

0 ELIZABETH LEE PKWY
LOUDON / TENNESSEE

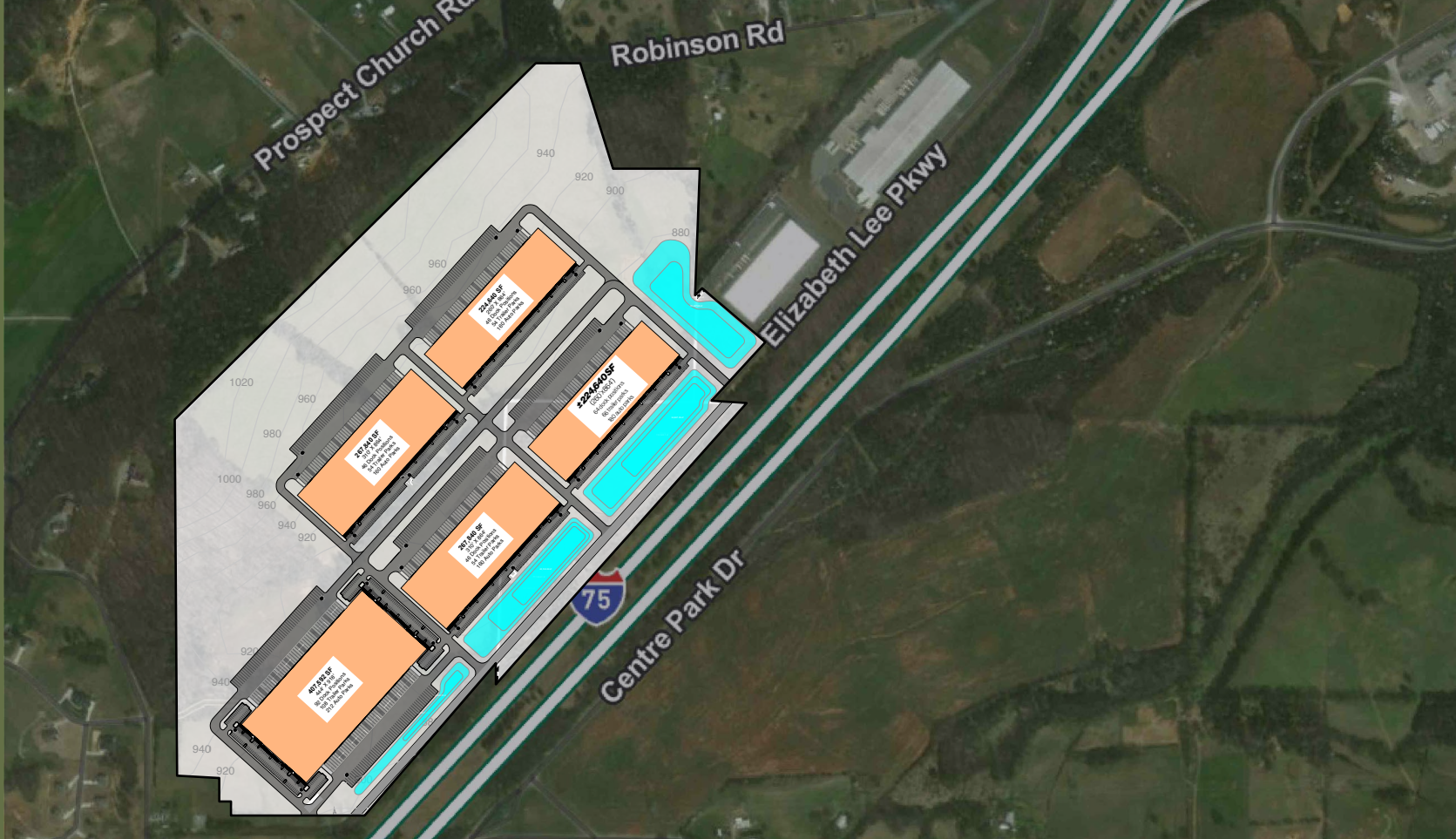


Knoxville 75 South Logistics Center

± 159 Developable Acres

Bordering I-75

- + ± 1.4 MSF development
- + 5 buildings ranging from
± 224-407k SF, or
- + a single ±1 MSF building with
adjacent ± 400k SF building



Property Overview

Knoxville 75 South Logistics Center is a master-planned industrial development featuring five Class A distribution centers totaling approximately 1.4 million square feet on a 159-acre site in Loudon County, Tennessee. Strategically located with immediate access to I-75, the park offers exceptional connectivity to Knoxville and key regional markets across the Southeast.

Each building will feature state-of-the-art specifications to accommodate a wide range of users—including e-commerce, manufacturing, and distribution. The park is designed with flexible configurations, ranging from rear-load to potential cross-dock facilities, with Build-to-Suit opportunities available.

TPA Group is an experienced Atlanta-based developer with a national industrial development platform. With a history of over 350 speculative, build-to-suit and re-development projects to date, TPA Group is adept at navigating the complex nature of development/construction management in order to successfully deliver an enduring, on-time, on-budget asset.

Clear heights up to 32'



Ample trailer and car parking available

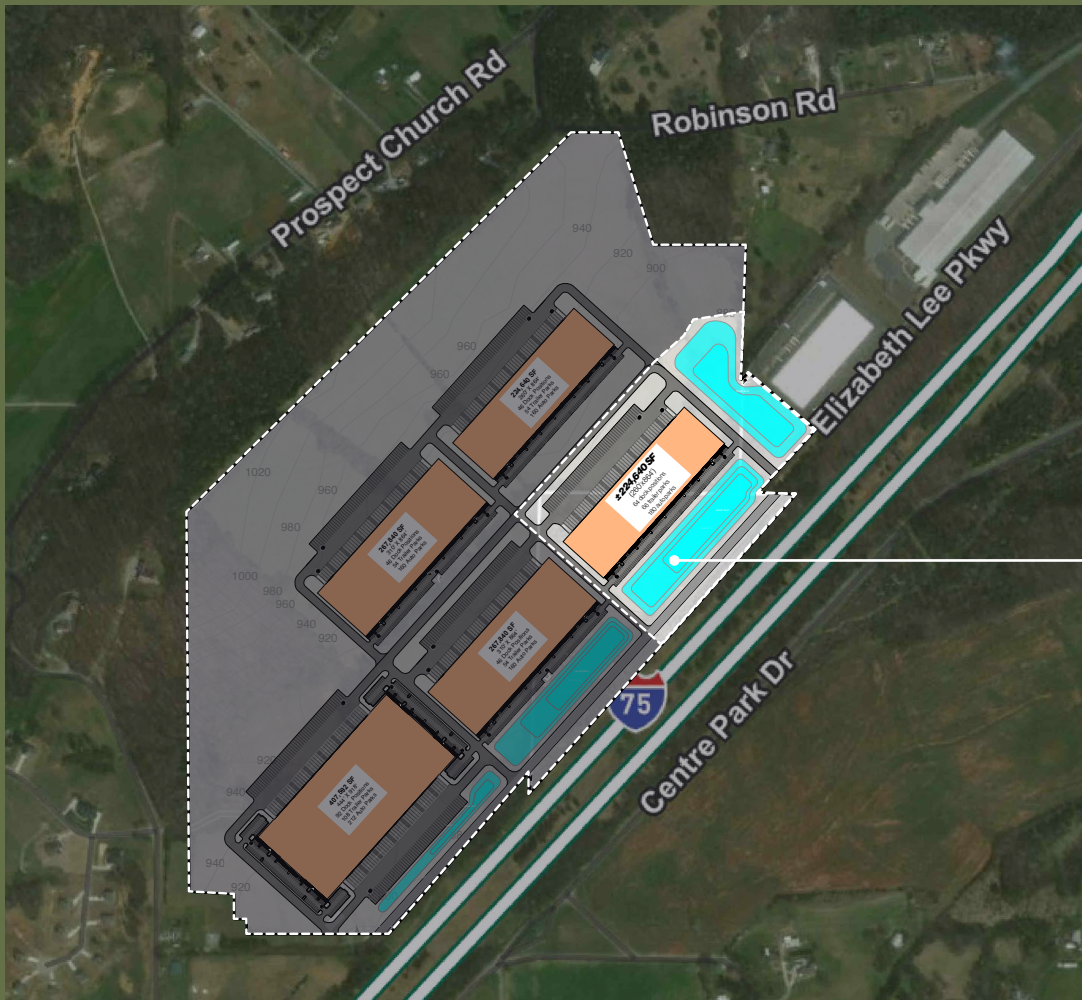
New construction

ESFR sprinklers

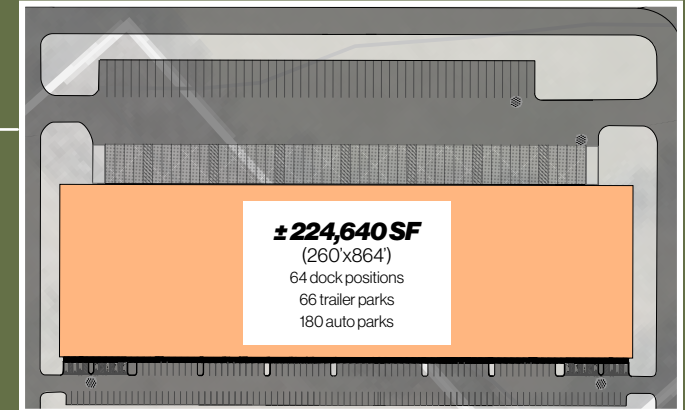
Subdivisible

Industrial zoning

Property Overview

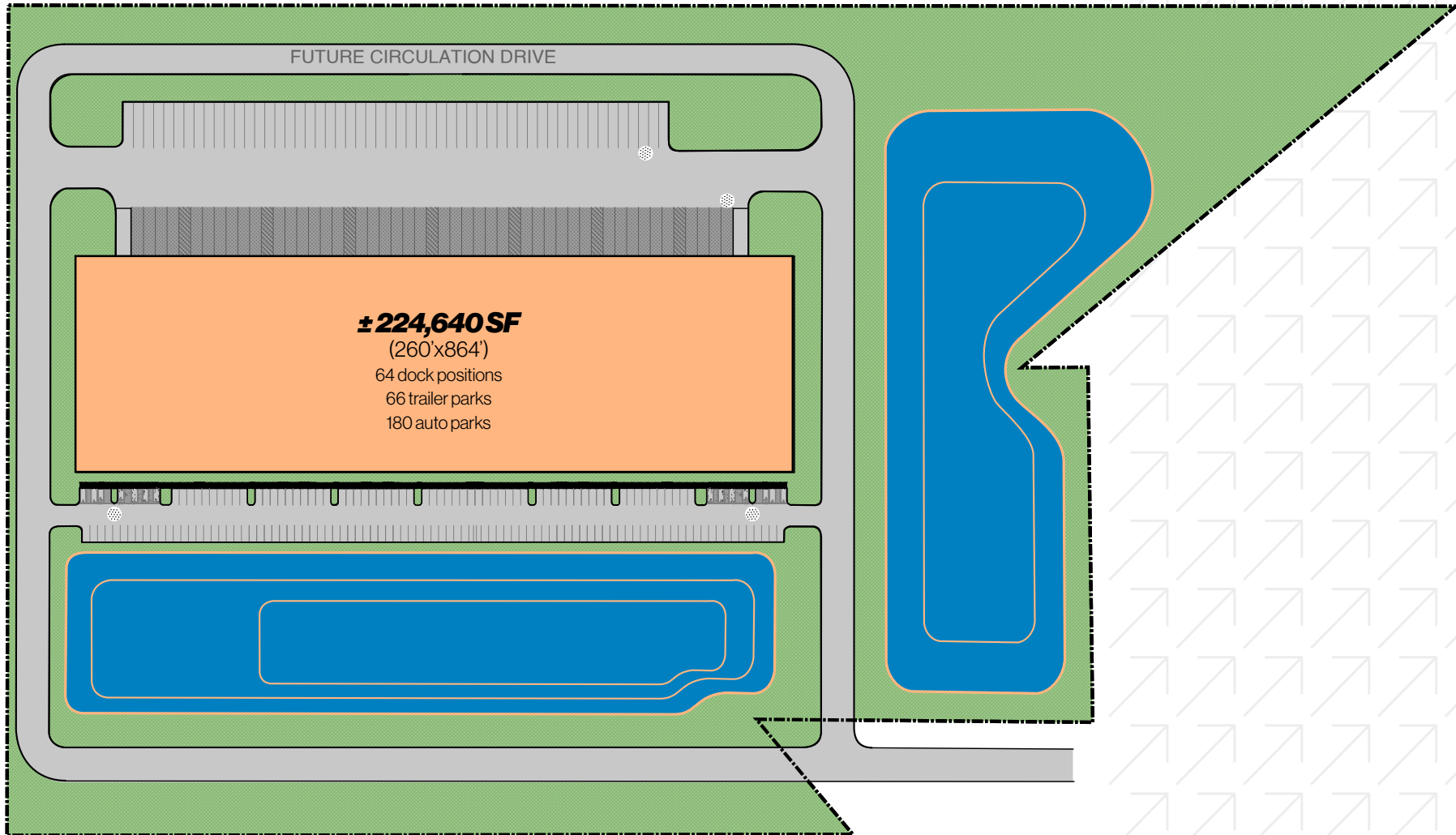


Phase 1



Site Plan Phase 1 | Bldg 1

± 224,640 SF



Building Specifications

Bldg1 • 224,640 SF

PROJECT OVERVIEW	
Project Name	Knoxville 75 South Logistics Center
City / State	Loudon, TN
SF	224,640 SF
Configuration	Rear Load
BUILDING GEOMETRY	
Building Dimensions (L x W)	864' x 260'
Column Spacing (L x W, typ.)	50' x 54'
Speed Bay Width	60'
Clear Height (at 1st column line)	32'
CONSTRUCTION	
Walls	Tilt
Frame	Structural Steel
Slab	6" 4000PSI
Slab Reinforcing	Reinforced Speed Bays
Roof	45 mil TPO single ply, 15yr warranty, R-25 Insulation
TRUCK DOCKS	
Dock Positions (9'W x 10'H)	64
Drive in Ramps (14'W x 16'H)	2
Positions with Dock Equipment	32
Dock Equipment Provided	32 Mechanical Levelers, Bumpers, Z-Guards
TRUCK COURT	
Dimensions / Material	185' Wide / Concrete Apron / Heavy Duty Asphalt Drive Lane
Trailer Parking Spaces	66
Trailer Parking Specs	55' Deep / 10' wide concrete dolly pad

AUTO PARKING	
Spaces	180
MECHANICAL SYSTEM	
Air Changes	Code Minimum
System Type	Freeze Protection
Unit Type	Cambridge or Equivalent
ELECTRICAL SYSTEM	
Service Size	2,000A
PLUMBING	
Water	2" Domestic Line to Building, Terminated Inside
Sewer	Service to proposed office pod locations
FIRE PROTECTION	
Specification	ESFR
BUILDING SHELL DESIGN SPECS	
Storefront	Office Bldg Entry
Clerestory Windows	None / 1 Knockout Panel per Bay for Future Windows
Exterior Paint	3 Color, Textured
Interior Paint	White Tilt Panels, Yellow Columns to 12'
Interior Lighting	High Bay LED - 30FC Average on 10' Whips
Exterior Lighting	Code Minimum LED Site Lighting
SPEC OFFICE	
Size	2,500 SF Spec Office
Layout	Offices (2), Bathrooms (2), Conference Room, Break Room, IT Closet
UTILITY PROVIDERS	
Loudon Utilities provides electric, water, sewer and gas at this location. Fiber is not yet available.	

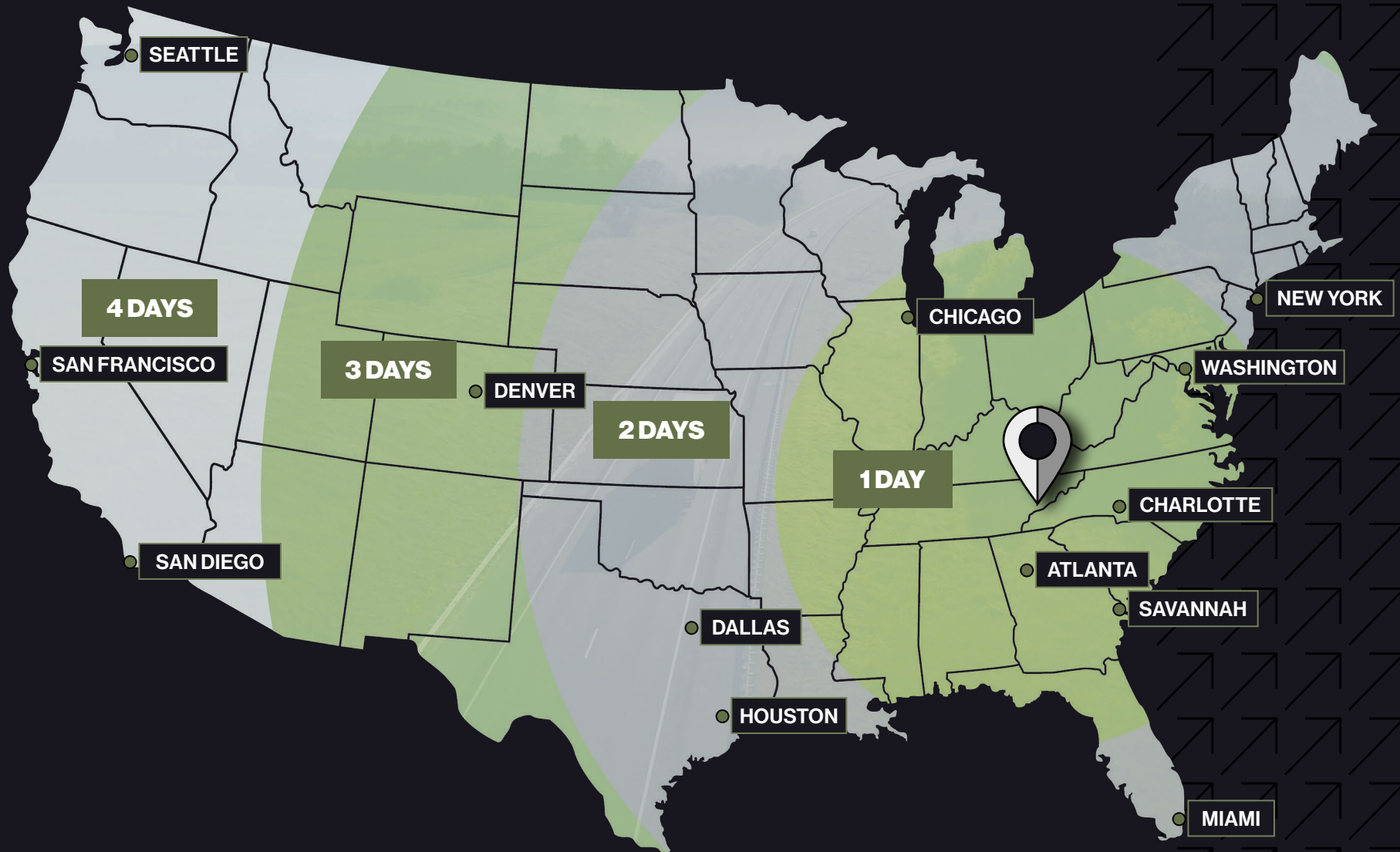
Site Plan

± 1,429,392 SF

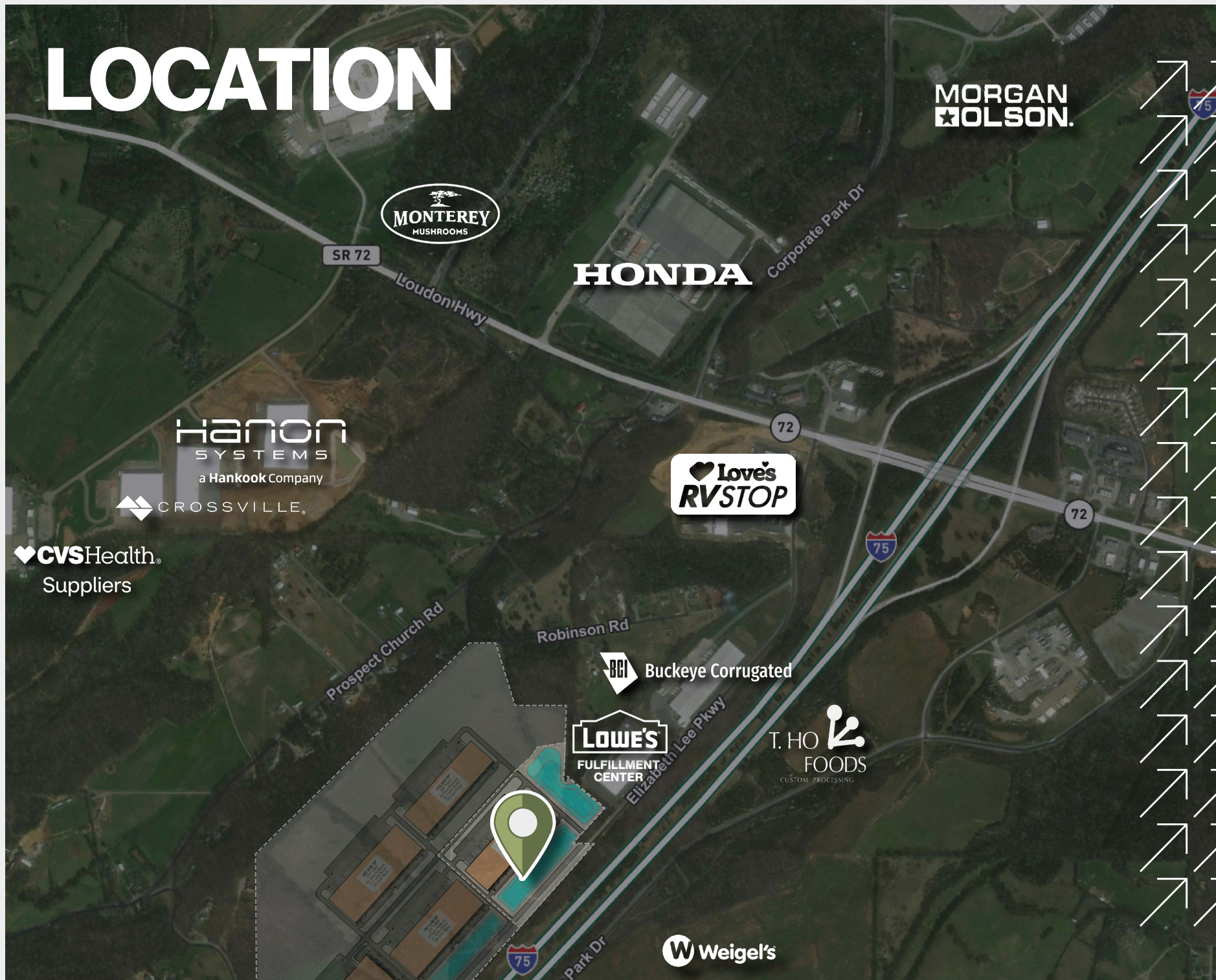
Alternative Site Plan for Single Tenant Prospects



TRUCK DRIVE TIME



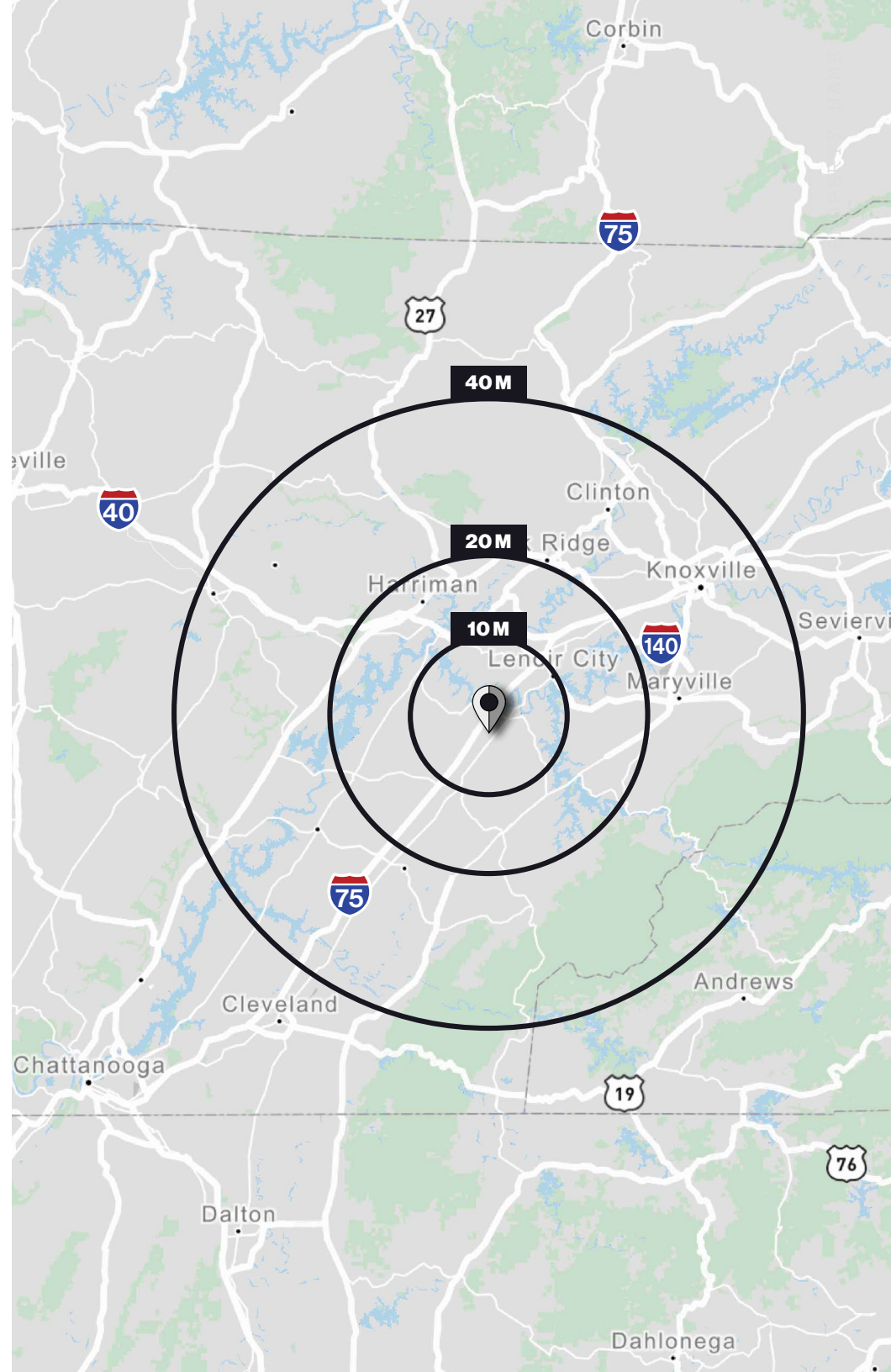
LOCATION



DEMOGRAPHICS

Demographics	10 Miles	20 Miles	40 Miles
Total Population	59,729	261,334	1,053,550
Median Age	48.2	46.2	42.2

Households	10 Miles	20 Miles	40 Miles
Total Households	24,880	105,981	437,457
Average HH Size	2.38	2.45	2.36
Average HH Income	\$93,703	\$117,873	\$100,631
Average Housing Value	\$402,150	\$429,932	\$393,283





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CBRE

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