



INDUSTRIAL FOR SALE

CBRE

3275 Newport Hwy, Suite 5
Sevierville, TN 37876

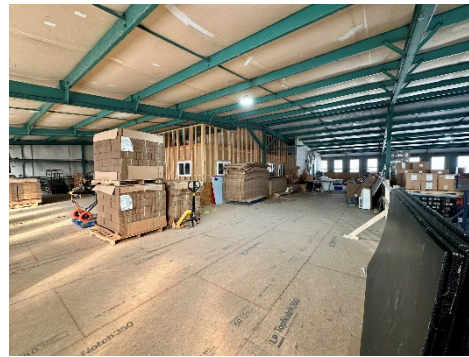
Property Details

Sale Price	\$1,995,000
Total SF	14,800 SF 80' x 165'
Office SF	6,400 Total SF 1 st level 4,800 SF 2 nd 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.



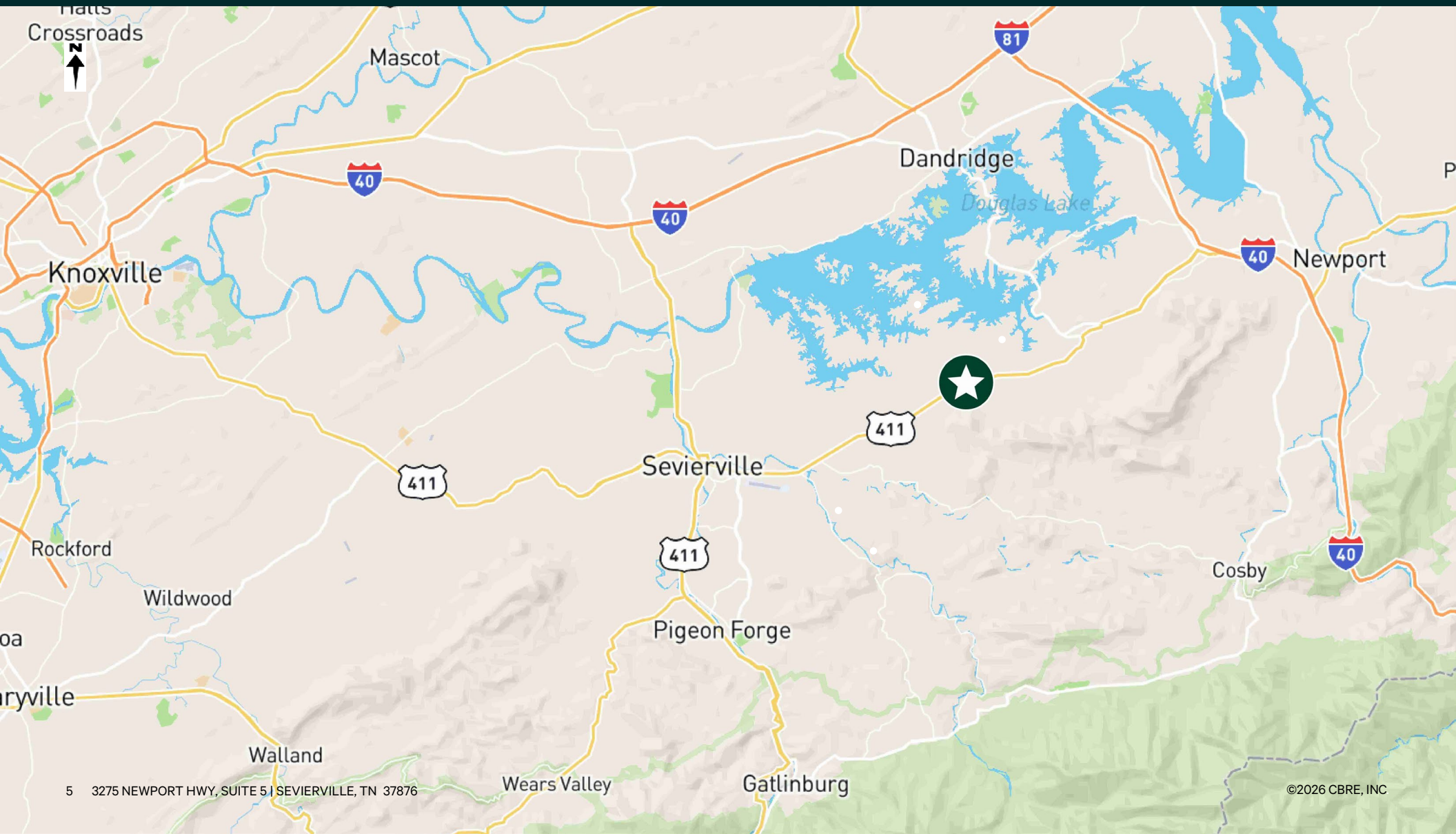
Interior Photos





3275 NEWPORT HWY, SUITE 5

Map Overview



Demographics

1 MILE

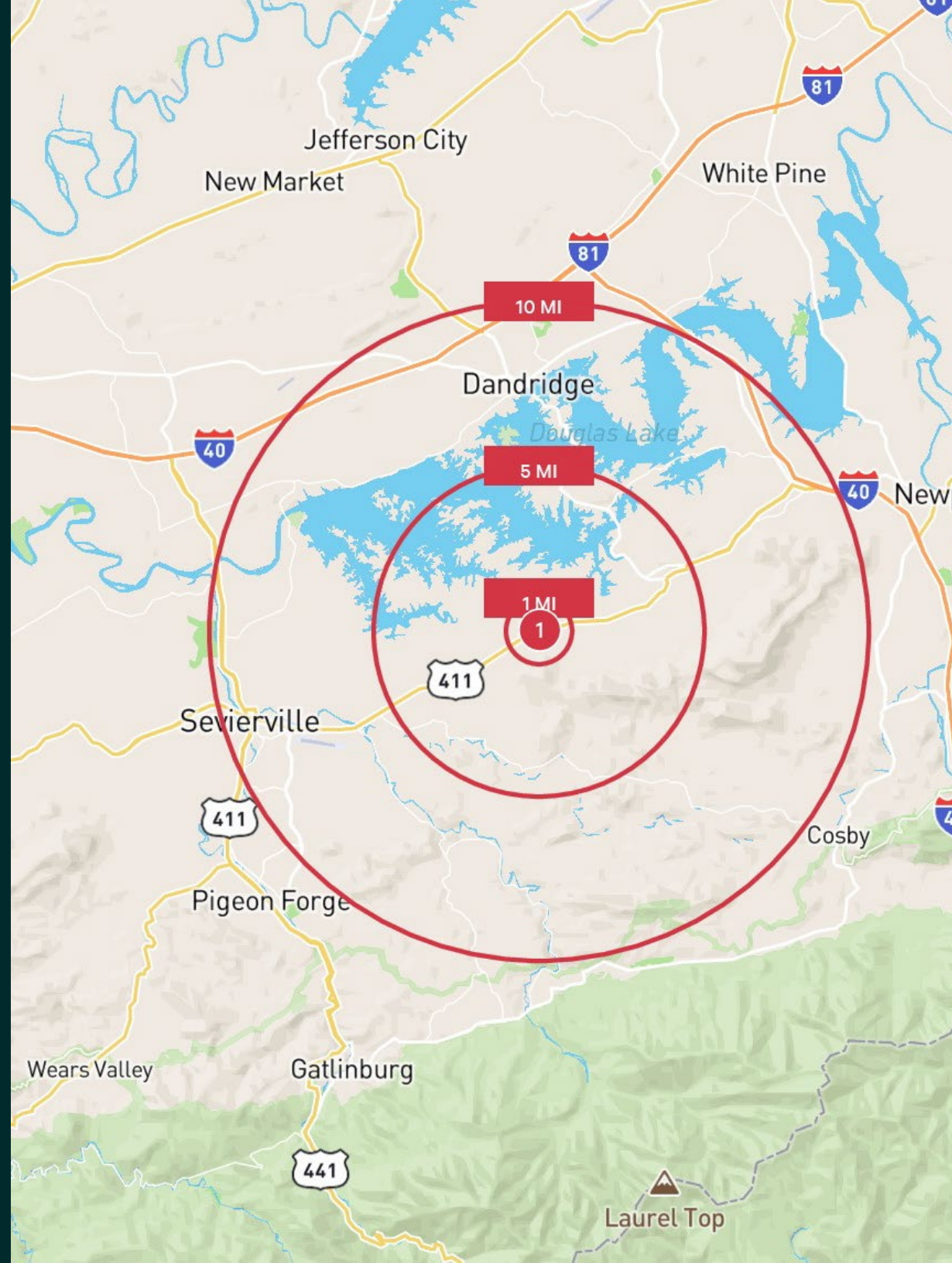
606
2025 Population
16
2025 Businesses
\$85,516
2025 Average Household Income

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

Direct: 865.498.6500
Cell: 865.719.5703
brian.tapp@cbre.com



Andrew Wilmoth, SIOR, CCIM

Vice President

Direct: 865.498.6500
Cell: 865.322.2556
andrew.wilmoth@cbre.com