



## Property Overview

**Building:** DEKD "Spec" Building  
230 Sam Rayburn Blvd.  
Lenoir City, TN 37763

**County:** Loudon

**Industrial Park:** Roane Regional Bus. & Tech. Park

**Property Type:** Manufacturing/Distribution



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### Investment Summary:

**Sale Price:** \$950,000

**Lease Price/Sq Ft:** \$5.00 NNN (shell)

**Year Built:** 2008

**Building Sq Ft:** 23,000 SF (expandable to 100,000 SF)

**Lot Size:** (5+/-) Acres

**Zoning:** I-2 (medium industrial)

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### Property Description:

The property contains (1) industrial "spec" building. The building was designed to meet the greatest number of users' needs. The building can be expanded up to 100,000 SF offering an expandable end wall with an additional (5) acres. The building is 200'X100', 50'X50' bays, 24'-26' ceiling ht., (2) 9'X10' docks, (1) 12'X14' drive-in door, designed for 6" concrete floor, block with metal above, standing seam roof, paved parking, and designed for 3000 SF of office. All utilities are available. If particular features are not included in the building they can be added to meet specific requirements. The Property lends itself to most any type industrial, light manufacturing, or institutional type use.

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### Area Description:

The Property is located in the Roane Regional Business & Technology Park and is 1.8 miles to I-40, 1.5 miles to US Hwy. 95, and 28 miles to McGhee Tyson Airport. Just west is Knoxville, approximately 10 miles and Oak Ridge approximately 7 miles.

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### CONTACT

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.



## 23,000 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE



### 230 Sam Rayburn Boulevard

Roane Regional Business &  
Technology Park

- 23,000 square feet  
(expandable to 43,000 sf)
- ± 5 acres
- 24' eave height
- 22' clear height
- 50' x 50' column spacing
- 2 9' x 10' dock doors
- 1 12' x 14' drive in door
- Standing seam metal roof
- 1.8 miles to I-40
- 6.8 miles to I-75

For Lease \$5.00/SF (shell)

For Sale \$950,000 (shell)

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**BAKER**  
REALTY COMPANY

# 23,000 SF Spec Building

230 Sam Rayburn Parkway, Lenoir City, TN 37763

Site Plan:



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