

For Sale

Industrial Property

25,000 SF | N/A



Offering Memorandum

Dandridge Warehouse

990 Epco Drive, Dandridge, TN 37725



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25,000 SF | N/A

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Section 1

Property Information



Executive Summary



LOT SIZE: 5.17 Acres

BUILDING SIZE: 25,000 SF

YEAR BUILT: 2001

ZONING: Commercial

MARKET: Morristown

SUB MARKET: Dandridge

Property Overview

Two-building warehouse on 5 acres, with a combined total square footage of approximately 25,000 (15,000 + 10,000).

Eave height: approx. 12ft, ridge height: approx. 16ft., 7 loading docks, 3-phase power 480 V (per seller's info).
SALE OF PROPERTY IS PENDING.

The warehouse was previously a furniture manufacturing business. The most recent lease expired 3/31/2020 and the warehouse is vacant. The property has deferred maintenance.

The property is also available for lease as follows: \$6,250 per month (\$3.00/SF per year) for a 3-year minimum term, modified gross lease (tenant pays base rent, utilities, tenant insurance, minor interior maintenance costs.)

Click on "View Full Screen" on the interactive map at <http://properties.koellamoore.com/dandridge-warehouse>. There are numerous data layers to view, such as parcels, water features, contours, etc.

Property Description



Property Overview

Two-building warehouse on 5 acres, with a combined total square footage of approximately 25,000 (15,000 + 10,000).

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Location Overview

Located in an industrial/business park off Exit 417 in Dandridge, with easy access to I-40 and just minutes from I-81.

Property Details

PROPERTY NAME: Dandridge Warehouse

PROPERTY ADDRESS: 990 Epco Drive
Dandridge, TN 37725

PROPERTY TYPE: Industrial

APN: Map 058, Parcel 069.03

LOT SIZE: 5.17 Acres

BUILDING SIZE: 25,000 SF

GROSS LEASABLE AREA: SF

ZONING: Commercial

CROSS STREETS:

YEAR BUILT: 2001



Complete Highlights

Sale Highlights

- Excellent industrial park location near I-40 and convenient to I-81
- Situated on approximately 5.17 acres
- Available utilities: Electricity, Water, Sewer.
- Available FOR SALE or FOR LEASE - SALE OF PROPERTY IS PENDING



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



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Concrete Materials Inc

No Limit Engineering

Sanlinx Inc

G & C Supply Co., Inc.

United DMS-Tennessee

R&S Logistics -
Warehouse & Distribution Center

US Marine Corps



TruBlu Logistics

Machining Solutions & Mold Works LLC

Wetekam Monofilaments USA

Bare-Co USA Inc.

Humane Society of Jefferson County

Overman International

Z & L Machining

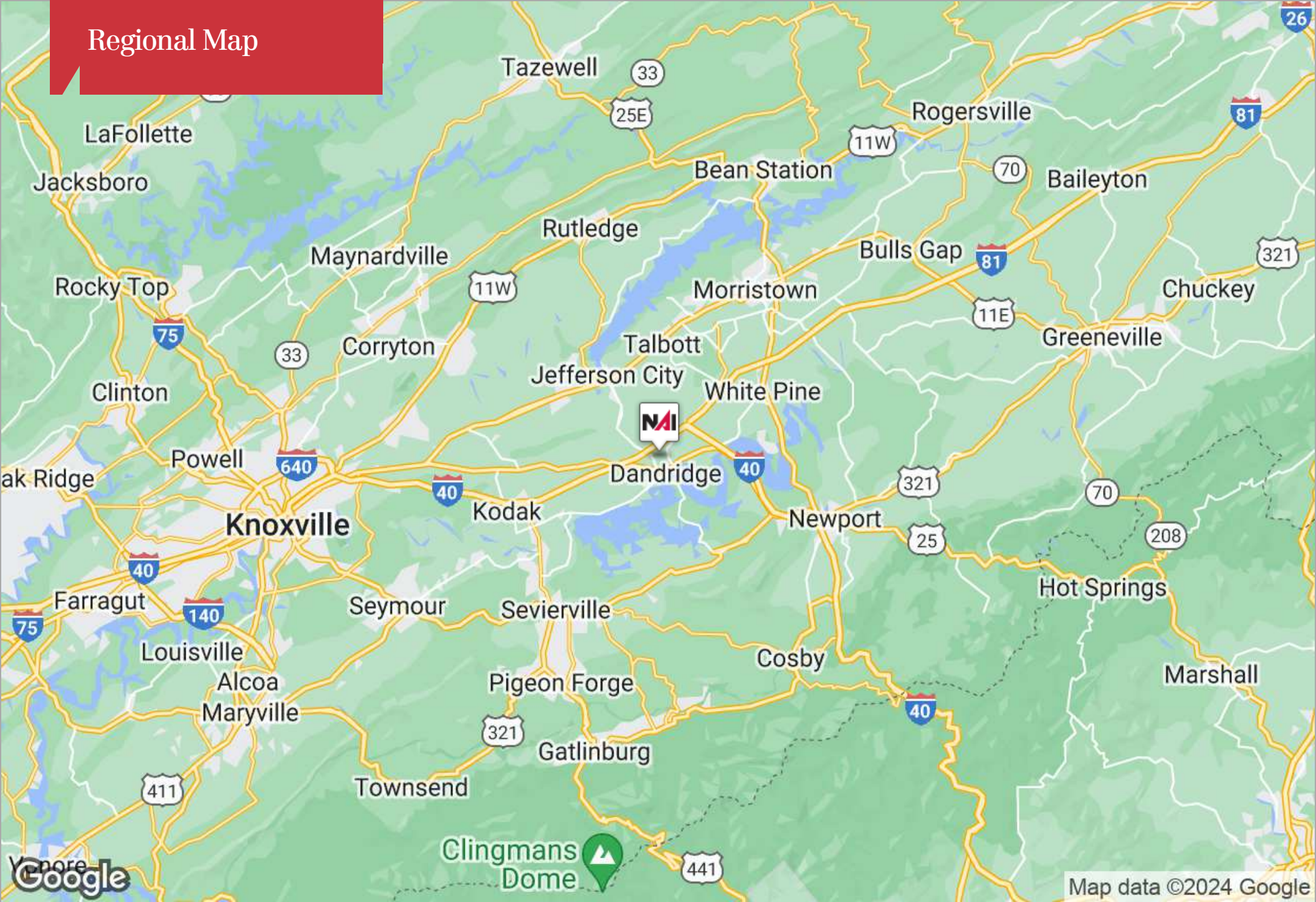
Imagery ©2021 , Maxar Technologies, USDA Farm Service Agency

Section 2

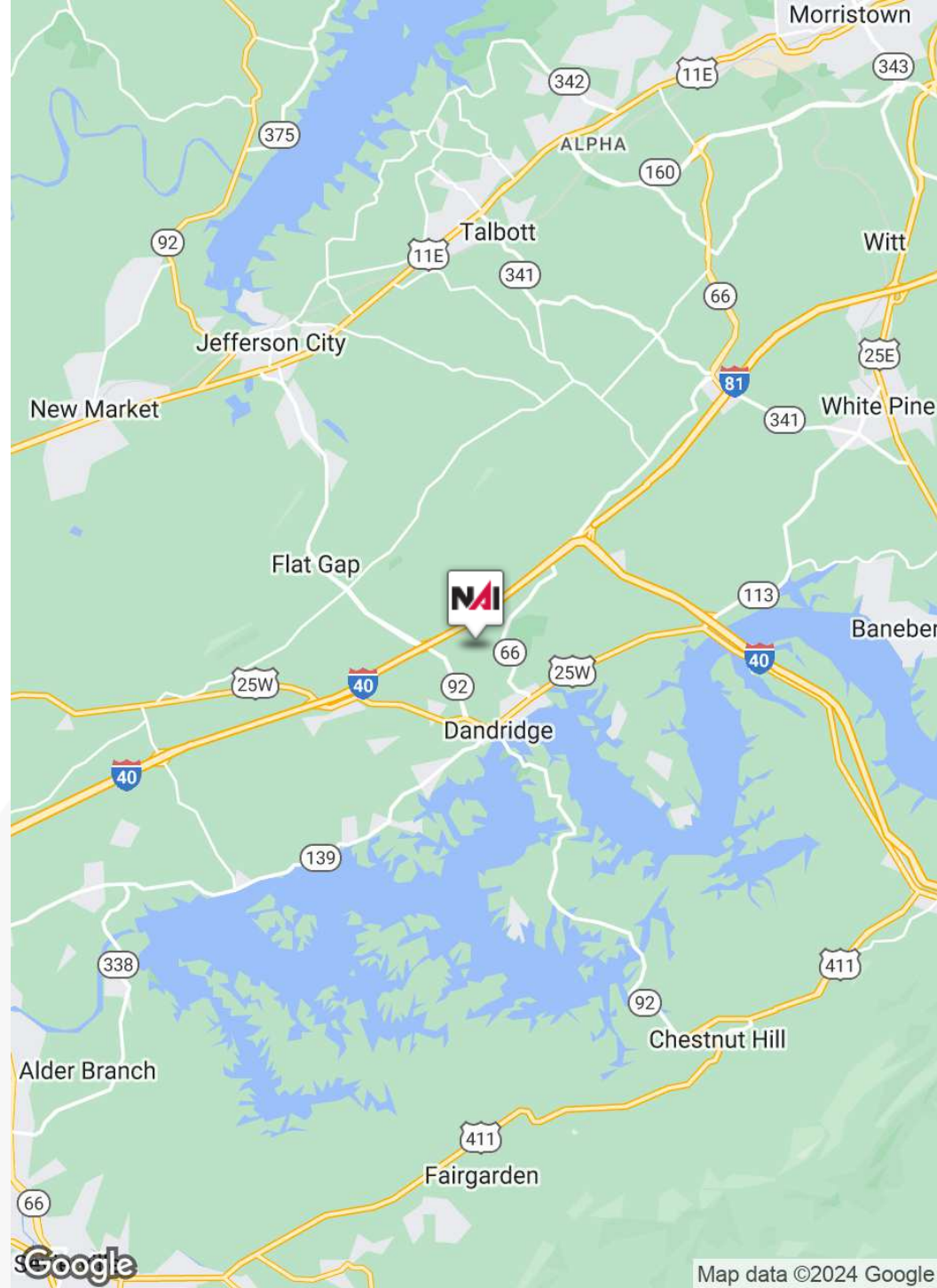
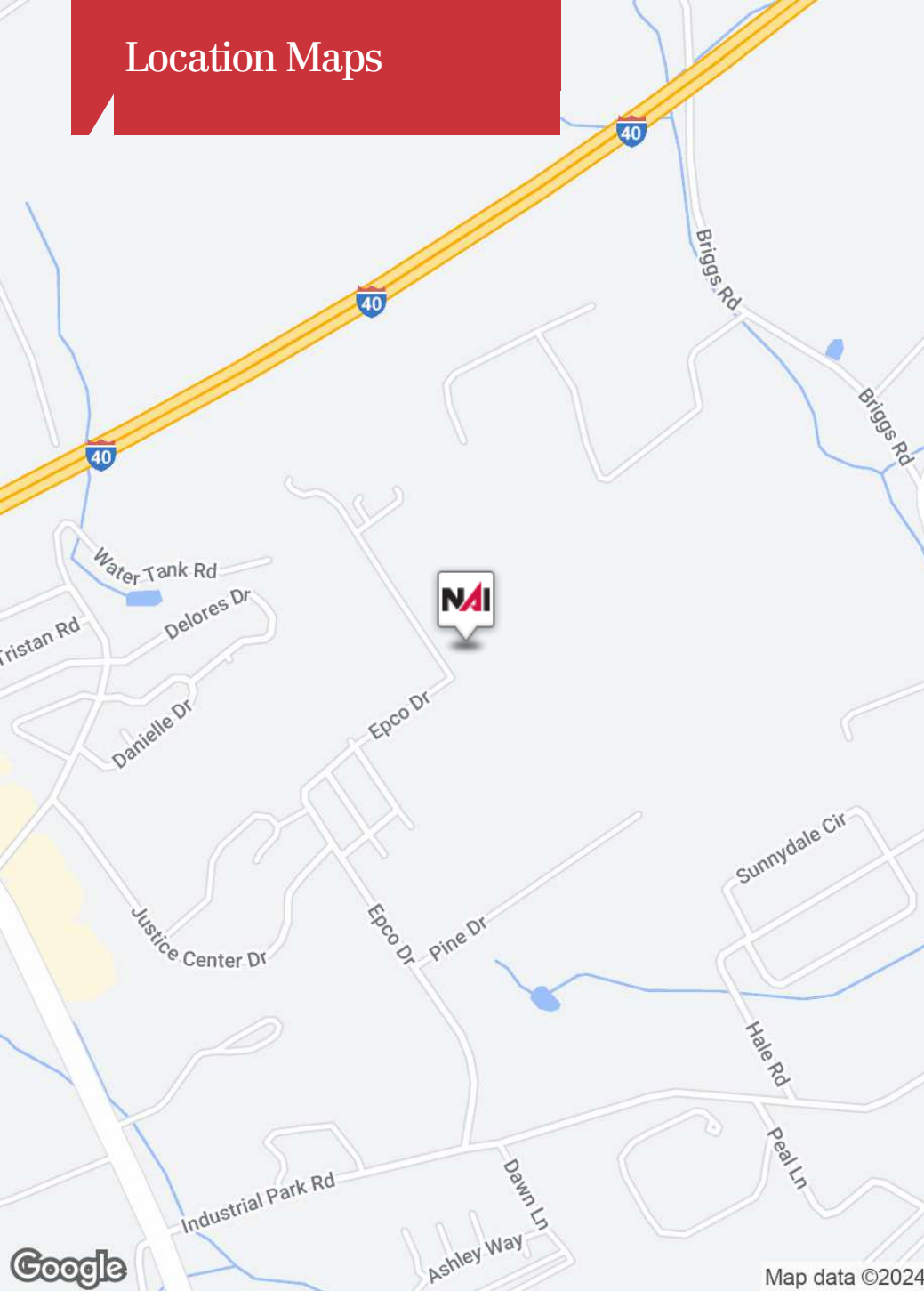
Location Information



Regional Map



Location Maps





Additional Photos



Additional Photos



Additional Photos



Google Earth
Image Landsat / Copernicus

Additional Photos



FEMA Flood Zones



Section 3

Advisor Bios





August Timisela

Hotel & Investment Advisor

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Memberships & Affiliations

NAR National Association of REALTORS
TAR Tennessee Association of REALTORS
KAAR Knoxville Area Association of REALTORS
GSMAR Great Smoky Mountains Association of Realtors
Knoxville Hospitality Association

Education

Radboud University, M.Sc. Urban Planning, 1993
Cornell University, certification, Hotel Real Estate Investment & Asset Management, 2016

Professional Background

August is an all-round real estate professional, focusing on Hospitality and Investment Properties, but offering a full-range service of Acquisition, Disposition, Sale/Lease-back and Lease transactions for all types of commercial real estate. August has almost 30 years of international real estate and investment experience in various positions in the industry.

August's career in the real estate industry started with Real Estate Asset Management for institutional investors in Europe. From 1993 to 2000 he was involved in fund management of over \$5 billion as an investment analyst (office, retail, hospitality) with Dutch pension fund PGGM and with German bank Sal. Oppenheim (OIK). From 2000 to 2007 August worked in several senior advisory positions (BCI and AOS-Studley) providing management, real estate and economic consultancy services to corporations, investors and developers in regions across Europe. From 2007 to 2012 he was course manager and lecturer Corporate Real Estate Management at Breda University's Academy of Hotel & Facility Management. After moving from the Netherlands to Knoxville, TN he started working with NAI Koella | R.M.Moore in 2015. Since 2019 he's operating from the Sevierville office.



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
National Association of Realtors (NAR)
Tennessee Association of Realtors (TAR)

Education

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)

Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.