

Roane Regional- Build To Suit

Sam Rayburn Parkway, Lenoir City, TN 37771



Listing ID: 30392440
Status: Active
Property Type: Industrial For Lease
Industrial Type: Free-Standing, Industrial-Business Park
Contiguous Space: 20,000 - 100,000 SF
Total Available: 100,000 SF
Lease Rate: \$5.50 PSF (Annual)
Base Monthly Rent: \$45,833
Lease Type: NNN
Nearest MSA: Knoxville
County: Loudon
Tax ID/APN: 073050 02400



ROANE REGIONAL BUSINESS PARK

Delivery Type: Build-to-Suit Lease
Location: Sam Rayburn Pkwy
Lease Rate: \$5.50 PSF NNN
Size: 20,000 SF and Up
Site: 10 - 50 acres
Floor: 6" 4,000 psi concrete
Structure: PEMB
Roof: Standing Seam
Loading Docks: Four
Walls: 8' Split face masonry
HVAC: Gas heaters



CONTACT INFORMATION
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Overview/Comments

New construction build-to-suit lease. 20,000 to 100,000 SF. Proposed building will have 25' to 30' eaves, wet sprinkler, ample docks and grade level doors and 6" slab. Outstanding location just minutes from the junction of I-40 and I-75.

