

FOR LEASE

9,070 sf Warehouse w/ Office Off Alcoa Highway in Louisville

4430 Singleton Station Road, Suite B, Louisville, TN 37777

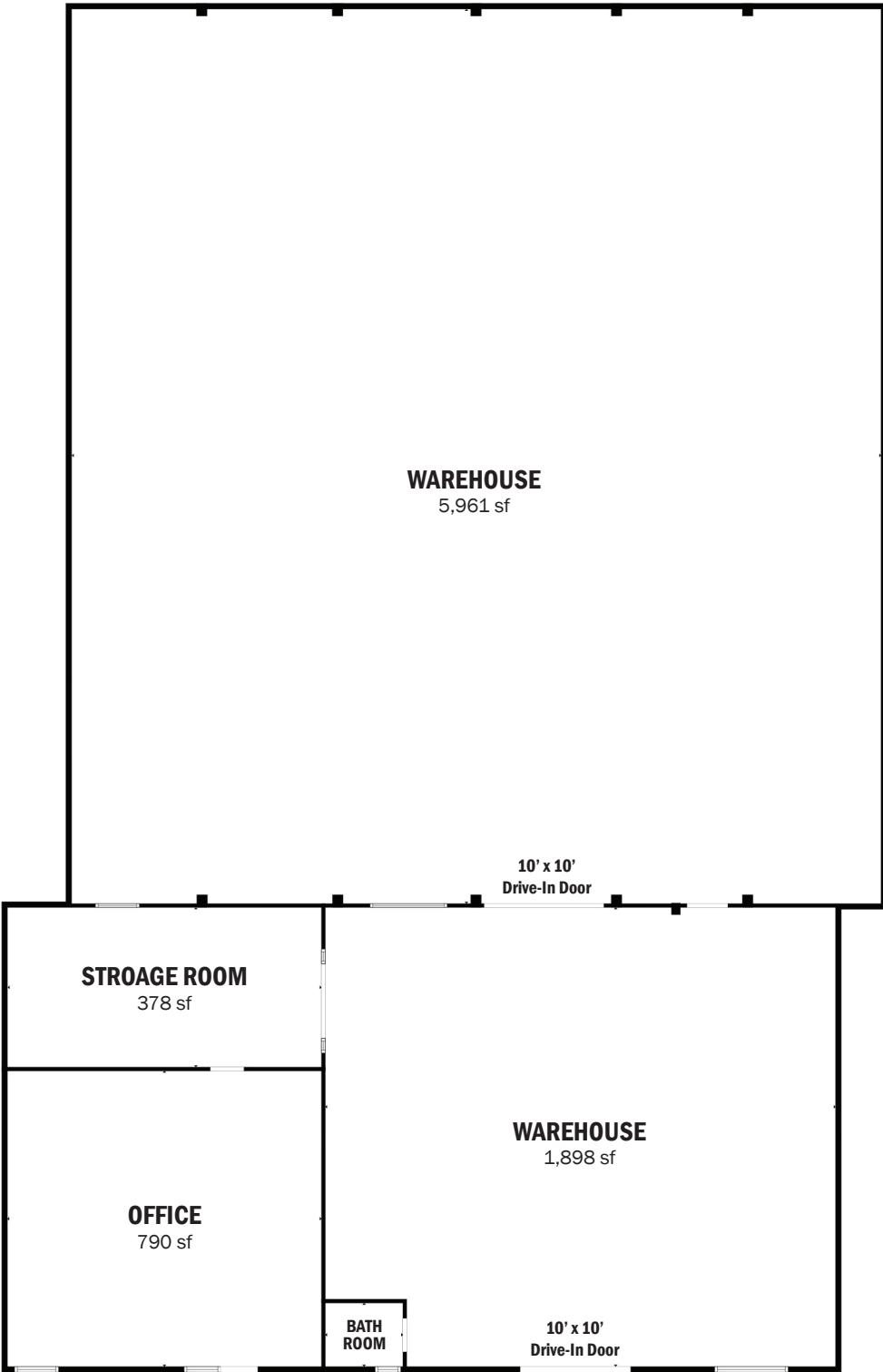


PROPERTY HIGHLIGHTS

The approximately 9,070-sf space features 790 SF of office space and 8,280 SF of warehouse/storage space. The warehouse features 11' ceilings, a 10' x 10' drive-in door and convenient access to a 4' high shared loading dock, making the property well suited for a variety of warehouse, storage, distribution, contractor and service uses. Modified Gross Lease.

- 9,070 sf Total (790 sf Office & 8,280 sf Warehouse)
- One 10' x 10' Drive-In Door
- 11' Ceiling Height
- 4' Shared Loading Dock
- 200 Amp, 120/240 Volt Single Phase Electric
- 3 Phase Power Available
- Zoned S: Suburbanizing (See Building Use Documents)
- Great Location Convenient to Alcoa Hwy, McGhee Tyson Airport, Maryville, Downtown Knoxville & Pellissippi Parkway
- Modified Gross Lease
- Tenant Responsibilities: Electricity, Interior Maintenance / Repairs, Liability Insurance
- Landlord Responsibilities: Roof, Structure, Foundation, Water, Building Insurance, Trash, Property Taxes

FLOOR PLAN



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

Furrow • Strickland
REAL ESTATE SERVICES

CONTACT INFORMATION

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Wes Cate

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