For Lease

Industrial

3433 Pearly Smith Rd

Louisville, Tennessee 37777

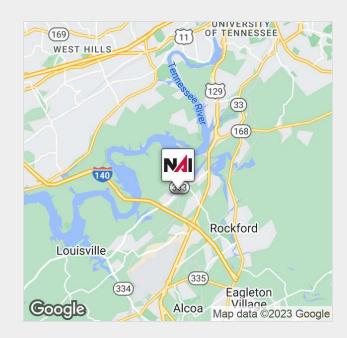
Property Features

- 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)
Demographics	1 Mile	5 Miles	10 Miles

Lease Rate

Negotiable



For more information:

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NAI Koella | RM Moore 255 N Peters Road, Suite 101 +1 865 531 6400 For Lease

35 Ft Ceiling, 800 Amp Manufacturing/Distribution Facility

35 Ft Ceiling, 800 Amp Manufacturing/Distribution Facility

Property Summary

Available SF:

Lease Rate:NegotiableLot Size:1.6 AcresBuilding Size:16,000 SFGrade Level Doors:3

Dock High Doors:1Ceiling Height:35.0 FTYear Built:1992

Renovated: 2001
Zoning: Blount County

Zoning: Blount County
Suburbanizing with

established

manufacturing/ind use.

Market:KnoxvilleSub Market:Maryville/AlcoaCross 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.



