



For Lease

**Flex & Yard**

8,841 SF | \$5,500/mo.

**2722 Louisville Rd**

Louisville, TN 37777

## Property Highlights

- Rare opportunity near Smith & Wesson
- Approx. ~1.8 acres of total fenced yard area
- 2,841 SF drive-thru Warehouse with 2 doors
- Nicely finished two story 6,000 SF Office built 2006 with private offices, conference rooms, kitchen, bathrooms and shower facility
- Water - South Blount Utilities | Electric - Ft. Loudon
- Available 2/1/2024

For more information

**Sam Tate, CCIM**

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**Ryan McElveen, MBA**

O: 865 531 6400 | C: 865 567 0232  
rmcelveen@koellamoore.com

### OFFERING SUMMARY

<b>Lease Rate</b>	\$5,500/mo. NNN
<b>Total Yard</b>	~1.8 Acres
<b>Total SF</b>	8,841 SF
<b>Office SF</b>	6,000 SF
<b>Warehouse SF</b>	2,841 SF
<b>Zoning</b>	C-1

### DEMOGRAPHICS

<b>3 Miles</b>	13,646	\$91,284
<b>10 Miles</b>	233,308	\$97,199
<b>Knox Metro</b>	1,172,792	\$77,766



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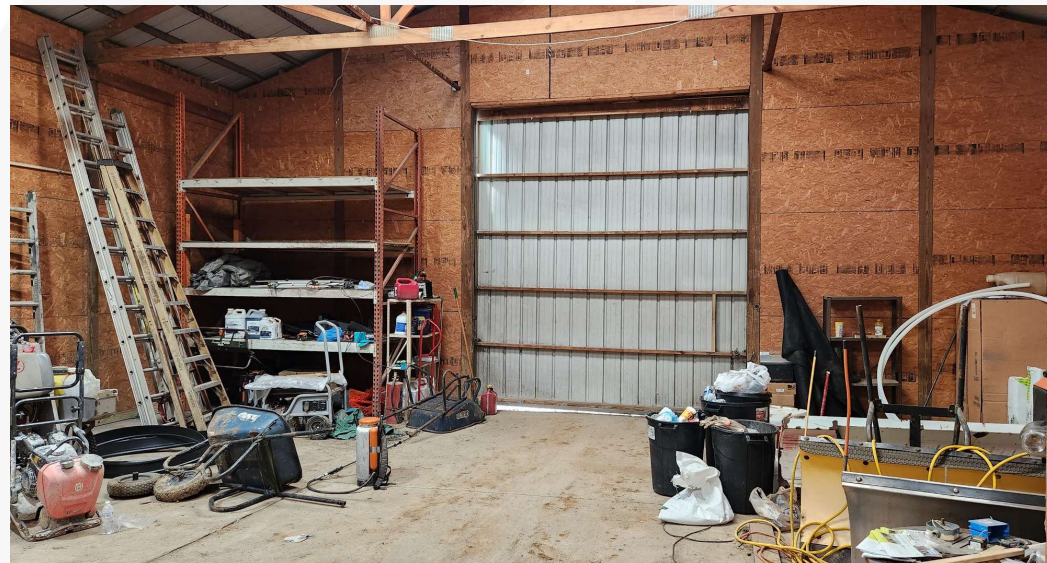


For Lease  
**2-Story Office**  
6,000 SF | Built 2006





## 2,841 SF Warehouse





# Town Of Louisville Zoning

## 11-703. C-1 General Commercial.

The intent of this district is to provide areas for retail trade and services establishments, offices, personal services establishments, and business services establishments oriented primarily toward serving local citizens and other uses compatible with the intent of this district.

It is the intent that this zone and any uses permitted be established with direct access only on arterial roads as shown on the Major Road Plan for the Town of Louisville, specifically: Topside Road and Louisville Road.

Prior to the issuance of any zoning compliance permit, a site plan, prepared in accordance with Section 11-410, shall be submitted to and approved by the Planning Commission for uses permitted in this district.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable sections of this ordinance. (See especially, Chapters 4, 7, and 8).

### 1. Permitted Uses.

- a. Retail trade and services
- b. Business, professional, and personal services
- c. Gasoline service stations, including those with convenience stores, and/or with facilities for minor automobile service activities.
- d. Cultural and social activities, including fraternal clubs and lodges.
- e. One (1) dwelling unit, accessory to and part of another use permitted in this district, intended primarily for occupation by a business owner, manager, or security staff.
- f. Publicly owned buildings and uses
- g. Schools offering general education
- h. Churches
- i. Day care centers
- j. General utility uses
- k. Hotel/motels
- l. Wholesale trade (exterior storage prohibited)

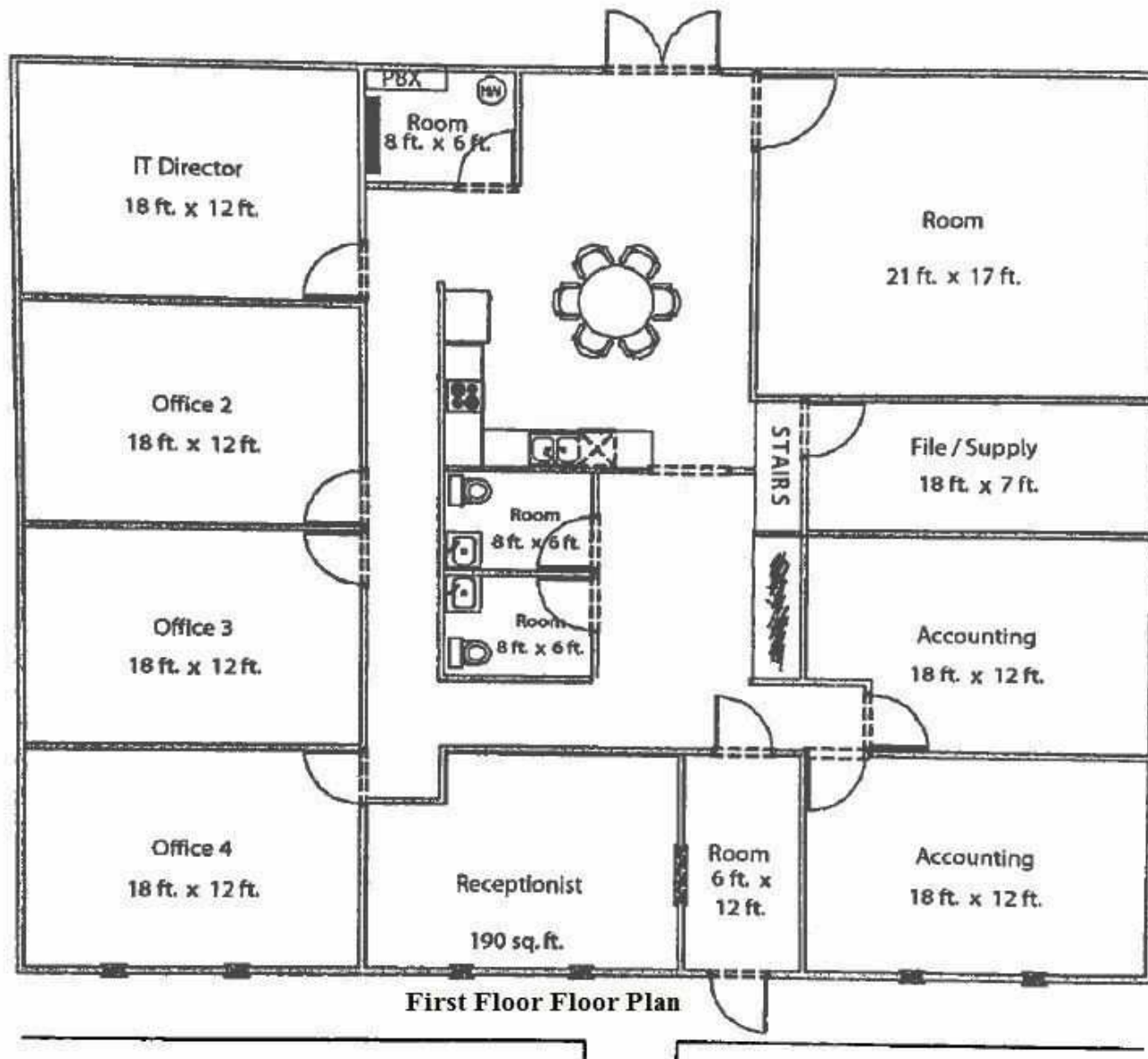
- m. Restaurants
- n. Theaters
- o. Building material sales (exterior storage areas must be screened from adjacent properties and public streets)
- p. Financial institutions
- q. Landscaping services
- r. Sales, rental, and service establishments dealing in construction and farming equipment, automobiles, and boats
- s. Customary accessory buildings, structures, and uses, subject to the requirements of Section 11-507.
- t. Signs, subject to the requirements of Section 11-409.
- u. Off-street parking and access control is required and shall be developed in accordance with the provisions of Sections 11-403 to 406; except that no new off-street parking shall be required for the reuse of existing structures where no additional lot area is available. Any off-street parking that is provided, however, shall meet the applicable provisions of Sections 11-403 to 406 as closely as is practicable.
- v. Temporary uses, subject to the requirements of Section 11-413.

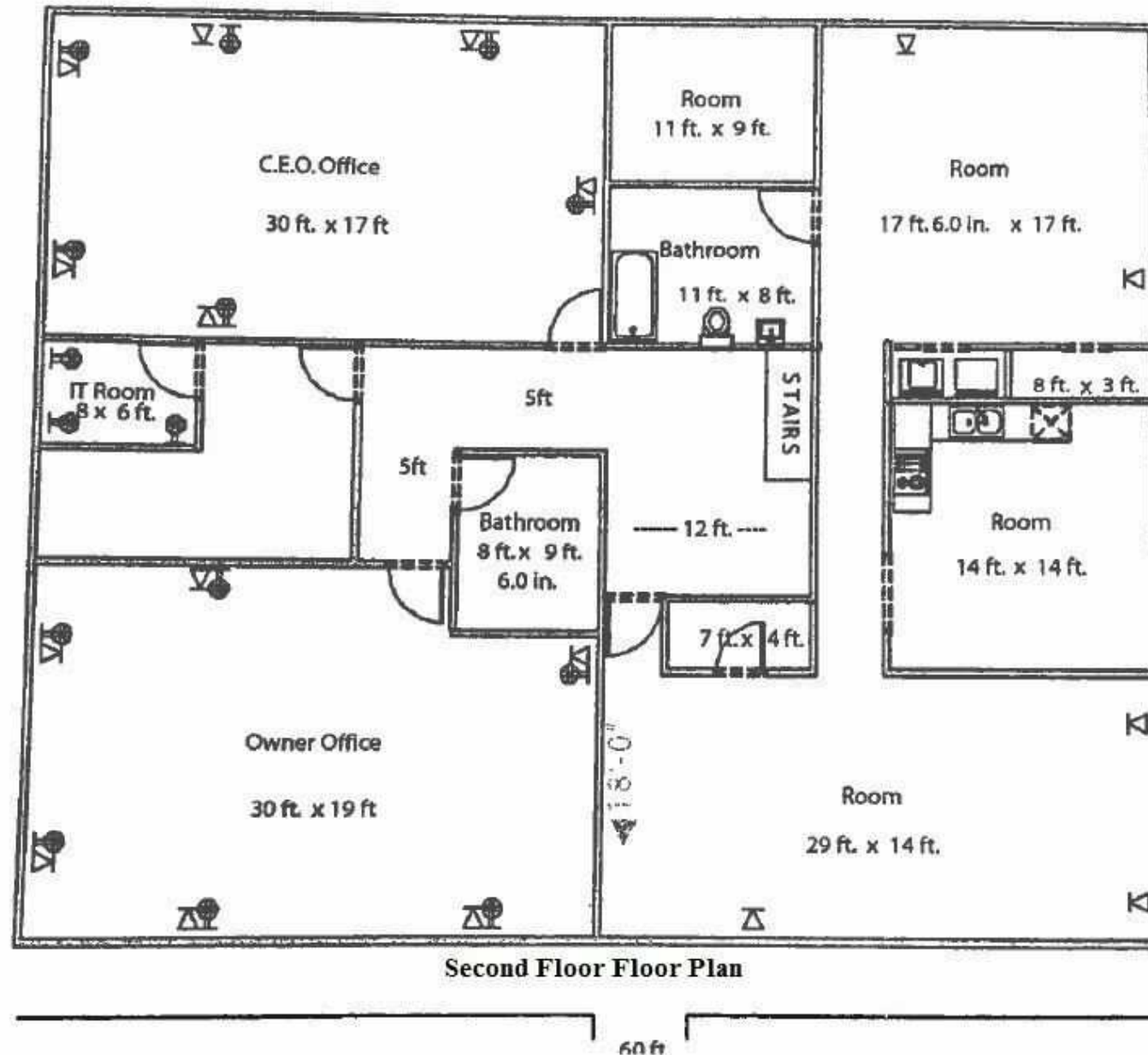
### 2. Special Exception Uses

The following may be permitted after review and finding of the Board of Zoning Appeals that such use is compatible with surrounding land uses and can be supported with existing infrastructure. In approving such use, the board may impose reasonable conditions upon its operation to insure its continued compatibility with surrounding uses. Prior to considering a request for a special exception for the following uses, the board shall advertise a public hearing on the matter at least 10 (ten) days prior to the date of such hearing and shall require the submission of a site plan prepared in accordance with applicable provision of Section 11-410.

- (a) Pain Management Clinic, with the following requirements: clinic shall meet and maintain all licensing and permit requirements of the State of Tennessee, including but not limited to those in TCA 63-1-301, *et seq.*; clinic location shall be 1000 feet from any school, day care facility, park, or church measured from property line to property line; clinic location shall be 300 feet from any residential structure; clinic property abutting an R-1 zoned property (not a public right-of-way) shall be secured from access across property line by a fence no less than 6 feet in height; clinic location and access shall be on an arterial street as shown on the Major Road Plan for Louisville.
3. Prohibited Uses. Any use not listed in permitted uses or special exception uses in subsections 1 and 2 above, including warehouses and commercial or public storage facilities.

## 1st Floor





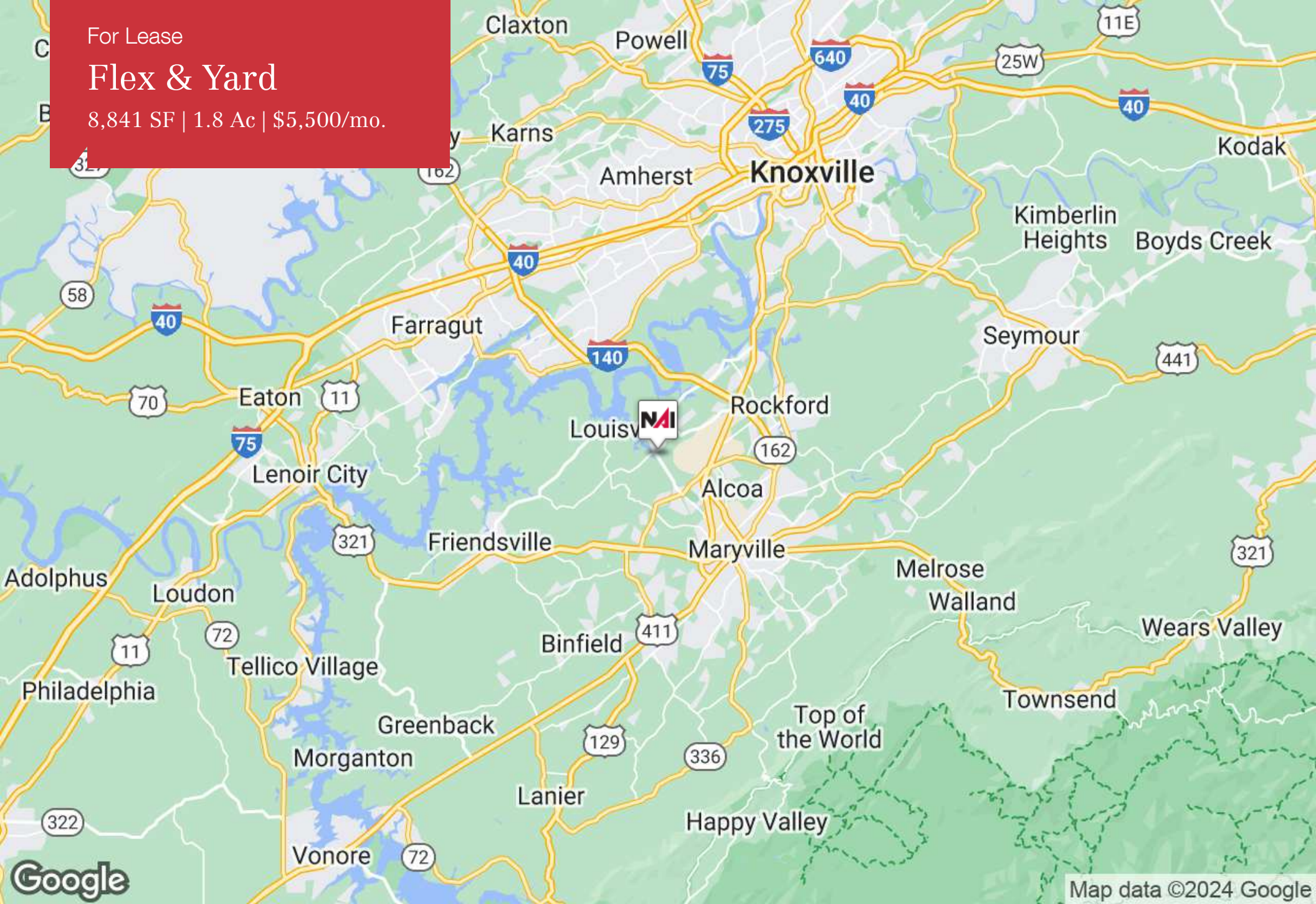
Second Floor Floor Plan



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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

**NAI Koella | RM Moore**  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400



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### RYAN MCELVEEN, MBA

Advisor

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CalDRE #01850467

### 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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