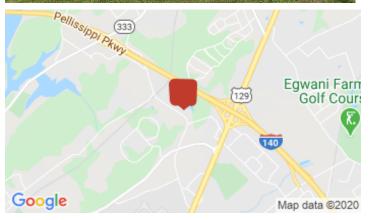
## **Base Pointe Business Park | Building |** 3224 Wrights Ferry, Louisville, TN 37777

Listing ID: Status: Property Type: Industrial Type: **Contiguous Space:** Total Available: Lease Rate: **Base Monthly Rent:** Lease Type: Nearest MSA: County: Loading: Drive-In Bays: Tax ID/APN: Year Built: Parking Ratio: Parking Type:

30315594 Active Industrial For Lease Flex Space, Industrial-Business Park 6.732 SF 6,732 SF \$8.25 PSF (Annual) \$4,628 NNN Knoxville Blount 1 Dock, 1 Door 1 Bay 017 056.00 2003 4 (per 1000 SF) Surface







## **Overview/Comments**

Class A flex space available at Base Pointe Business Park. Great location off I-140 (Pellissippi Parkway) and Alcoa Highway. Base Pointe is located about three minutes to McGhee Tyson Airport. Great for companies that ship via air freight frequently or last minute. Ample front door parking and fantastic curb appeal. Loading dock, drive-in door and 3-phase electric.

6,732 SF Flex space with approximately 51% conditioned warehouse space. The warehouse has a large drive in door and access to a common outside dock.

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