



INDUSTRIAL FOR SALE

**CBRE**

**3275 Newport Hwy, Suite 5  
Sevierville, TN 37876**

# Property Details

Sale Price	\$1,995,000
Total SF	14,800 SF   80' x 165'
Office SF	6,400 Total SF 1 <sup>st</sup> level 4,800 SF   2 <sup>nd</sup> level 1,600 SF
Warehouse SF	8,400 SF   80' x 105'
Land	0.8 acre
Column Spacing	40' x 20' x IRR
Ceiling Height (min-max)	19' – 22' 10"
Clear Height	19'
Drive-in Doors	5 Total Right Side (1) 13' x 13' Left Side (1) 13' x 13' Back (1) 16' x 16'   (2) 13' x 13'
Power	600 amp, 120/208v, 3-phase, 288 kVA
Year Built	1999
Parking	22 surface
Zoning	I-1

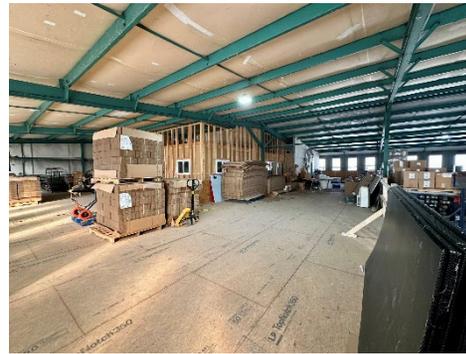
Situated along Newport Highway, between Sevierville and Newport, this 14,800 SF industrial facility delivers a balanced combination of warehouse efficiency and office flexibility. The building includes 8,400 SF of warehouse space with 19'–22'10" ceiling heights, five drive-in doors, and 800-amp, 3-phase power. The 6,400 SF of two-story office space accommodates administrative, sales, or training functions with ease. Positioned on 0.8 acres and zoned I-1, the property offers strong appeal for owner-occupiers seeking quality space within Sevier County's tight industrial market.



# Aerials



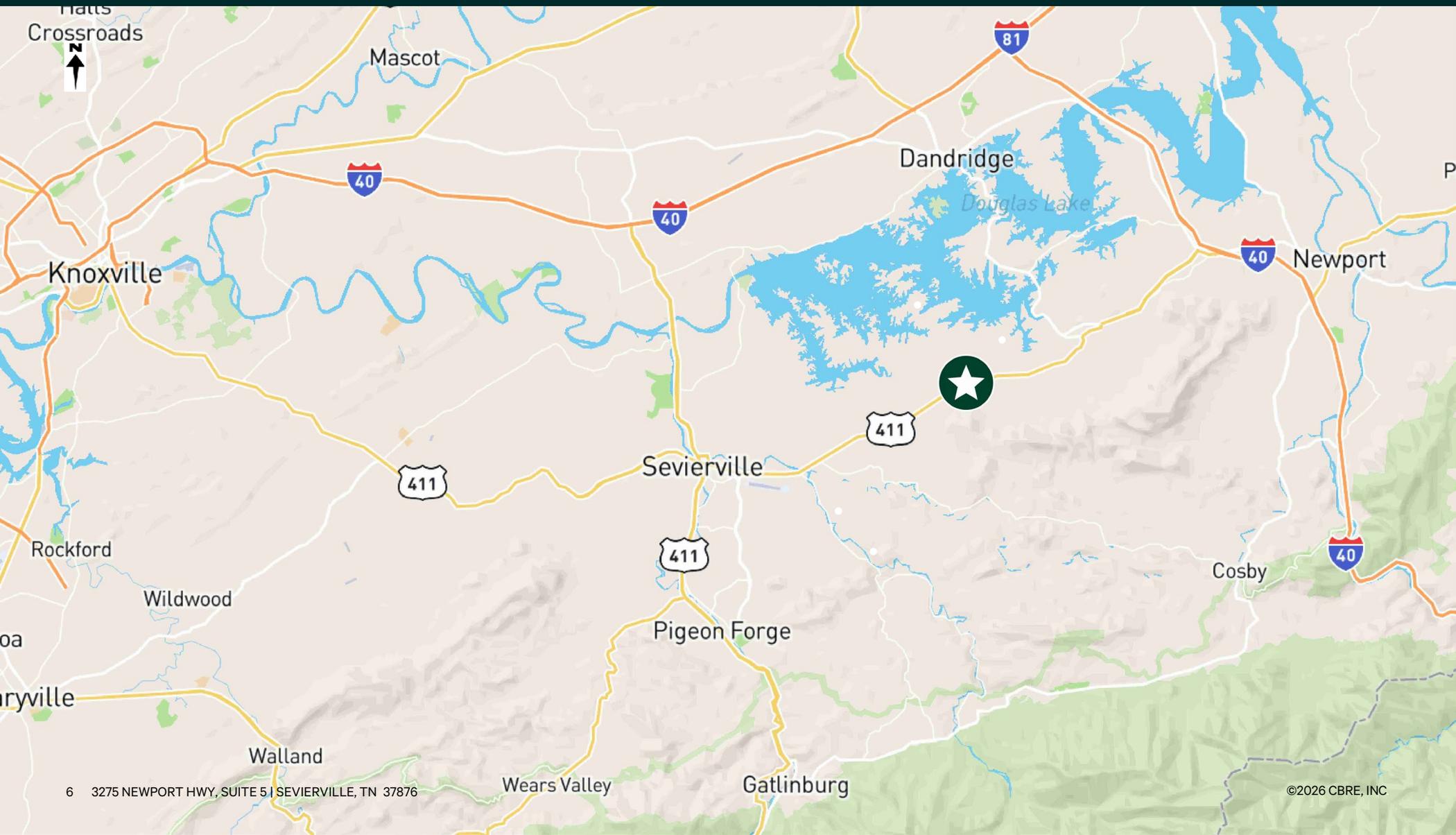
# Interior Photos



# Floor Plan



# Map Overview



# Demographics

## 1 MILE

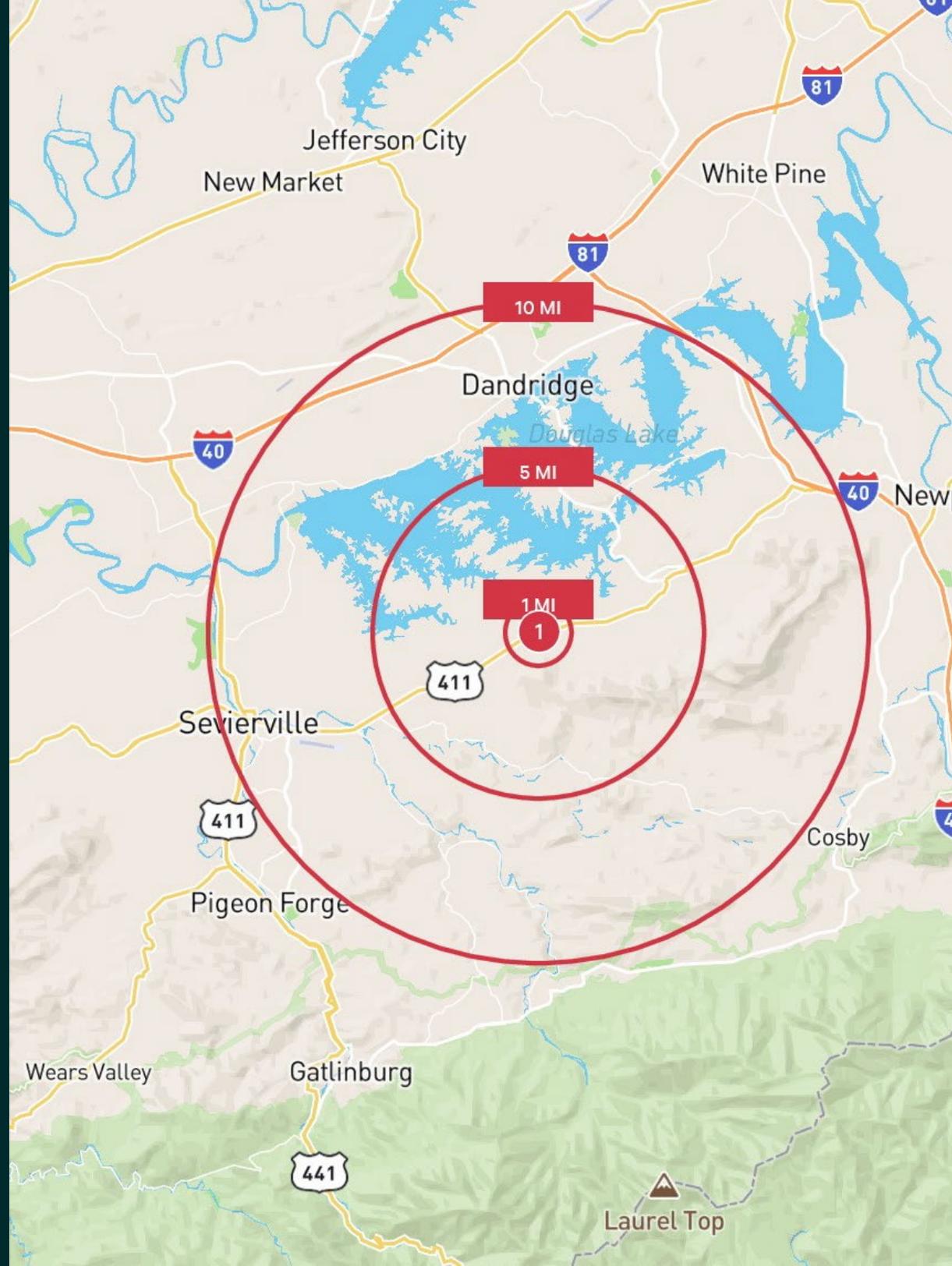
606  
2025 Population  
16  
2025 Businesses  
\$85,516  
2025 Average Household Income

## 5 MILES

11,723  
2025 Population  
183  
2025 Businesses  
\$76,390  
2025 Average Household Income

## 10 MILES

62,426  
2025 Population  
2,128  
2025 Businesses  
\$79,897  
2025 Average Household Income



# Meet the Team



**Brian Tapp SIOR, CCIM**

**First Vice President**

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