

# Blair Bend Warehouse & Office Space

## 322 Blair Bend Rd, Loudon, TN 37774



Listing ID:	30561373
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Industrial-Business Park, Light Industrial
Contiguous Space:	10,000 SF
Total Available:	10,000 SF
Gross Land Area:	1.05 Acres
Lease Rate:	\$5.88 PSF (Annual)
Base Monthly Rent:	\$4,900
Lease Type:	Modified Gross
Nearest MSA:	Knoxville
County:	Loudon
Loading:	1 Dock, 1 Door
Ceiling:	12 ft.
Office SF:	2,772 SF
Drive-In Bays:	1 Bay
Tax ID/APN:	053041 01700
Gross Building Area:	10,000 SF
Building/Unit Size (RSF):	10,000 SF
Year Built:	1997
Construction/Siding:	Aluminum Siding



### Overview/Comments

Great opportunity in Blair Bend Industrial Park. This building offers ample warehouse and office space and is located in a vital area. The owner will consider selling with owner financing.