



- Industrial Warehouse with Office
- 4 Miles from Exit 435 Interstate 40
- Limited Warehouse Space Available in Area

45,000+/- Square Foot Warehouse

1190 Old Asheville Hwy Newport, TN 37821-5330

For Sale
Industrial

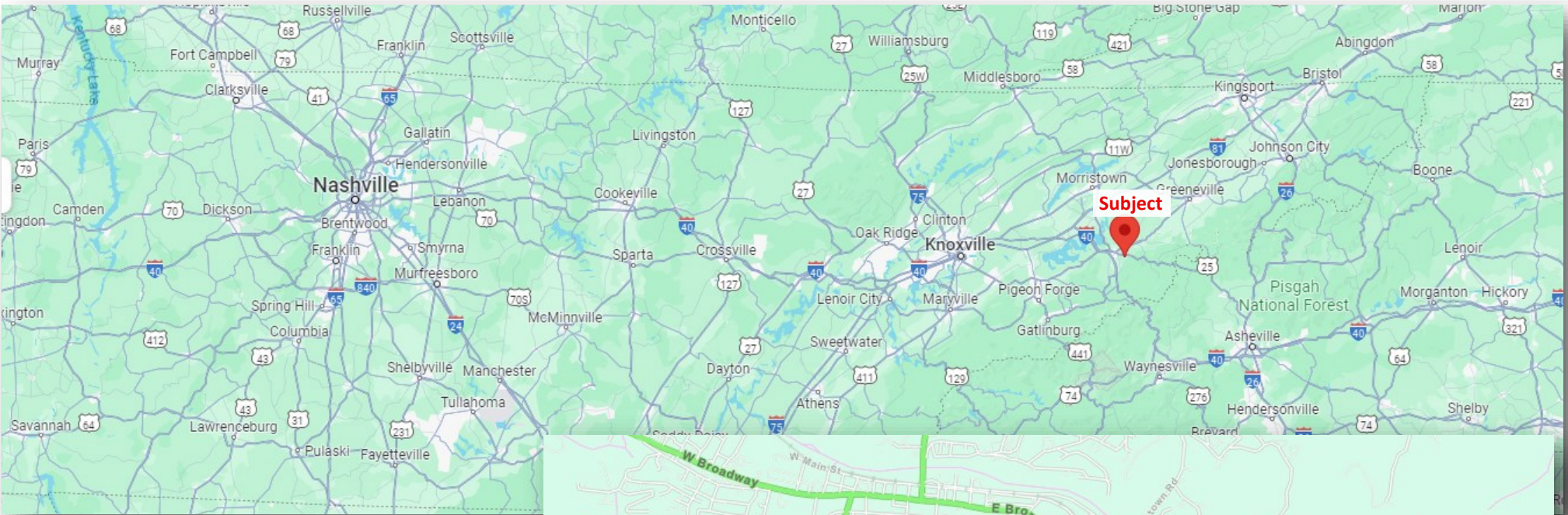
Contact: Nick Widmer
865-567-4237 Cell
nickwidmer@sigreusa.com

Contact: Ed Thompson
865-599-3320 Cell
edthompson@sigreusa.com

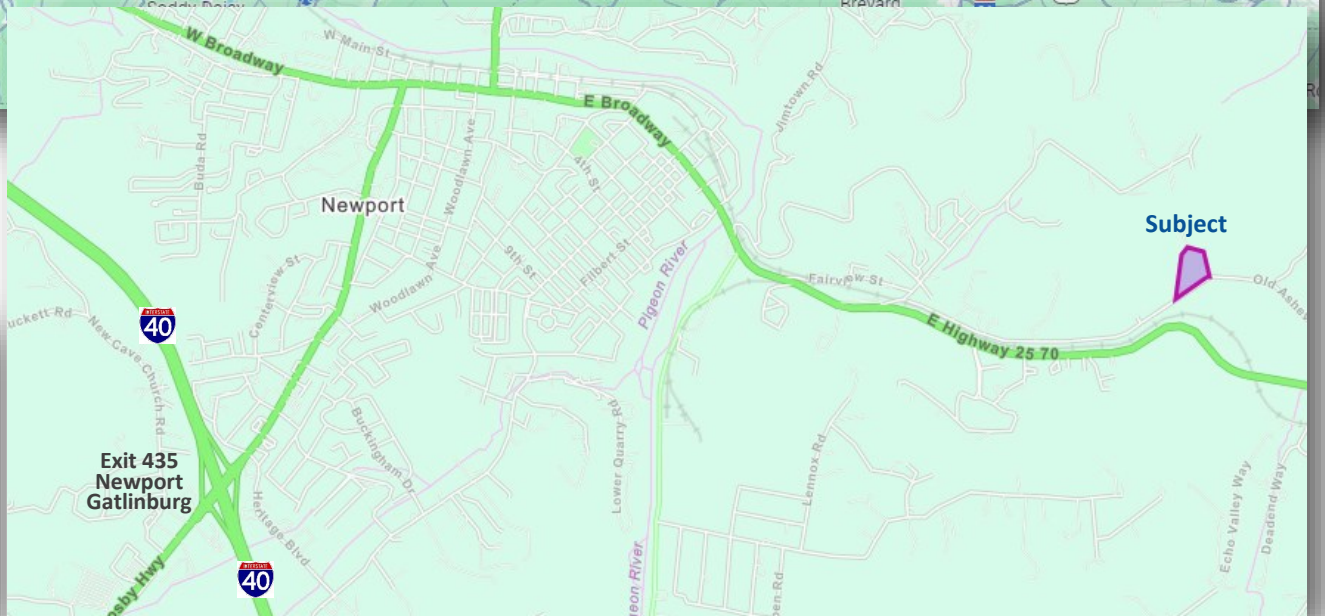
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4823 Old Kingston Pike, Suite 130
Knoxville, TN 37919





- 4 Miles from Interstate 40 Exit 435
- Off Highway 25/ 70



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Eastern Side of Building

- On Grade Drive-In Door
- (2) Loading Docks
- Office Entrance
- Parking Area

[Video Link](#)

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Western Side of Building

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Western Side of Building

- (2) Loading Docks
- Two (2) Bay Docks
- Ramp to Drive -In Door
- Office Entrance

[Photo Link](#)

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by SiG Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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