

Virtual Building - Occupancy in 180 days. 4 acres for Build to Suit Industrial or Flex Space; 42,500 sf. Inside City of Maryville, zoned industrial.

**ED Contact**

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Building Information			
<b>Building Types:</b>	Industrial, Quick-Turn/Spec	<b>Ownership:</b>	Private
<b>Property ID:</b>	77752	<b>Ceiling Height:</b>	24-28
<b>Building Size:</b>	42,500	<b>Sprinklered:</b>	Yes
<b>Total Available (sq ft):</b>	42,500	<b>Updated:</b>	6/27/2017
<b>Site Size (acres):</b>	4.02	<b>Number of Stories:</b>	1
<b>Multi-tenant Building:</b>	Yes	<b>Number of Truck Docks:</b>	8
<b>Business/Industrial Park:</b>	Yes	<b>Sprinkler Type:</b>	Group II Hazard
<b>Zoning:</b>	Industrial	<b>Warehouse (sq ft):</b>	39,500
<b>Office Area (sq ft):</b>	3,000	<b>Number Of Parking Spaces:</b>	78
<b>Cranes:</b>	No	<b>Parking:</b>	Yes
<b>Number of Drive In Doors:</b>	8		

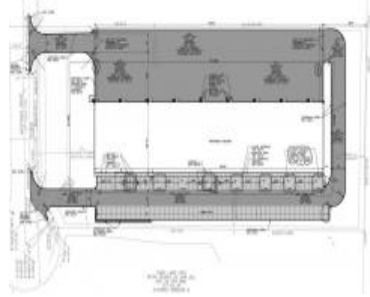
Pricing Terms			
<b>For Sale:</b>	Yes	<b>For Lease:</b>	Yes
<b>Sale Price:</b>	\$2,750,000.00	<b>Lease Type:</b>	Triple Net
<b>Price Negotiable:</b>	Yes		

Geographic/Transportation Information			
<b>Latitude:</b>	35.7583226	<b>Highway Name 3:</b>	73
<b>Longitude:</b>	-84.0083394	<b>Distance to Highway 3:</b>	1
<b>County:</b>	Blount	<b>Interstate Name:</b>	40
<b>Rail Access:</b>	No	<b>Distance to Interstate:</b>	15
<b>Highway Name:</b>	321	<b>Interstate Name 2:</b>	75
<b>Distance to Highway:</b>	1	<b>Distance to Interstate 2:</b>	15
<b>Highway Name 2:</b>	129	<b>Airport Name:</b>	McGhee Tyson
<b>Distance to Highway 2:</b>	1	<b>Distance to Airport:</b>	3

Utility Information			
<b>Service to Property (Distribution):</b>	Yes	<b>Water On Site:</b>	Yes

<b>Electric Provider:</b>	Maryville Utility Board
<b>Gas On Site:</b>	Yes
<b>Gas Provider:</b>	Public - Natural Gas

<b>Water Provider:</b>	Public
<b>Sewer On Site:</b>	Yes
<b>Sewer Provider:</b>	Public



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