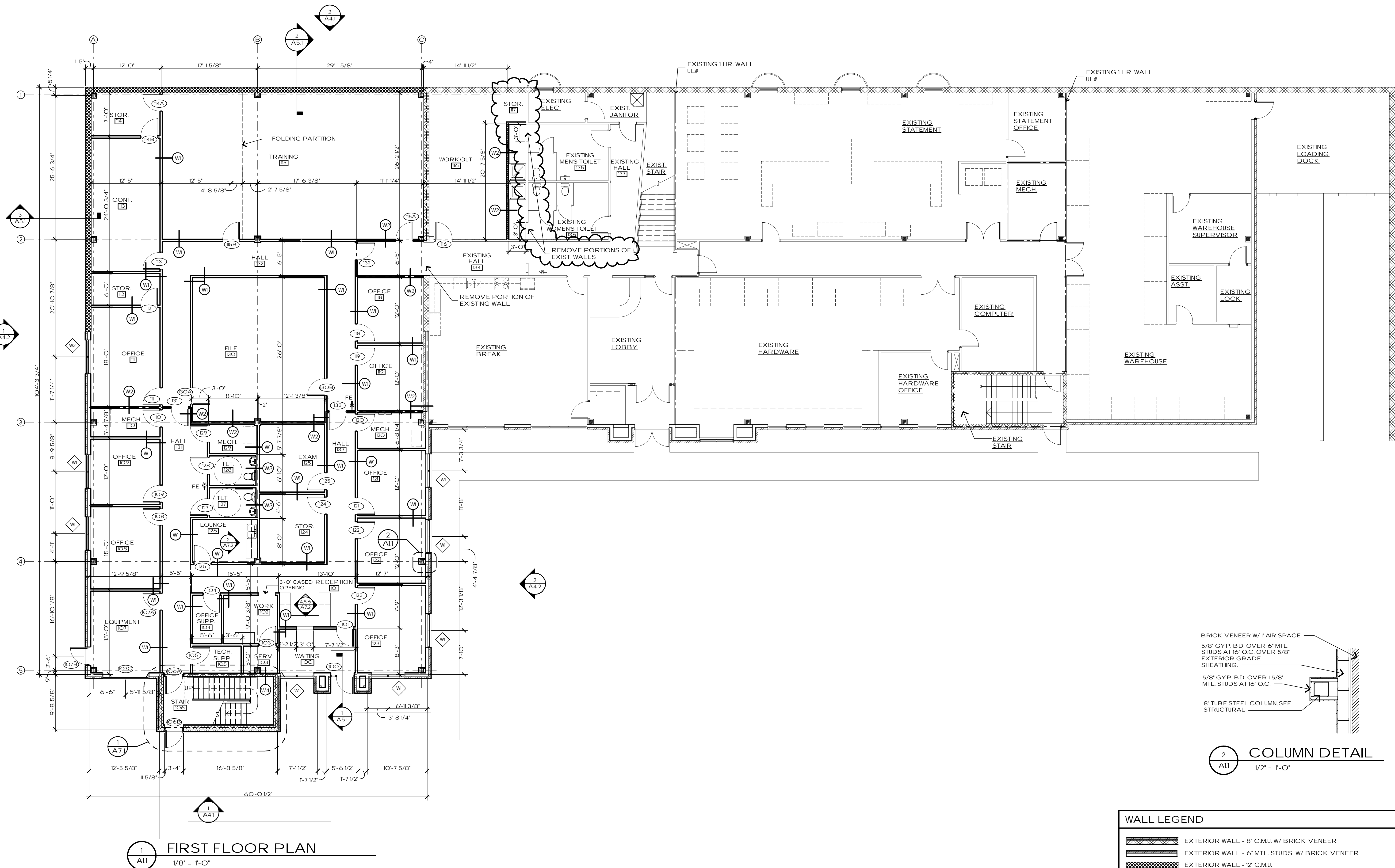
DATE: 21 AUGUST, 2006

PROJECT NO.: 0606

PROJECT MGR.: JAC

REV. DATE: Δ 28 AUGUST, 2006

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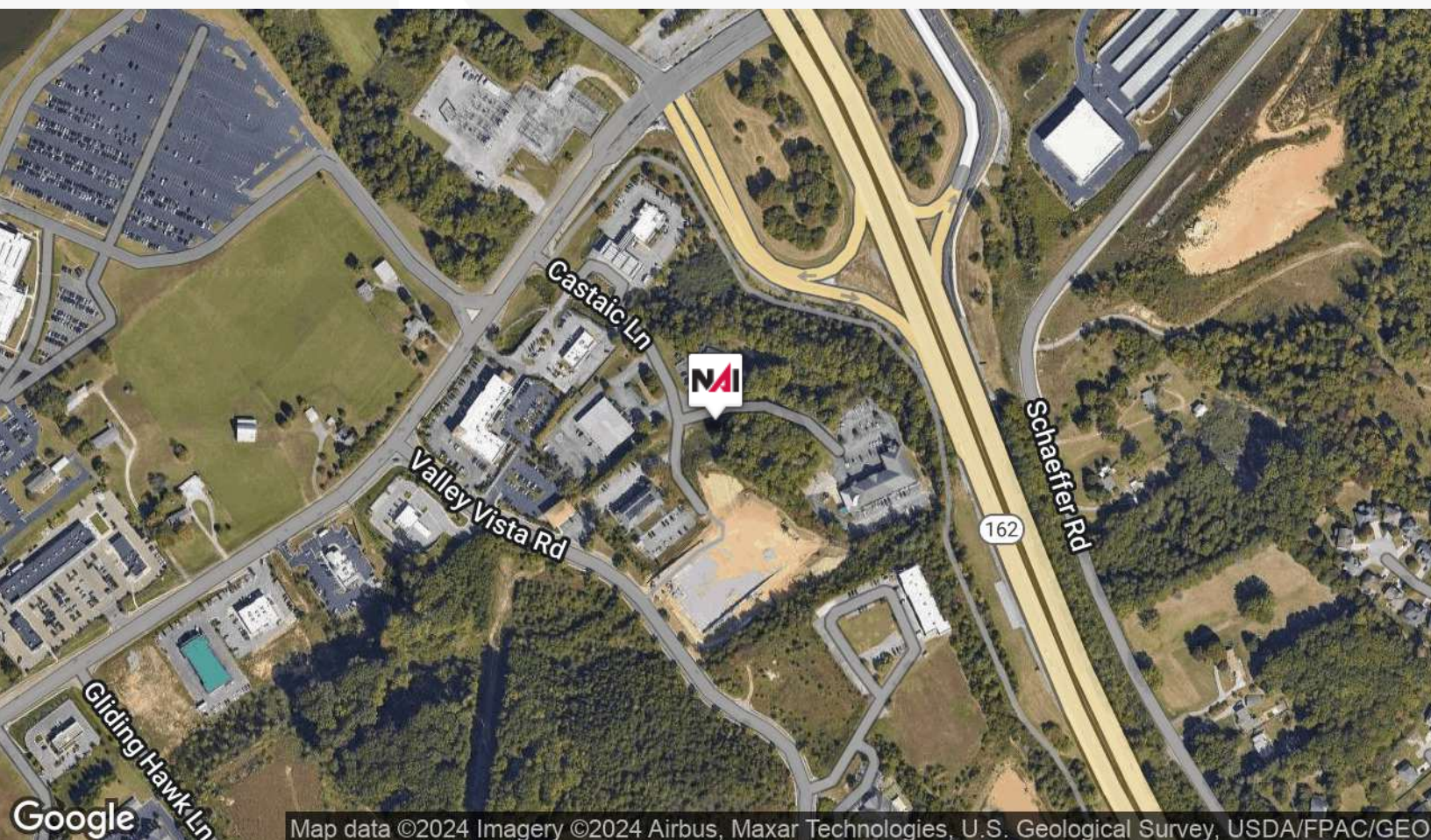
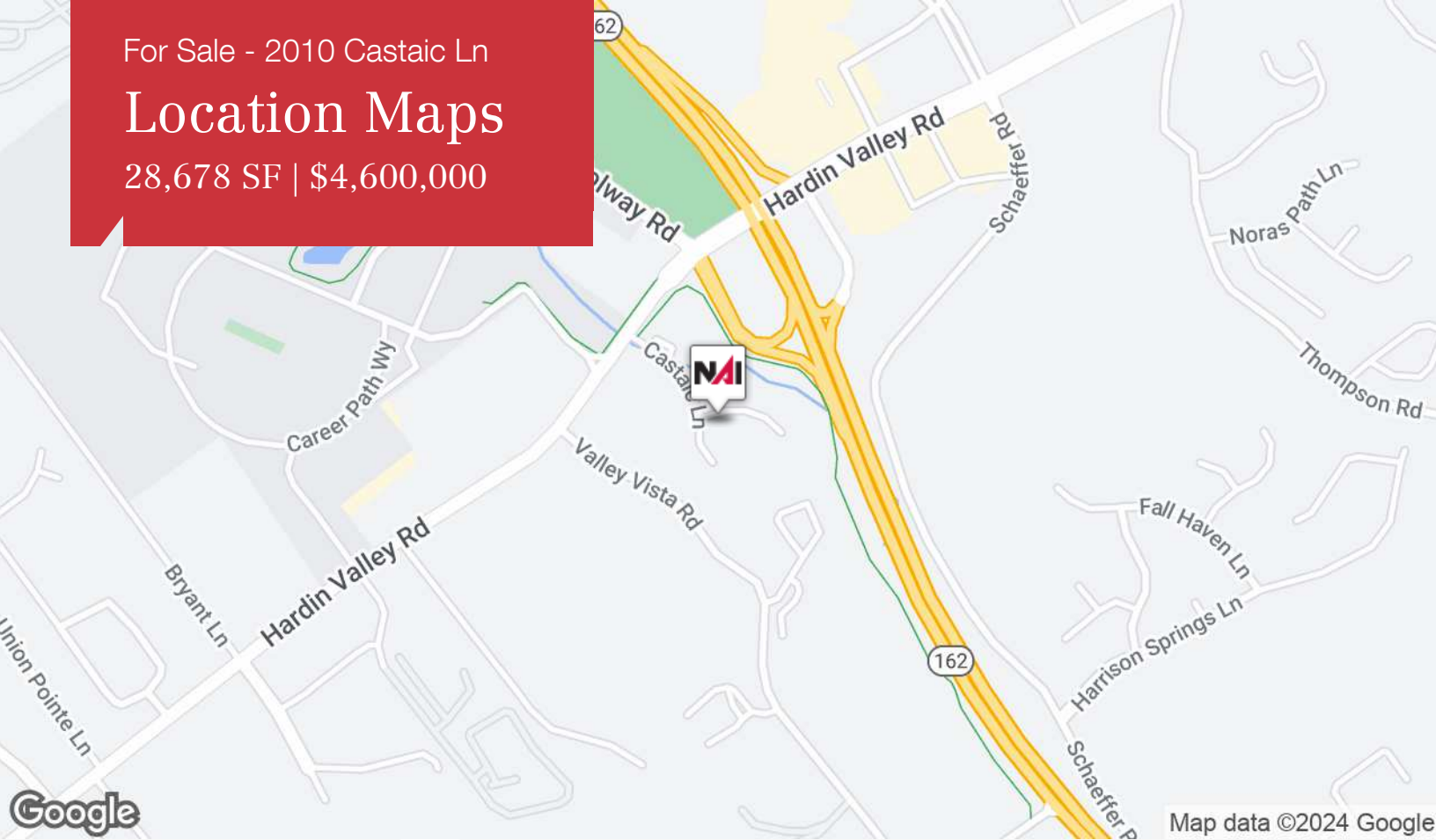
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Location Maps

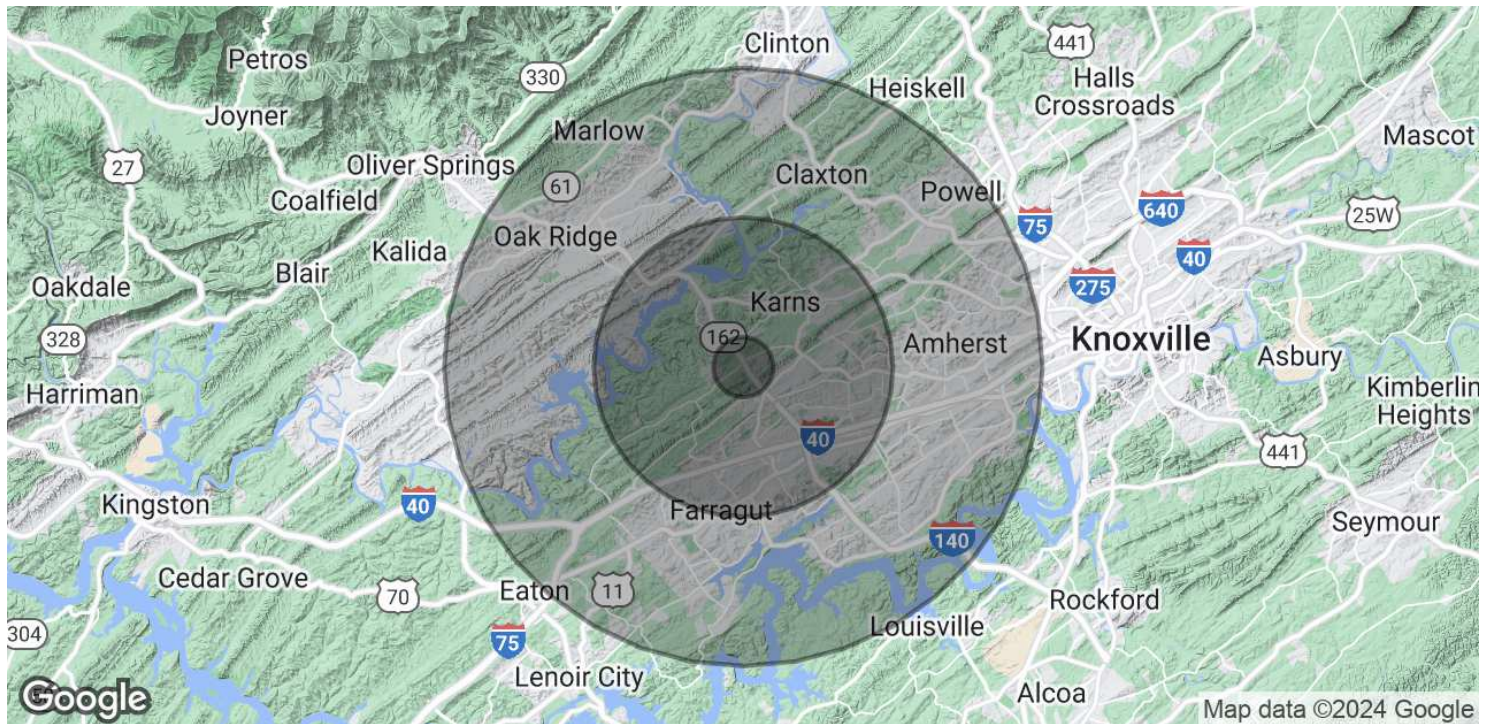
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Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,604	75,229	269,093
Average Age	39.2	39.4	40.3
Average Age (Male)	39.1	38.1	39.1
Average Age (Female)	40.0	40.8	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,170	31,737	116,896
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$109,936	\$93,580	\$92,687
Average House Value	\$322,707	\$257,083	\$254,087

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio 1

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MICHELLE GIBBS

Senior Advisor

mgibbs@koellamoore.com

Direct: 865.531.6400 | Cell: 865.228.4264

PROFESSIONAL BACKGROUND

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

NAI Koella | RM Moore

255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

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Advisor Bio 2

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ROGER M. MOORE, JR., SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

PROFESSIONAL BACKGROUND

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

MEMBERSHIPS

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

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