

# 5000 SF office/warehouse on Hwy 70 Commercial Park



255 Kevin Ln, Lenoir City, TN 37772

Listing ID:	30297360
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Industrial-Business Park, Mixed Use
Contiguous Space:	5,600 SF
Total Available:	5,600 SF
Gross Land Area:	5,000 SF
Lease Rate:	\$3,920 (Monthly) \$8.40 PSF (Annual)
Base Monthly Rent:	\$3,920
Lease Type:	Net Lease
Nearest MSA:	Knoxville
County:	Loudon
Tax ID/APN:	007pa001.00
Zoning:	C2
Gross Building Area:	5,000 SF
Building/Unit Size (RSF):	5,000 SF

Map for Parcel Address: 255 Kevin Ln TN Parcel ID: 007P A 001.00



## Overview/Comments

Great opportunity to lease very rare commercial property that fronts Hwy 70 in-between Lenoir City and Farragut (Knox County). An area of about 130' x 170' has been graded and is fenced. Hwy 70 Commercial Park is zoned Loudon County C2 (NO CITY TAXES). No property owner's association dues. Great visibility and incredible access to both I-40 and I-75, as well as Farragut, West Knoxville, etc. This property can be ground leased or a 'built to suit' for lease is an option. Proposed building is a 5000 SF office/warehouse, 14 ft ceilings, 12x12 O/H door, 750 +/- SF of class A office, and plenty of on-site parking.

From Ace Hardware (13,800 Kingston Pike in Farragut), go west on Highway 70 approx 1 mile to Left on Kevin Lane. Property is the southeast corner fronting both Highway 70 and Kevin Lane. Lot 1 of the Hwy 70 Commercial Park.

