

Base Pointe Building 1

3216 Wrights Ferry Rd, Louisville, TN 37777



Listing ID:	30484655
Status:	Active
Property Type:	Office For Sale
Office Type:	Business Park, Institutional
Gross Land Area:	3.25 Acres
Sale Price:	\$1,620,000
Unit Price:	\$84.14 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Loading:	2 Docks, 3 Doors
Ceiling:	17 ft.
Tax ID/APN:	005017 05600
Zoning:	PLANNED COMMERCIAL/LIGHT MANUFACTURING UNIT DEVELOPMENT E-2 (ALCOA)
Property Use Type:	Investment
Class of Space:	Class B
Building/Unit Size (RSF):	19,253 SF
Cap Rate:	8.48%
Property Visibility:	Excellent
Highway Access:	Located in the southwest quadrant of the I-140 and Alcoa Highway interchange.
Year Built:	2003
Construction/Siding:	Block, Steel Frame, Stucco
Parking Ratio:	4 (per 1000 SF)
Parking Type:	Surface



Overview/Comments

Avison Young is pleased to offer to qualified investors the opportunity to purchase a building leased to three tenants ("Offering"). The Offering is a one-building, multi-tenant flex complex in Base Pointe Business Park. Base Pointe is a 38-acre business park located along I-140 (Pellissippi Parkway) in between two interchanges. The offering is 3.25 acres and is improved with a 19,253 square foot building that was originally built in 2003.