

Base Pointe Business Park I Building I

3224 Wrights Ferry, Louisville, TN 37777



Listing ID:	30315594
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Industrial-Business Park
Contiguous Space:	6,732 SF
Total Available:	6,732 SF
Lease Rate:	\$8.25 PSF (Annual)
Base Monthly Rent:	\$4,628
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Blount
Loading:	1 Dock, 1 Door
Drive-In Bays:	1 Bay
Tax ID/APN:	017 056.00
Year Built:	2003
Parking Ratio:	4 (per 1000 SF)
Parking Type:	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.