

For Lease

# Industrial Property

6,201 SF | \$8.50 SF/yr

112 Belgrade Rd - 6,201 SF  
For Lease

## 112 Belgrade Rd

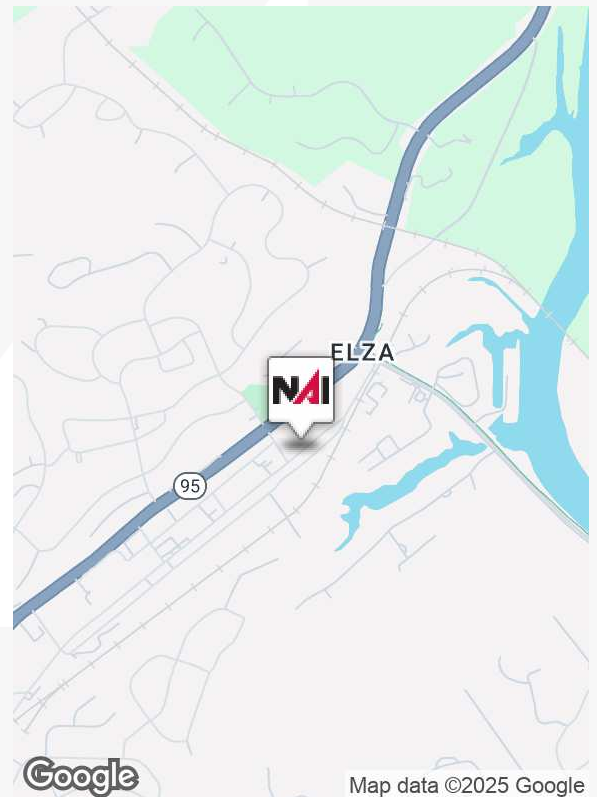
Oak Ridge, Tennessee 37830

### Highlights

- 100% Warehouse
- 3 dock doors. Open covered dock for multiple dock positions.
- Docks are 38" high, could be ramped if grade level access is needed
- Gas heat (separately metered)
- Zoning is IND-1 (City of Oak Ridge)
- 1 bathroom
- Dry sprinkler system
- East end of Oak Ridge close to Melton Lake Drive
- Newly renovated building
- 400 Amp single phase (separately metered electrical)
- Base rent is \$4,392 per month
- Pass throughs (CAM, taxes and insurance) are \$916 per month.

### Property Description

Inquire about additional space.



For more information

**Sam Tate, CCIM**

O: 865 777 3035

state@koellamoore.com



255 N Peters Road, Suite 101

Knoxville, TN 37923

865 531 6400 tel

[koellamoore.com](http://koellamoore.com)





112 Belgrade Rd

112 Belgrade Rd - 6,201 SF



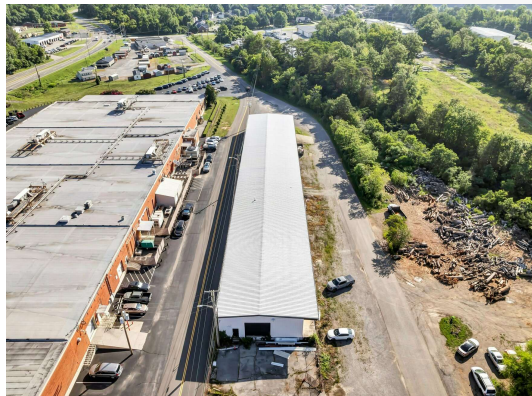
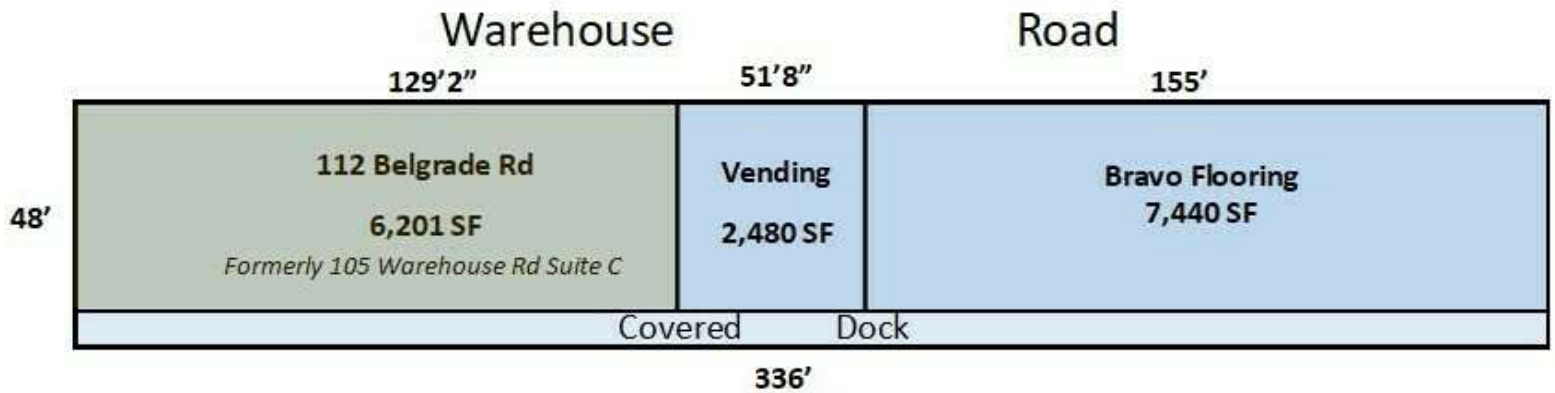


## Additional Photos

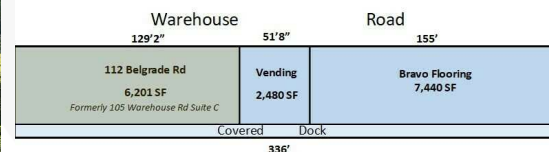




## Building Layout - 105 Warehouse Road

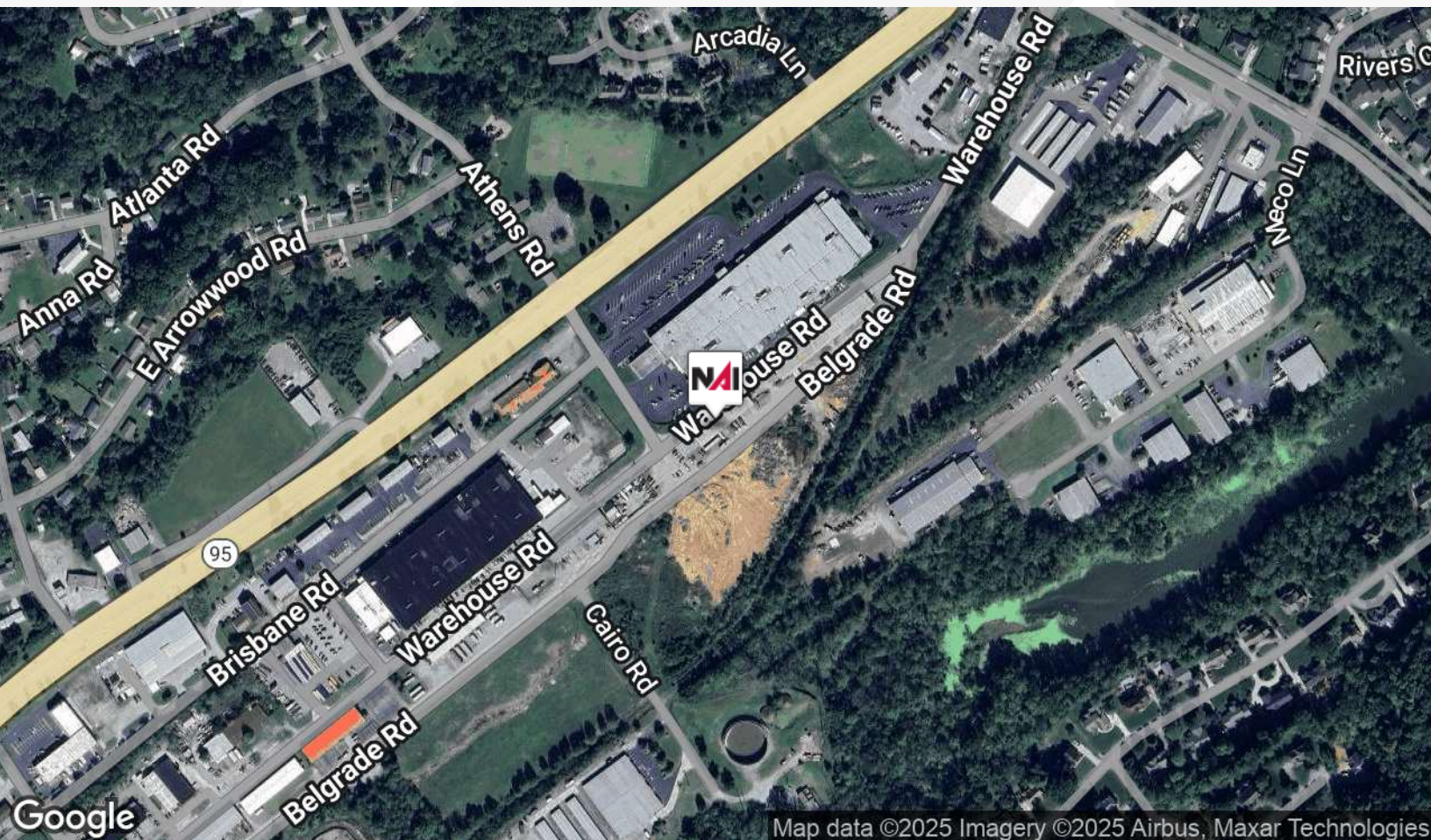
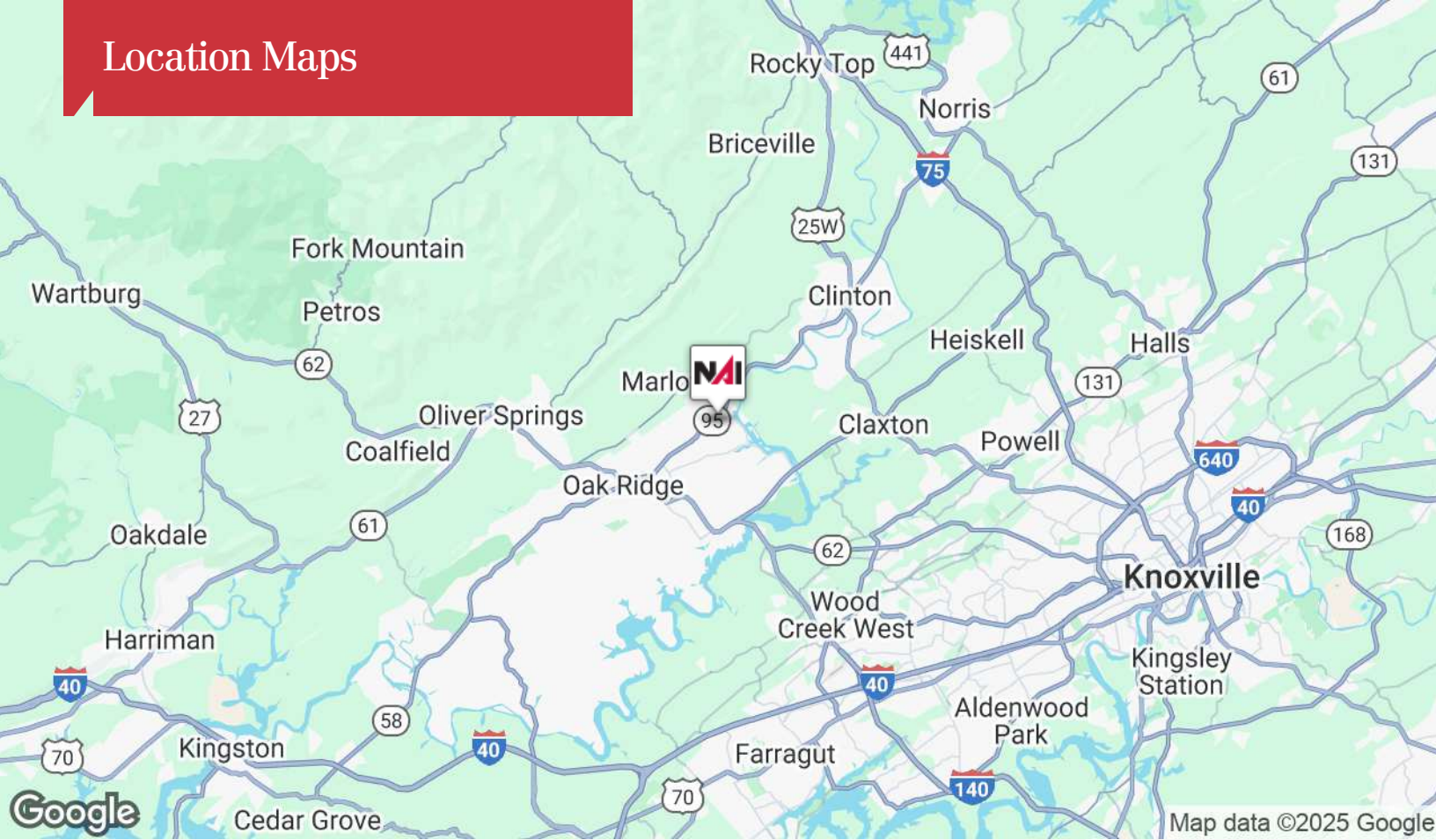


Building Layout - 105 Warehouse Road





## Location Maps

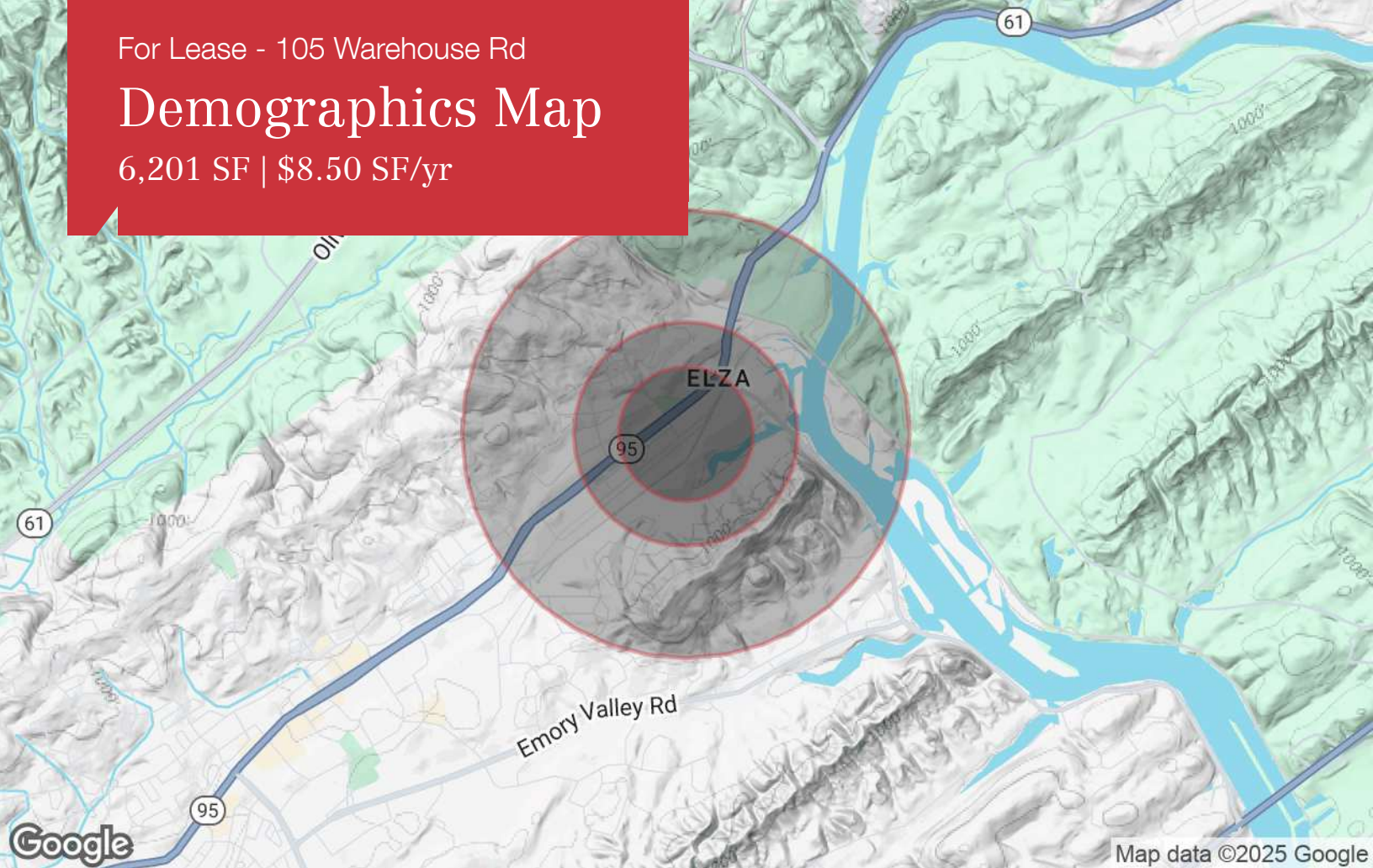




For Lease - 105 Warehouse Rd

# Demographics Map

6,201 SF | \$8.50 SF/yr



Map data ©2025 Google

## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	177	855	3,156
MEDIAN AGE	43	41	43
MEDIAN AGE (MALE)	43	40	42
MEDIAN AGE (FEMALE)	44	43	44

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	71	337	1,263
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$105,283	\$96,760	\$108,983
AVERAGE HOUSE VALUE	\$258,485	\$227,904	\$248,152

## Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	91.4%	91.9%	92.3%
% BLACK	3.6%	3.7%	3.7%
% ASIAN	1.8%	1.3%	1.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.5%	0.5%
% OTHER	2.5%	2.5%	2.2%

## Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	4.5%	5.8%	4.9%

\* Demographic data derived from 2020 ACS - US Census



**SAM TATE, CCIM**

**Senior Advisor**

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

**PROFESSIONAL BACKGROUND**

Over 40 years experience as a Realtor, specializing in the sale/leasing of commercial and industrial property

Selected Clientele

(past and/or current)

Boeing Realty Corporation

Charter Communications

Eckerd

Kindred Healthcare

Lucent Technologies

Walgreen Company

Pitney Bowes

Food Lion

Interstate Brands Corporation

Cumberland Materials

International Paper

SunTrust Bank

BASF

Carolina Pottery

Advance Auto Parts

U.S. Postal Service

Georgia-Pacific

Michigan Bulb Company

Freightliner Corporation

Robertshaw Industrial Products

Sanford

Key Safety Systems

**NAI Koella | RM Moore**

255 N Peters Road, Suite 101

Knoxville, TN 37923

865.531.6400