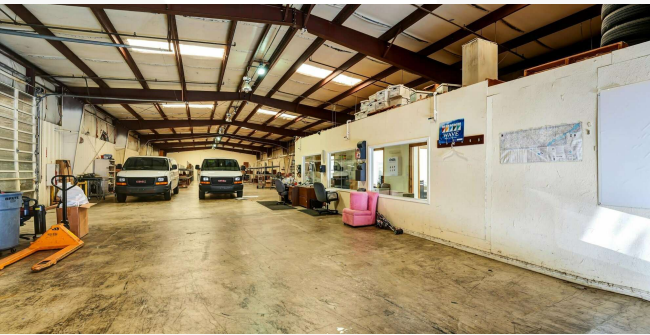




For Lease
Industrial Property
7,500 SF | \$7.80/SF

Melton Lake Warehouse

105 Warehouse Rd
Oak Ridge, TN 37830

For more information

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7,500 SF Industrial for Lease

- 13' clear ht at eave, 16' at ridge
- Drive-in access by ramp to 16' W x 12' H door
- Dock door with leveler and seal
- Almost 340-foot-long canopied loading platform
- ~12.5% office with HVAC, 4 dock-high + 2 drive-in
- LED lighting in warehouse
- Rare owner-user or investor warehouse opportunity
- Near to DOE in heart of Oak Ridge industrial district

OFFERING SUMMARY

Lease Price	\$7.80/SF MG
Total Building Size	16,128 SF
Power	3-Phase/ 200 AMP
Zoning	IND-1 Light Manufacturing
Clear Heights	~16' Ridge ~13' Eave

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	40,223	\$71,888
10 Miles	137,698	\$81,972
Knox Metro	1,172,792	\$77,766

For Lease
Industrial Property
7,500+ SF | \$7.80/SF



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Industrial Property
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For Lease
Industrial Property
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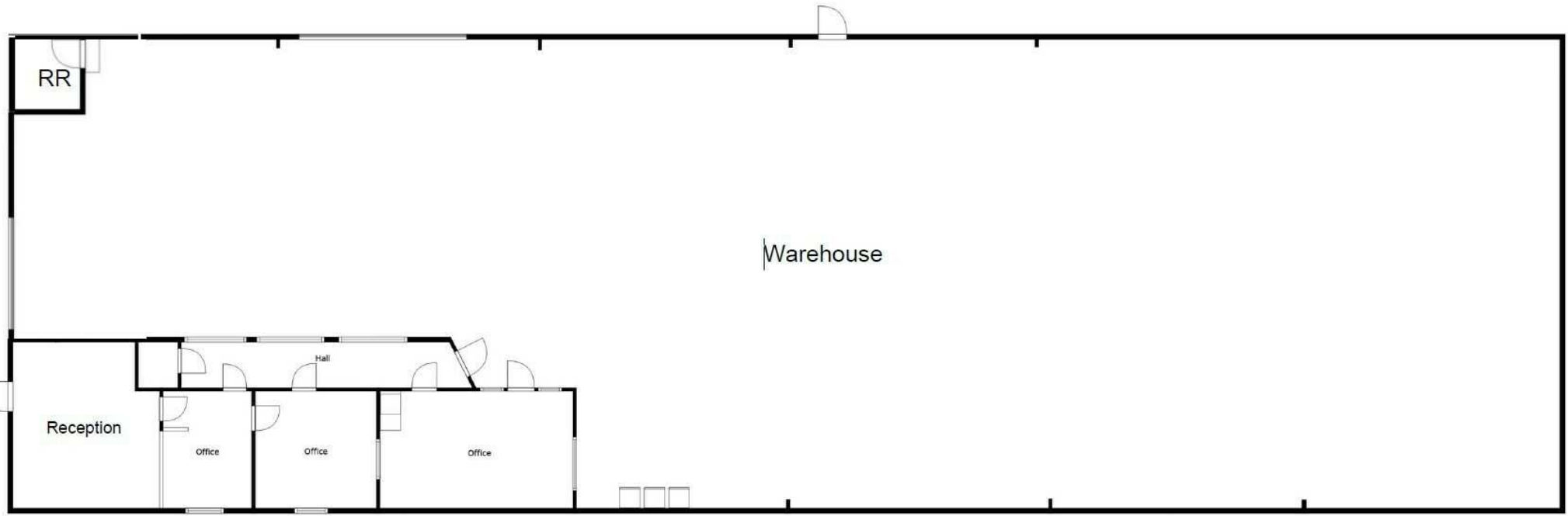
For Lease
Industrial Property
7,500+ SF | \$7.80/SF



Floor Plan

Industrial Property

7,500+ SF | \$7.80/SF



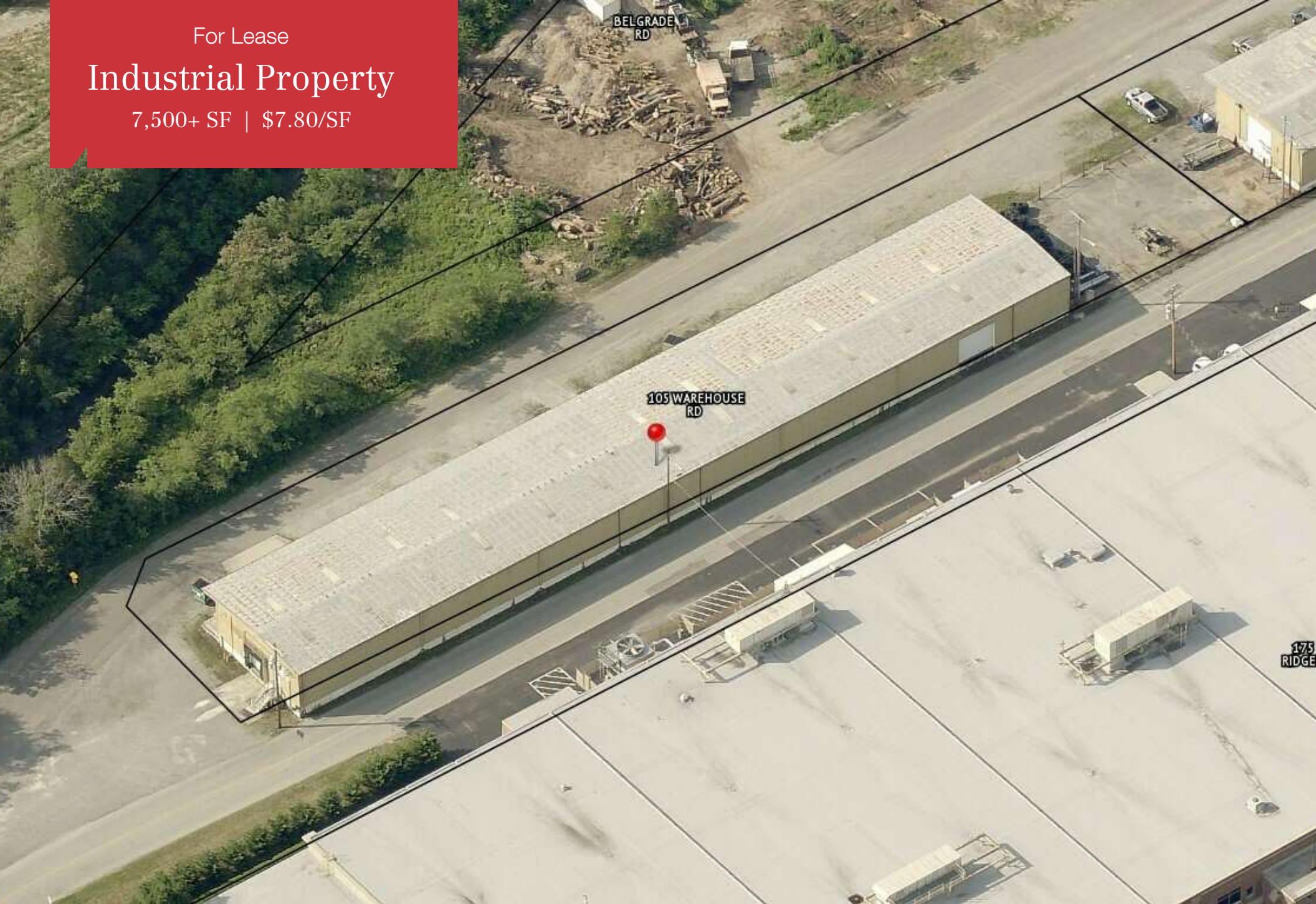
For Lease

Industrial Property

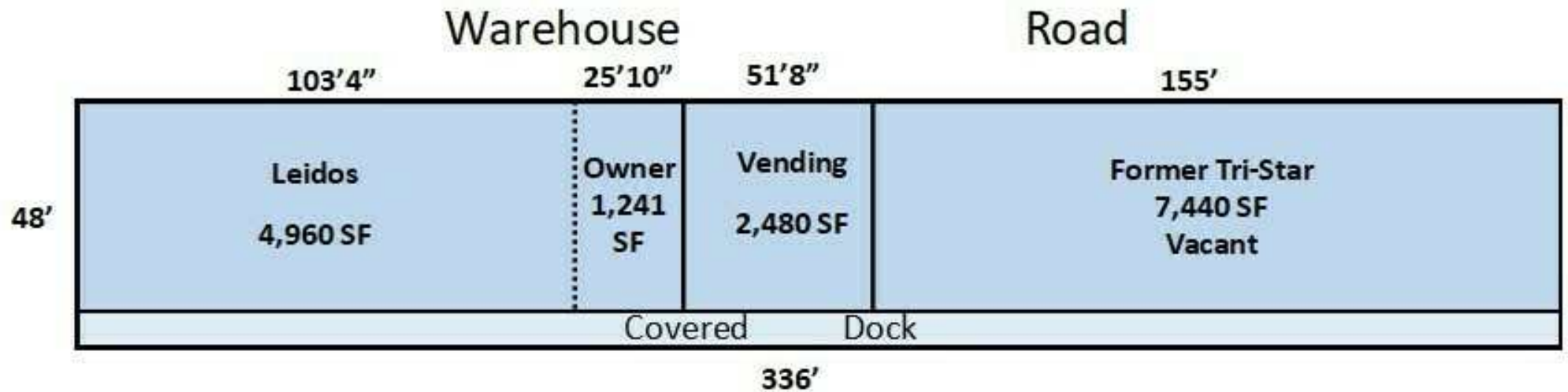
7,500+ SF | \$7.80/SF



For Lease
Industrial Property
7,500+ SF | \$7.80/SF



Building Layout - 105 Warehouse Road



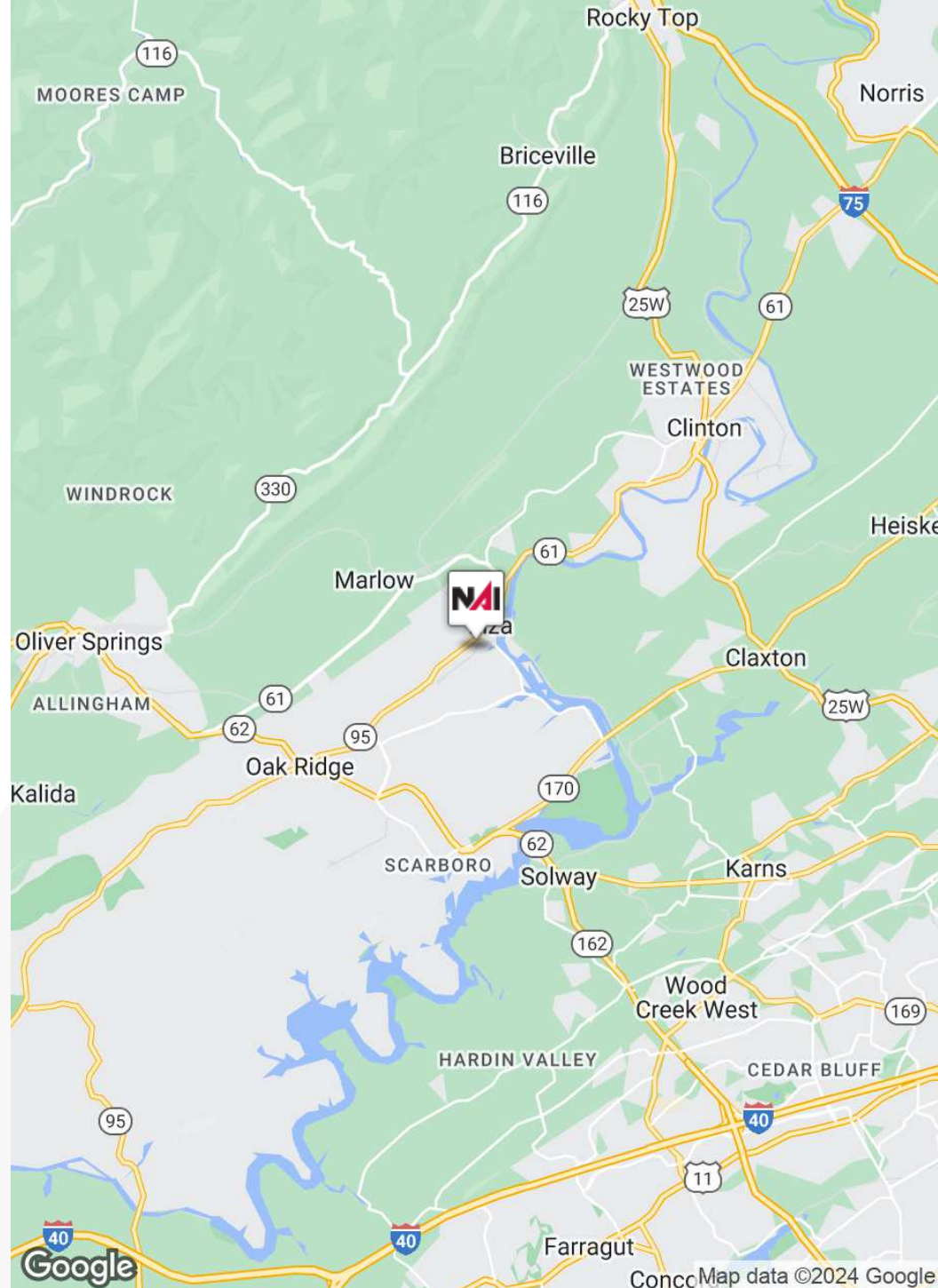
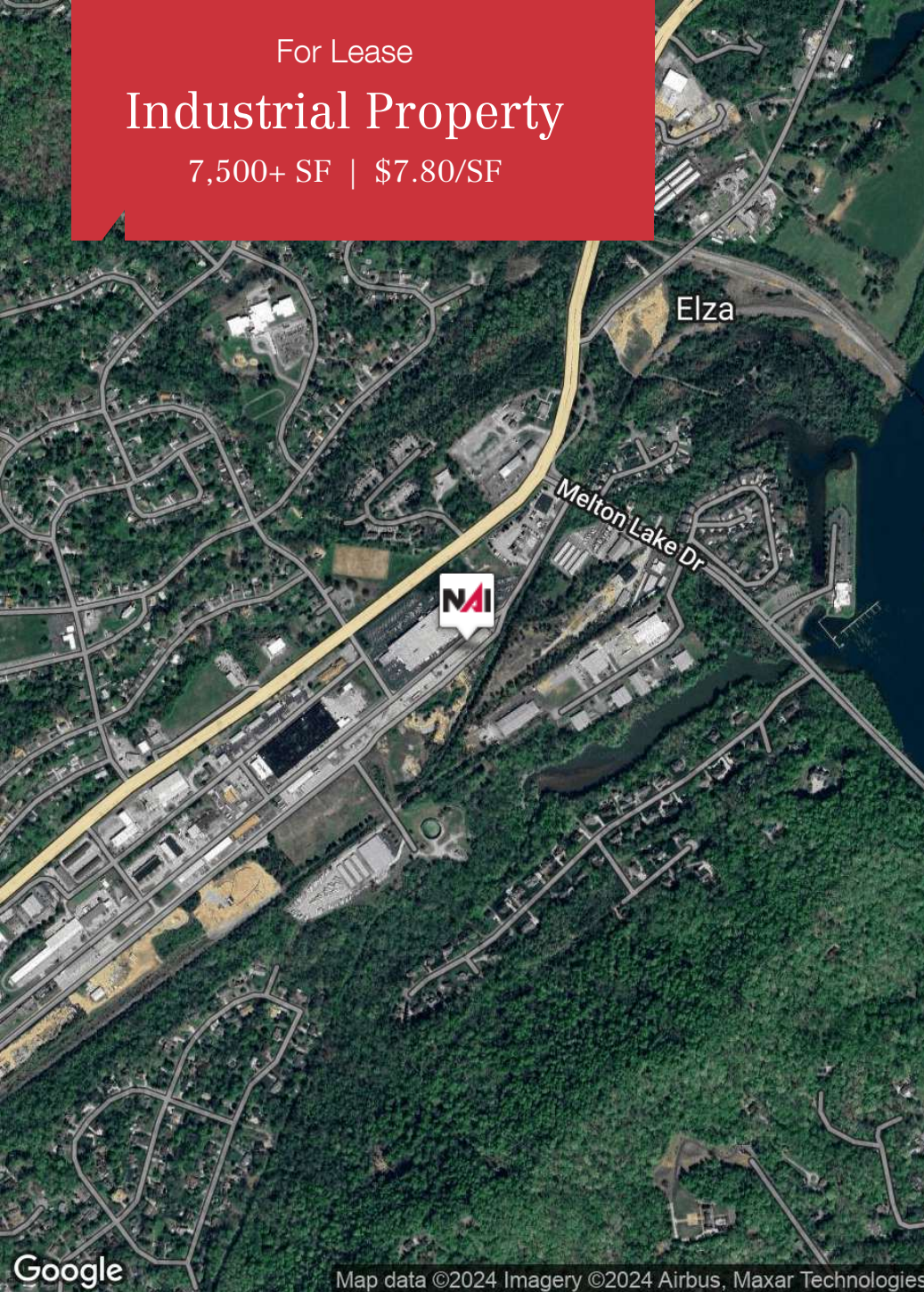
Belgrade

Road

For Lease
Industrial Property
7,500+ SF | \$7.80/SF



For Lease
Industrial Property
7,500+ SF | \$7.80/SF



For Lease

Industrial Property

7,500+ SF | \$7.80/SF



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