

3433 Pearly Smith Rd

Louisville, Tennessee 37777

Property Features

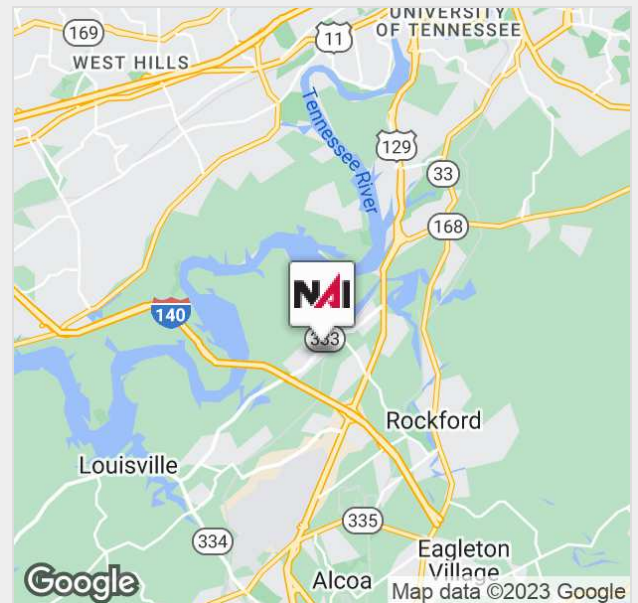
- 35 ft ceilings
- 7.5 ton bridge crane
- 800 amp power
- Fully heated and cooled
- 1 acre plus yard space
- Ideal manufacturing/warehousing facility

Space	Lease Rate	Size (SF)
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Demographics	1 Mile	5 Miles	10 Miles
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Lease Rate

Negotiable



For more information:

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For Lease

35 Ft Ceiling, 800 Amp Manufacturing/Distribution Facility

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35 Ft Ceiling, 800 Amp Manufacturing/Distribution Facility

Property Summary

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.6 Acres
Building Size:	16,000 SF
Grade Level Doors:	3
Dock High Doors:	1
Ceiling Height:	35.0 FT
Year Built:	1992
Renovated:	2001
Zoning:	Blount County Suburbanizing with established manufacturing/ind use.
Market:	Knoxville
Sub Market:	Maryville/Alcoa
Cross Streets:	Pearly Smith and Topside
Traffic Count:	0

Property Overview

This industrial property offers high ceilings, 800 amp power, fully heated and cooled work space, 7.5 ton bridge crane, 35 foot ceilings, 2 oversized grade level doors and yard space. Located less than 1 mile from Pellissippi Parkway, quick interstate access provides ease of travel to all points within the Knoxville MSA and beyond.

Offering over an acre of yard space, this parcel is perfect for manufacturing and distribution needs. It is currently built out as exclusive heated and cooled warehouse/manufacturing space, however there is plenty of room to add an office if desired.

Location Overview

Convenient location less than 1 mile from Pellissippi Parkway, providing quick interstate access to all regional locations via Interstates-I-40/I-75/I-81.

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