

Warehouse / Office

1741 Triangle Park Dr, Maryville, TN 37801



Listing ID: 30355874
Status: Active
Property Type: Industrial For Lease
(also listed as Office)
Industrial Type: Free-Standing, Industrial-Business Park
Contiguous Space: 16,250 SF
Total Available: 16,250 SF
Lease Rate: \$7.50 PSF (Annual)
Base Monthly Rent: \$10,156
Lease Type: Absolute NNN
Loading: 1 Dock
Ceiling: 24 ft.



Overview/Comments

- *16,250 total SF = (5,292 SF office + 10,958 SF warehouse) OR
- *5,292 SF office + 5,666 SF warehouse w/concrete floor & 24' ceiling + 5,292 SF warehouse w/wooden floor, mezzanine & 8' - 10' ceiling
- *Dock Door 8'w x 10' h with Leveler
- *Approximately 30+ Parking
- *24' Warehouse Ceiling
- *600 AMP, 3-Phase Electrical
- *Warehouse Heated & Cooled

More Information Online

<http://cbcww.catylist.com/listing/30355874>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	056 062.30	Zoning:	I
Industrial Type:	Free-Standing, Industrial-Business Park, Warehouse/Distribution	Building/Unit Size (RSF):	16,250 SF

Available Space

Suite/Unit Number:	1741	Lease Rate:	\$7.50 PSF (Annual)
Space Available:	16,250 SF	Lease Type:	Absolute NNN
Minimum Divisible:	16,250 SF	CAM Expenses:	\$2.50 PSF (Annual)
Maximum Contiguous:	16,250 SF	Kitchen/Breakroom:	Yes
Space Description:	Nice, clean space.	Parking Spaces:	0
Space Type:	Relet	Loading Docks:	1
Date Available:	12/01/2018	Ceiling Height:	24
Lease Term (Months):	60 Months		

Area & Location

Site Description: Located in Triangle Park Business Park with visibility from Hwy 321/W Lamar Alexander Parkway.

Area Description Near Denso, Toyota, Moomba Boats, OKAYA and other large manufacturers. Convenient to Hwy 321 and other main highways. Across from Harley Davidson Dealership and Ritchie Tractor (John Deere). Corner of Hwy 321 and Robert C Jackson Dr. Enter Triangle Office Park, then turn left to third building back from left side. Freestanding building visible from Hwy 321/Lamar Alexander Pkwy.

Building Related

Tenancy:	Single Tenant	Property Condition:	Excellent
Total Number of Buildings:	1	Year Built:	1995

Exterior Description:	Masonry and metal building / Windows in offices.	Freight Elevators:	0
Parking Type:	Surface	Amps:	600
Passenger Elevators:	0	X-Phase:	3-Phase

Interior Description Clean warehouse and offices / heavy duty fire doors throughout offices / warehouse mezzanine above offices, which could be used as warehouse or offices.

Location

Address: 1741 Triangle Park Dr, Maryville, TN 37801
County: Blount
MSA: Knoxville



Property Images



2. Front



3. Rear



4. Rear



5. Rear



6. HVAC



7. Office



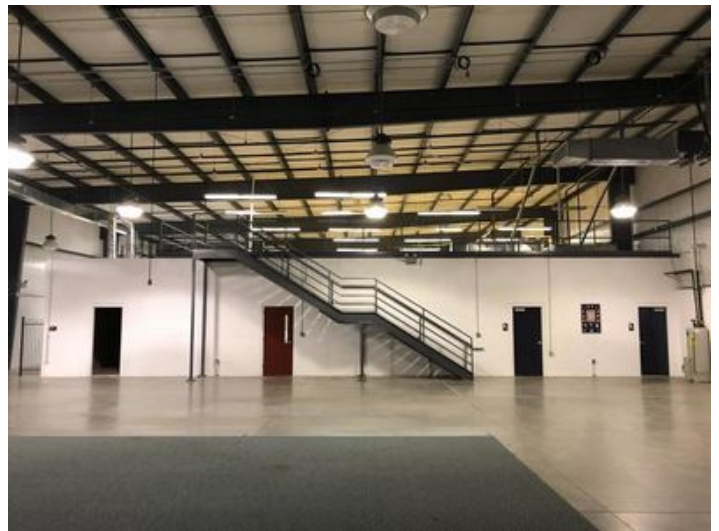
9. Mezzanine



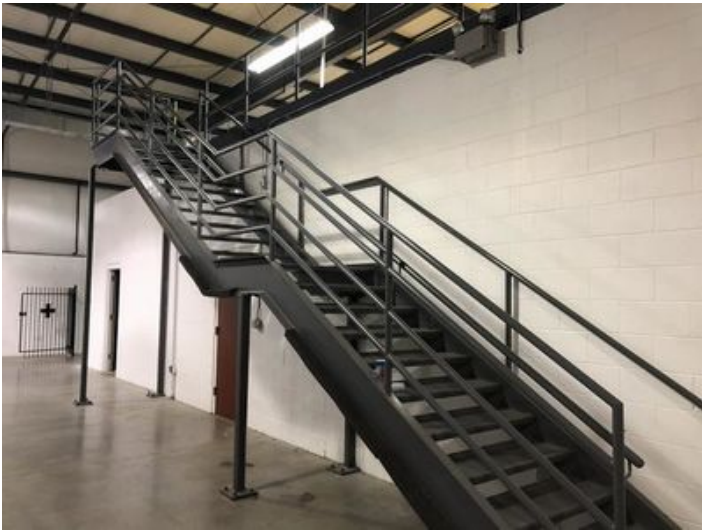
10. Warehouse



8. Office



11. Warehouse



12. Warehouse



14. Zoning Map



13. Tax Map



15. Aerial

Property Contacts



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