



INDUSTRIAL PROPERTY FOR LEASE

PROPERTY OVERVIEW

8,000 square foot warehouse with room for expansion or outdoor storage. There is room on the site to expand the building to 16,000 square feet. The building is fully sprinkled, has two dock doors, and a grade-level door. 400 amp panel, 120/280 volt, 3-phase power. The property was recently purchased and the new owner has removed the previous office space and restrooms. The owner will finish the office to suit a new tenant's need at an additional cost to the base lease price.

1625

ROBERT C JACKSON DRIVE
MARYVILLE, TN

Brian Tapp, CCIM
Senior Vice President
865.450.8883
brian.tapp@avisonyoung.com



Platinum member



OFFERING SUMMARY

Available SF:	8,000 - 16,000 SF
Lease Rate:	\$7.50 SF/yr (NNN)
Lot Size:	2.9 Acres
Year Built:	1990
Building Size:	8,000
Renovated:	2020
Zoning:	Industrial
Traffic Count:	15,260

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PROPERTY HIGHLIGHTS

- Located next to Denso
- Robert C Jackson Road being expanded
- Room for expansion or outdoor storage
- Floor drains
- Sprinkled

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Lease Rate	\$7.50 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial
APN #	056 062.2
Lot Frontage	299.79 ft
Lot Depth	681.45 ft
Traffic Count	15260
Traffic Count Street	Robert C Jackson
Rail Access	No

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Restrooms	0
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	Robert C Jackson Warehouse
Street Address	1625 Robert C Jackson Drive
City, State, Zip	Maryville, TN 37801
County	Blount
Cross-Streets	Hwy 321
Nearest Highway	Hwy 321 - One Minute
Nearest Airport	TYS - Nine Minutes

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Single
Number of Cranes	0
Ceiling Height	20 ft
Minimum Ceiling Height	18 ft
Office Space	0 SF
Number of Floors	1
Year Built	1990
Year Last Renovated	2020
Column Space	24 ft
Warehouse %	100.0%
Framing	Steel
Condition	Good
Roof	Metal
Free Standing	Yes
Exterior Walls	Pre-Engineered Metal
Office Buildout	None

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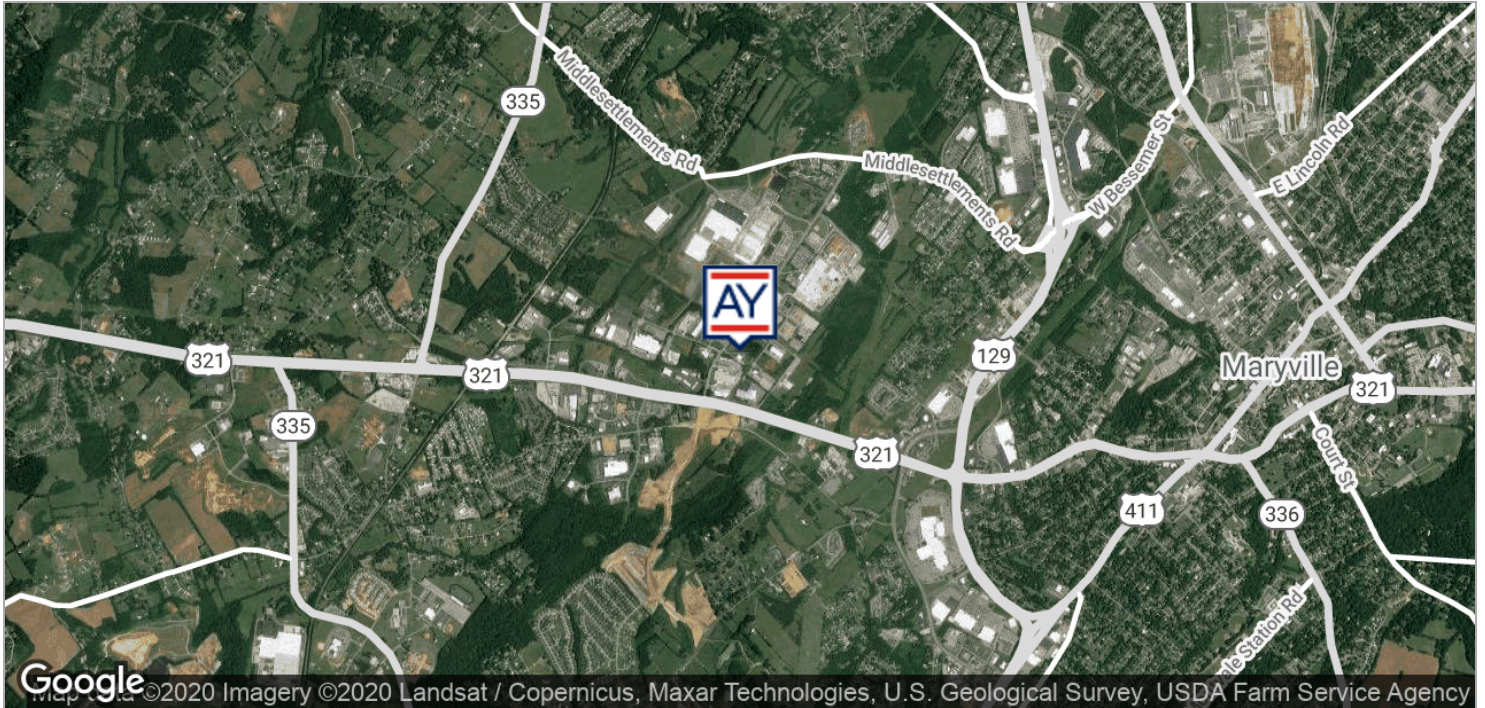


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1625 Robert C Jackson Drive Maryville, TN 37801

Industrial Property For Lease

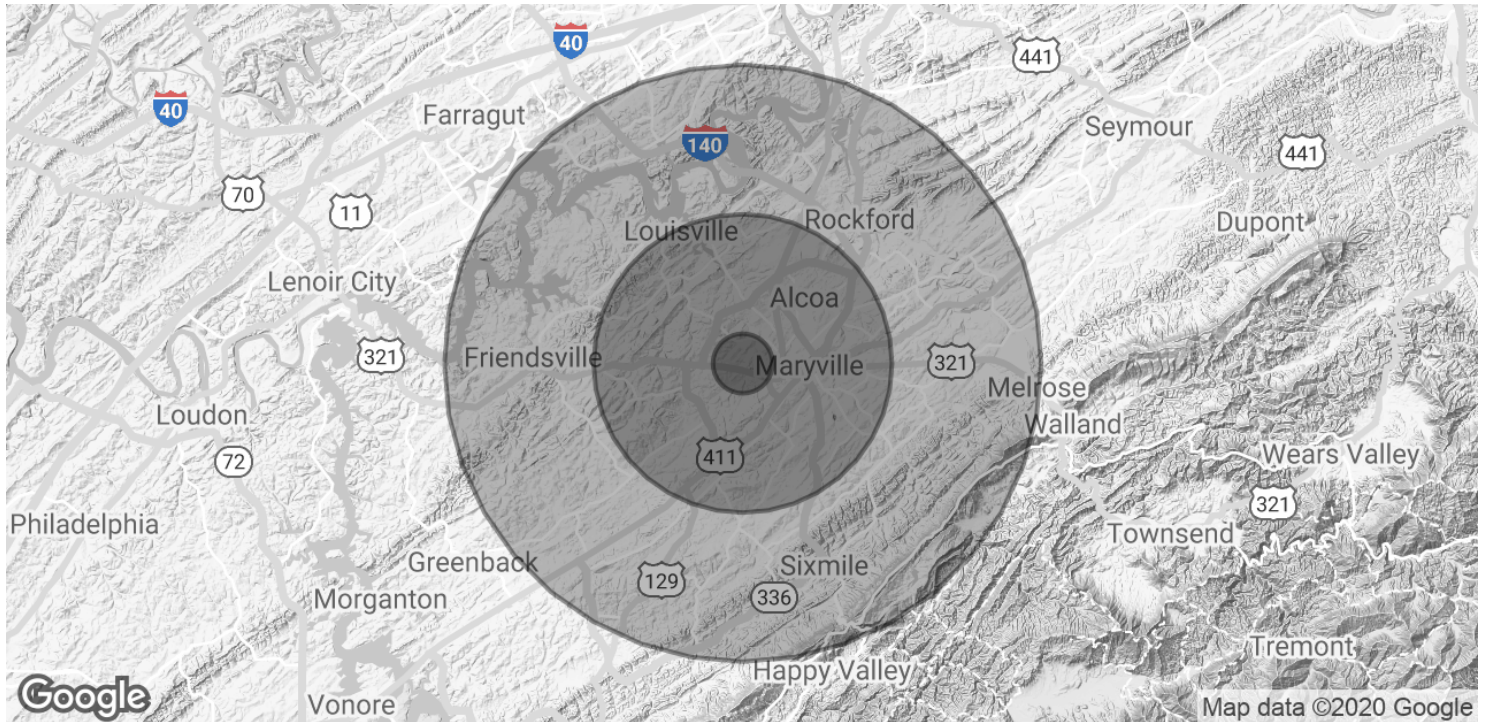


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,792	58,461	148,456
Average age	37.3	38.6	39.5
Average age (Male)	34.5	37.1	38.5
Average age (Female)	39.2	40.1	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,180	23,218	58,300
# of persons per HH	2.4	2.5	2.5
Average HH income	\$46,911	\$59,416	\$71,661
Average house value	\$161,504	\$173,251	\$208,805

*Demographic data derived from 2010 US Census

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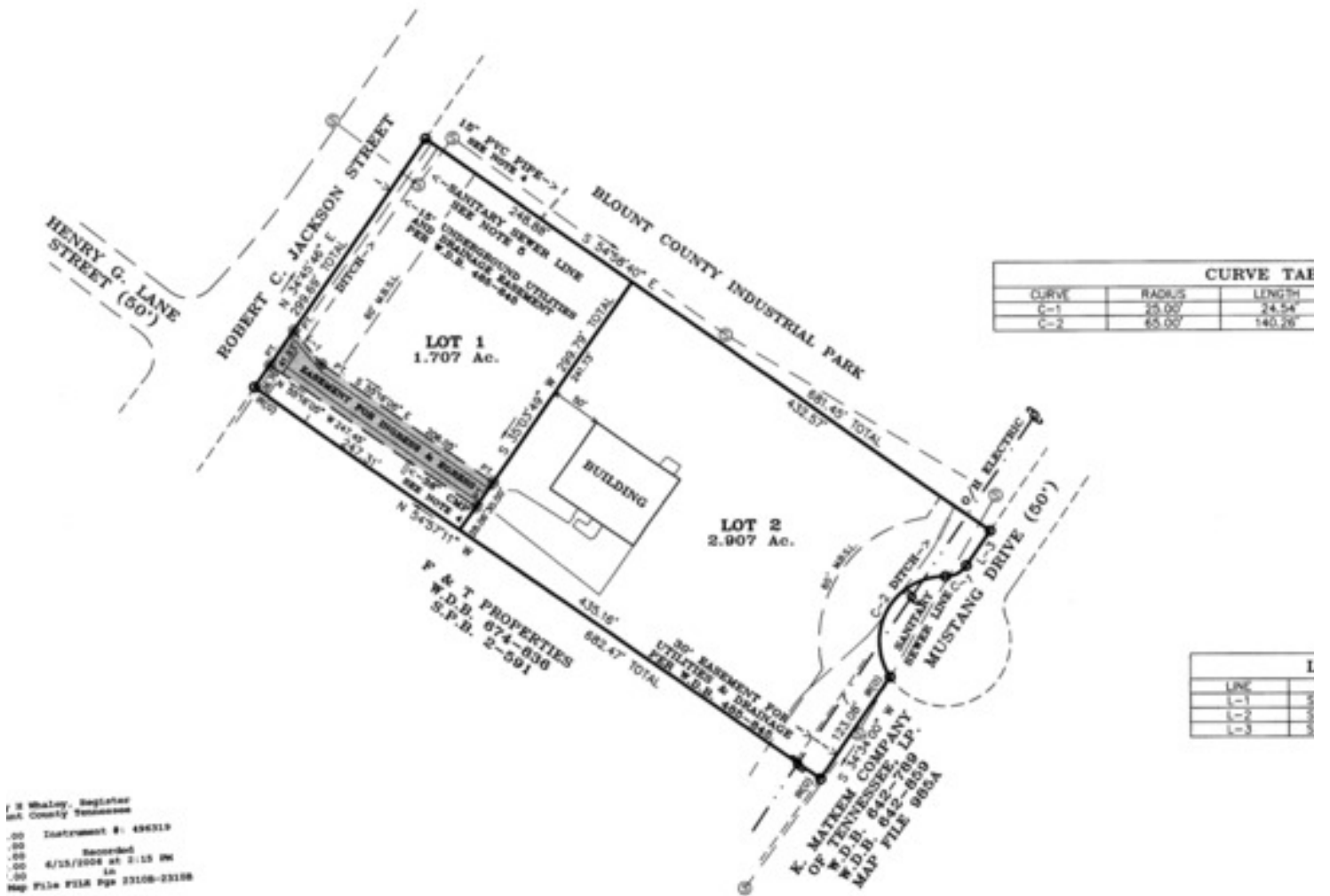
Senior Vice President

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Map File # 2310B

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J. S. Whaley, Register
 Mt. County Tennessee
 Instrument # 494319
 Recorded
 6/15/2008 at 2:15 PM
 Map File # 2310B Page 2310B-2310B



2310B

CERTIFICATE
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER



CU
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