

For Lease

Industrial Property

| Negotiable



Industrial Warehouse, Louisville TN-37777

860 Lakemont Dr
Louisville, Tennessee 37777

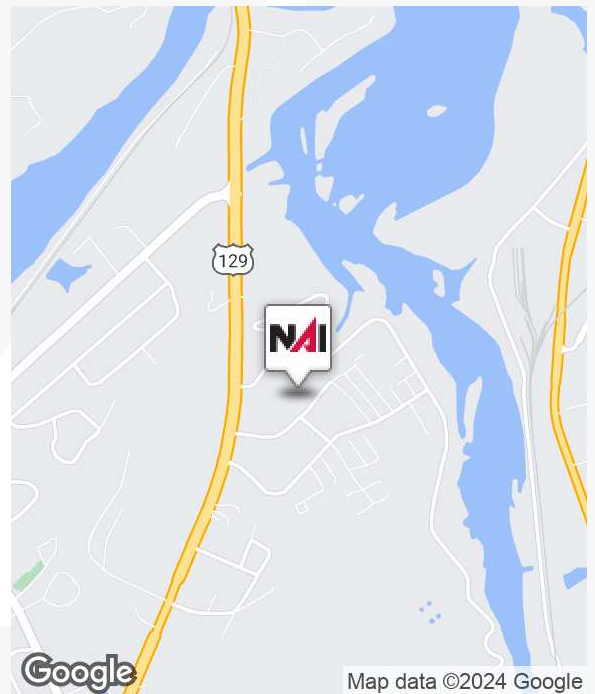
Property Highlights

- Yard space.
- Ample parking.
- Multiple docs.
- Central location.

Property Description

14000 SF of industrial warehousing and office space situated on .96 acres of land, offering ample paved yard space or parking area for multiple vehicles (30+/-). The building is split into two levels, both offering industrial floor space and each level having their own loading docs, restroom facilities and ability to lock off the warehouse space from the managerial space. Potential to fully climate control warehouse space, 1150 square feet of contemporary office space on the main level and front door parking further highlight this offering.

The property has been well taken care of, provides 3 phase power (3 meters), an EV charging station and a flexible design to suit tenant's needs. Conveniently located off of Alcoa Highway and halfway between downtown Knoxville and Maryville/Alcoa, providing quick access to area and regional thoroughfares and 5 minutes from McGhee Tyson Airport compliment this lease property.



For more information

Michael Moore

O: 865 531 6400
mmoore@koellamoore.com

Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



For Lease - 860 Lakemont Dr

Property Description

| Negotiable



PROPERTY DESCRIPTION

14000 SF of industrial warehousing and office space situated on .96 acres of land, offering ample paved yard space or parking area for multiple vehicles (50+/-). The building is split into two levels, both offering industrial floor space and each level having their own loading docs, restroom facilities and ability to lock off the warehouse space from the managerial space. Potential to fully climate control warehouse space, 1150 square feet of contemporary office space on the main level and front door parking further highlight this offering.

The property has been well taken care of, provides 3 phase power (3 meters), an EV charging station and a flexible design to suit tenant's needs. Conveniently located off of Alcoa Highway and halfway between downtown Knoxville and Maryville/Alcoa, providing quick access to area and regional thoroughfares and 5 minutes from McGhee Tyson Airport compliment this lease property.

LOCATION DESCRIPTION

Less than 2/10th of a mile from Alcoa/Airport Highway, offering quick access to Pellissippi Parkway, I-40/I-75, downtown Knoxville/Maryville/Alcoa.

For Lease - 860 Lakemont Dr

Executive Summary

| Negotiable



AVAILABLE SF:

LEASE RATE: Negotiable

LOT SIZE: 0.96 Acres

BUILDING SIZE: 14,000 SF

YEAR BUILT: 1988

RENOVATED: 2018

ZONING: Blount County "C"

MARKET: Knoxville

SUB MARKET: Maryville/Alcoa

CROSS STREETS: Lakemont and Alcoa Highway

Property Highlights

- Yard space.
- Ample parking.
- Multiple docs.
- Central location.

For Lease - 860 Lakemont Dr

Additional Photos

| Negotiable



For Lease - 860 Lakemont Dr

Additional Photos

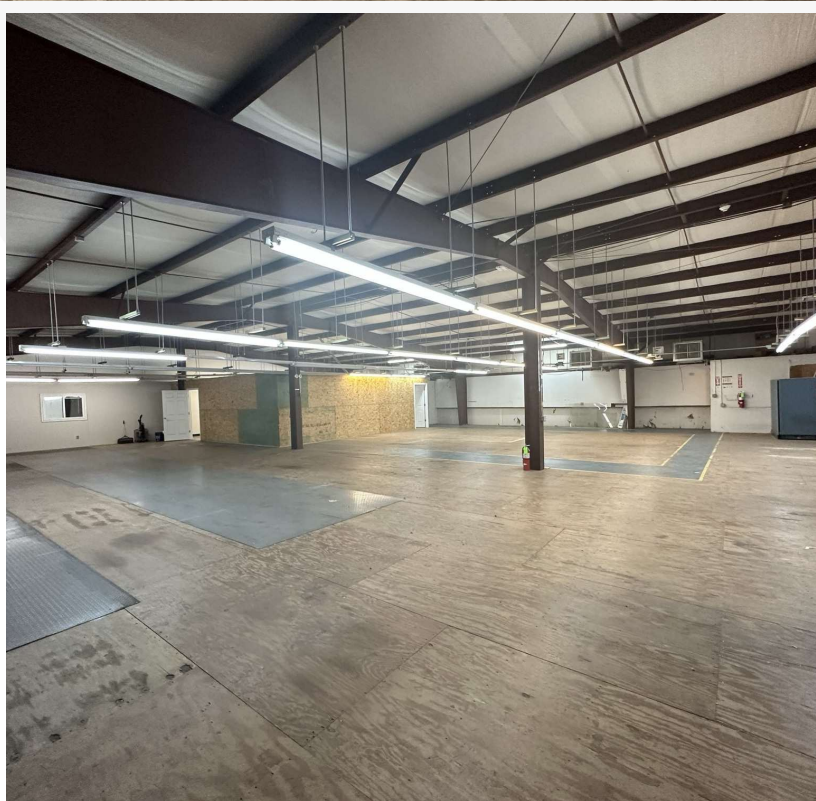
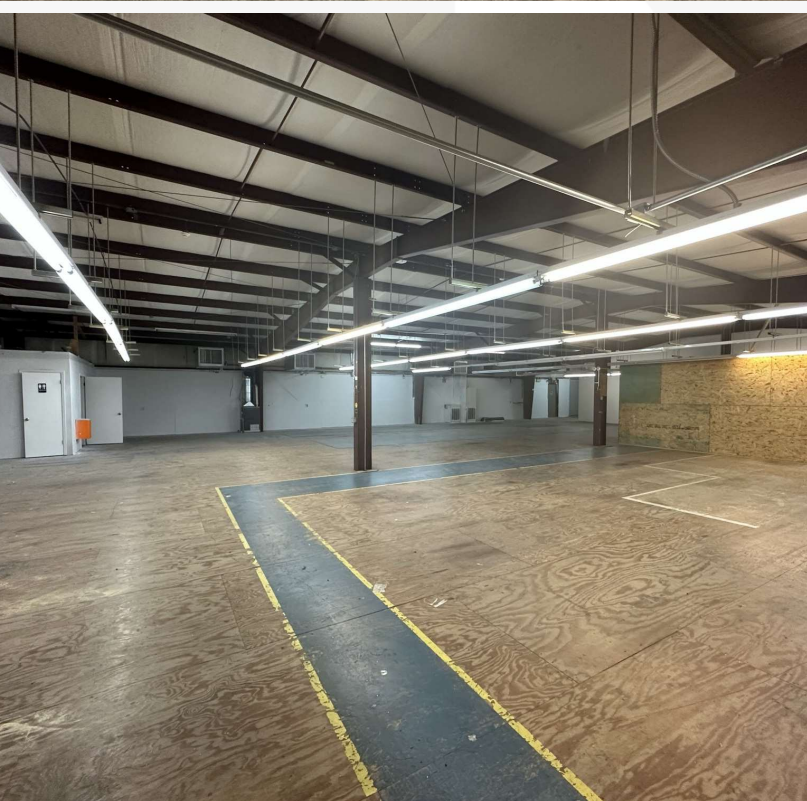
| Negotiable



For Lease - 860 Lakemont Dr

Additional Photos

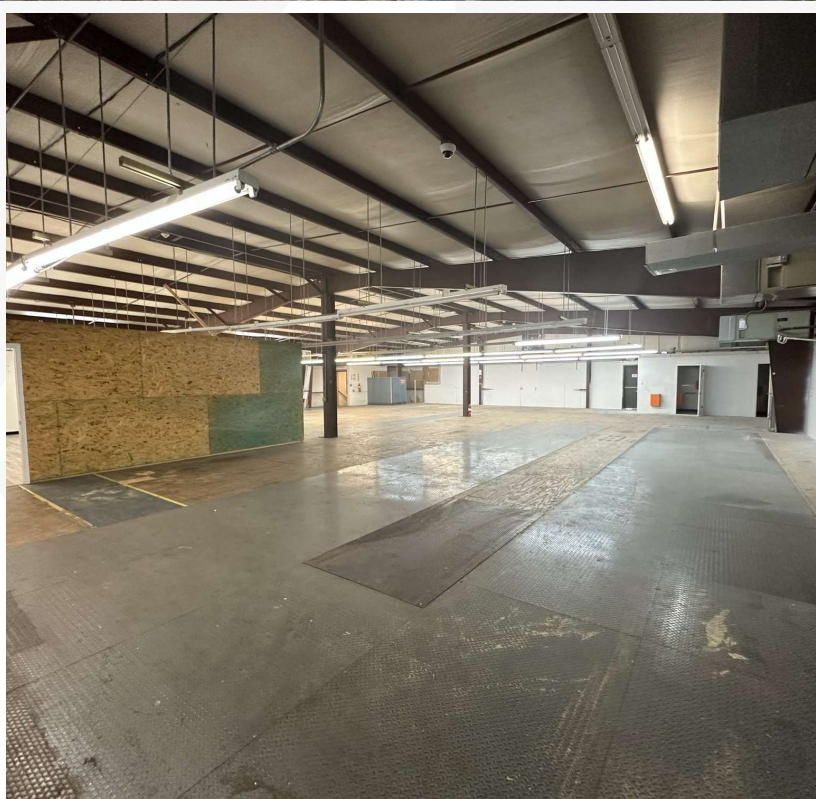
| Negotiable



For Lease - 860 Lakemont Dr

Additional Photos

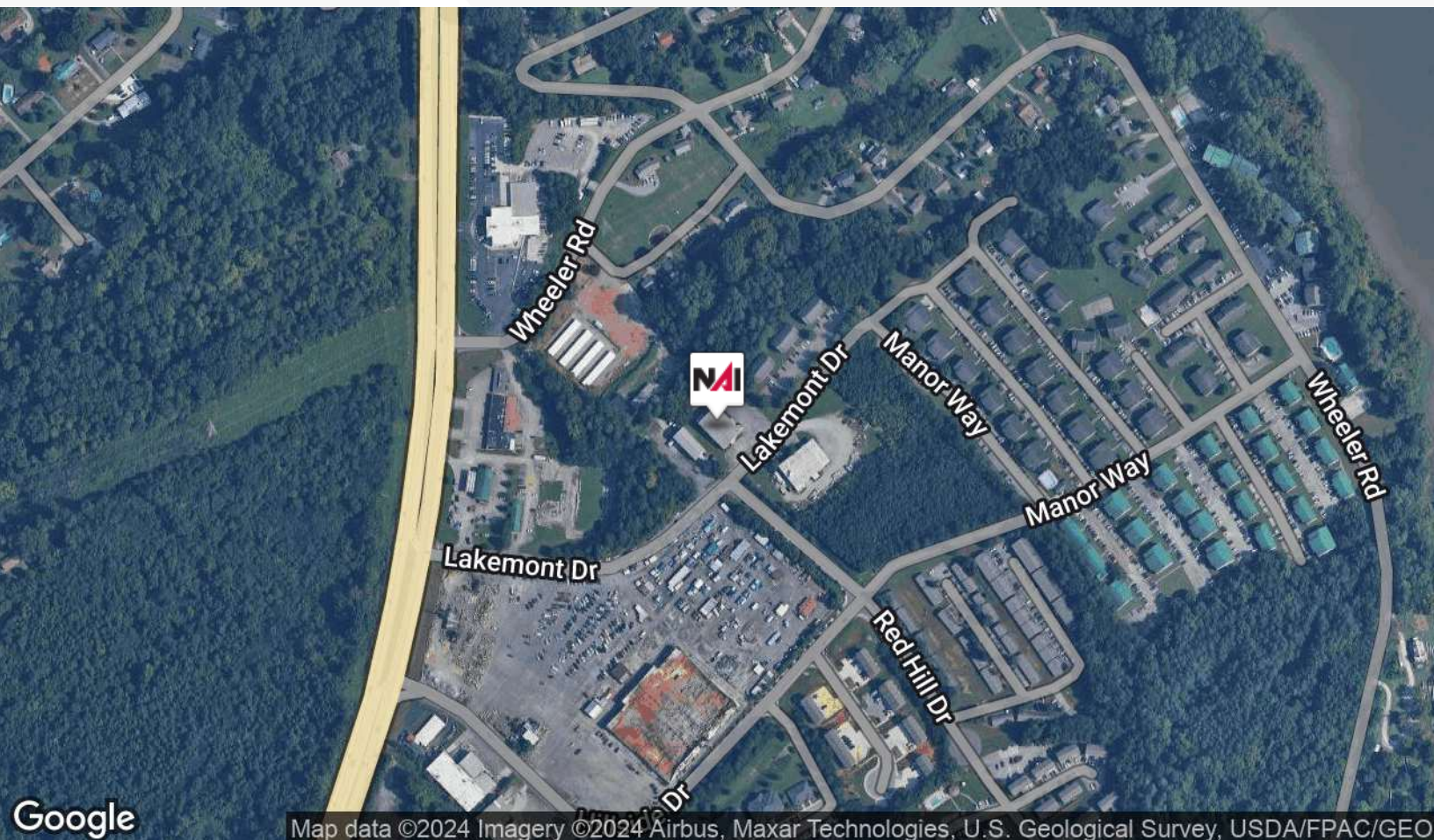
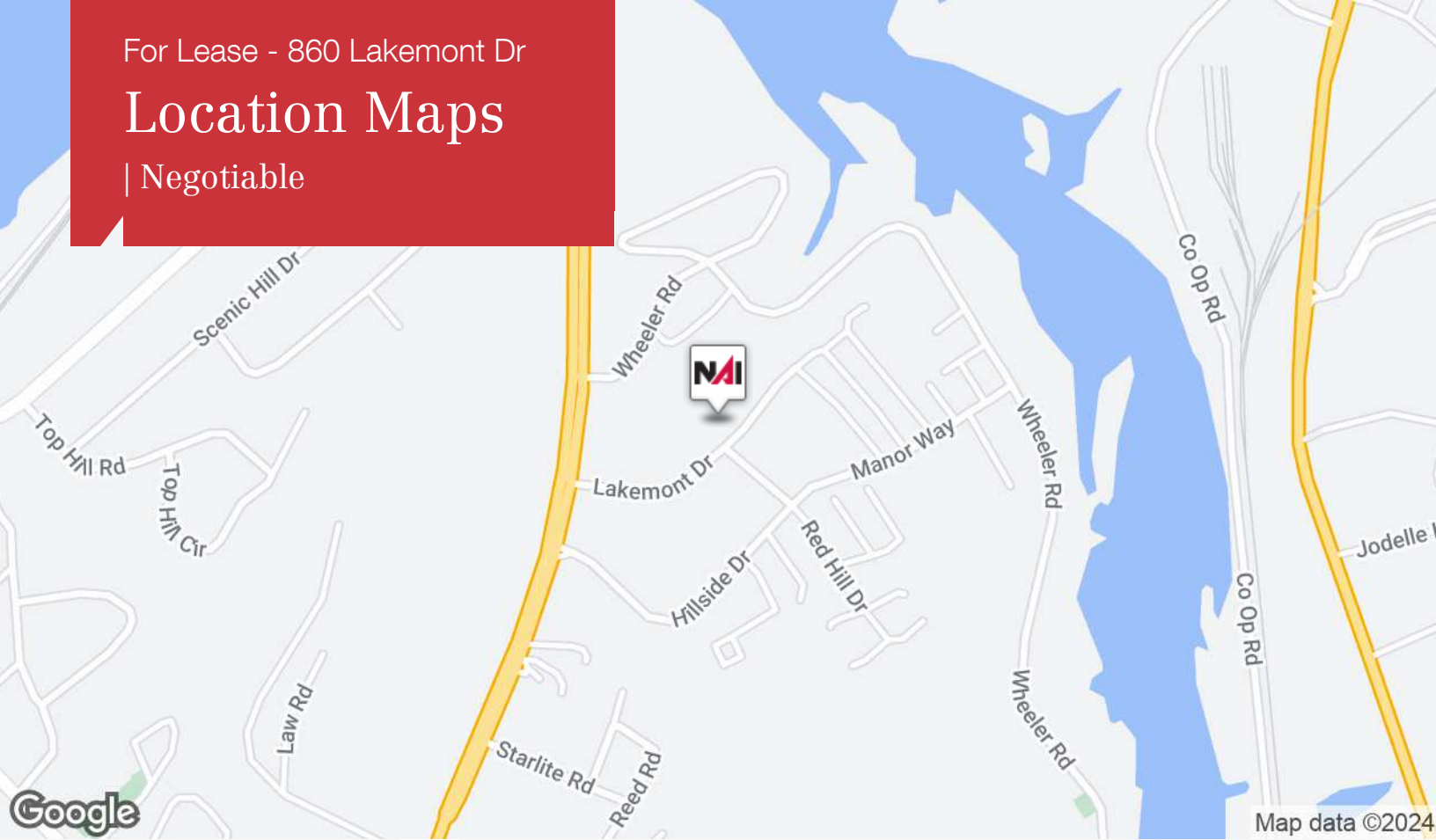
| Negotiable



For Lease - 860 Lakemont Dr

Location Maps

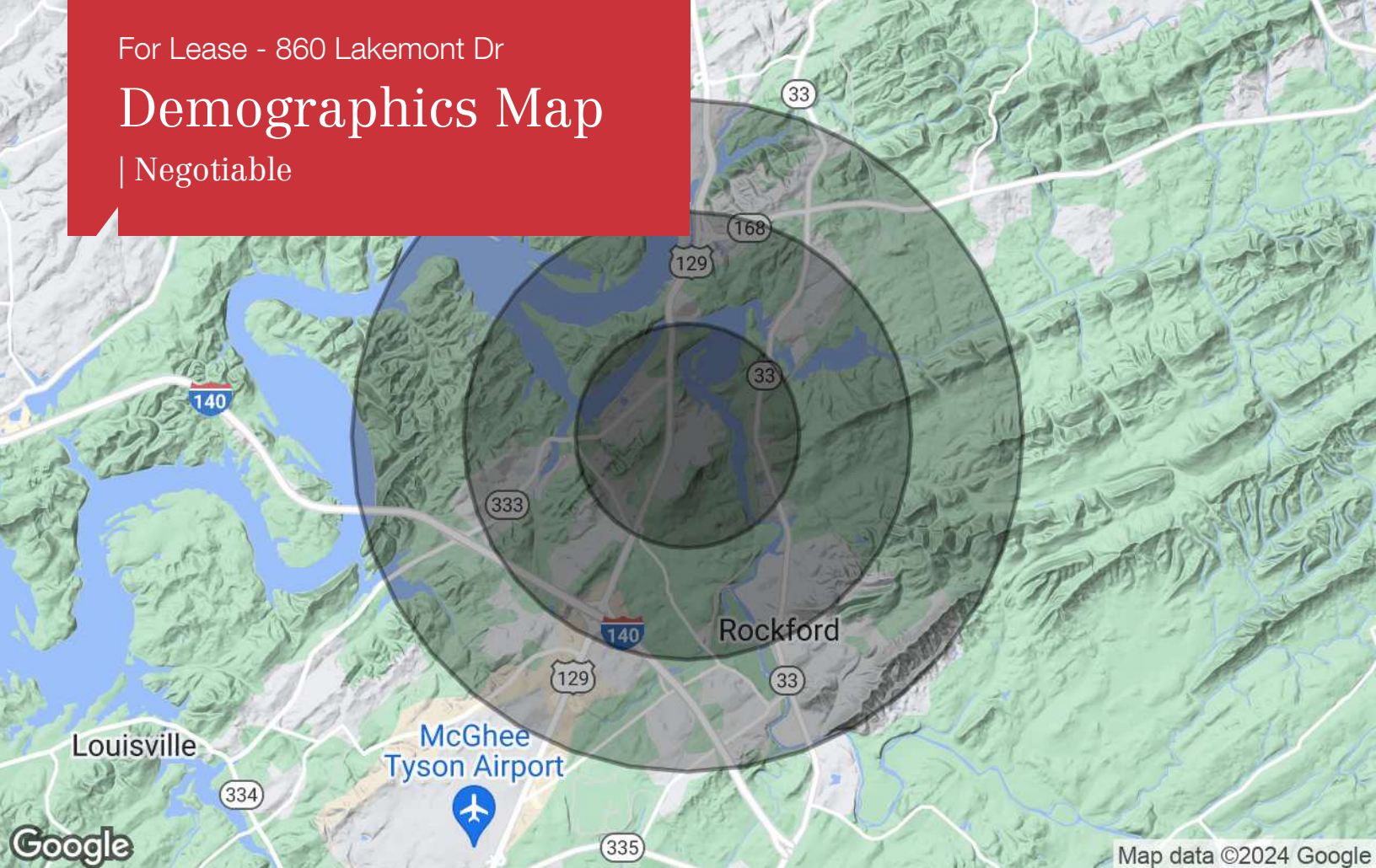
| Negotiable



For Lease - 860 Lakemont Dr

Demographics Map

| Negotiable



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	2,648	6,635	12,103
MEDIAN AGE	33.5	38.8	41.2
MEDIAN AGE (MALE)	30.6	37.2	41.2
MEDIAN AGE (FEMALE)	37.5	40.9	41.7

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	1,240	3,081	5,482
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$52,570	\$67,864	\$80,339
AVERAGE HOUSE VALUE	\$217,352	\$234,636	\$248,300

Race

	1 Mile	2 Miles	3 Miles
% WHITE	87.1%	91.1%	93.3%
% BLACK	11.6%	7.8%	5.7%
% ASIAN	0.7%	0.5%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.5%	0.5%	0.5%

Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	1.9%	3.0%	3.9%

* Demographic data derived from 2020 ACS - US Census