

## INDUSTRIAL PROPERTY FOR LEASE

### PROPERTY DESCRIPTION

Introducing an exceptional opportunity to lease two 6,000 SF buildings totaling 12,000 SF with +/- 2 acres of outdoor storage area with interstate signage and visibility. The property features eight (8) roll up doors, +/- 1,500 square feet of conditioned office space, and 16' clear height. Buildings can be leased separately.

### PROPERTY HIGHLIGHTS

- Nestled on +/- 2 acres of outdoor storage area
- Two buildings totaling 12,000 SF
- Eight (8) roll-up doors
- +/- 1,500 square feet of conditioned office space
- 16' clear height
- Interstate signage and visibility
- Over 103,000 VPD on I-40/75
- Buildings can be leased separately

### OFFERING SUMMARY

**Lease Rate:** \$15.00 SF/yr (NNN)

**Available SF:** 12,000 SF

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

<b>Total Households</b>	332	5,568	17,141
<b>Total Population</b>	856	15,275	46,243
<b>Average HH Income</b>	\$192,111	\$179,334	\$155,019

**ALEX DERUSHA**

865.777.0202

alex@providencecres.com





**ALLUVION**  
PARTNERS

14395 Hickory Creek Rd  
Lenoir City, TN 37771

**INDUSTRIAL PROPERTY FOR LEASE**



**ALEX DERUSHA**  
865.777.0202  
[alex@providencecres.com](mailto:alex@providencecres.com)





**ALLUVION**  
PARTNERS

14395 Hickory Creek Rd  
Lenoir City, TN 37771



**ALEX DERUSHA**  
865.777.0202  
alex@providencecre.com





ALLUVION  
PARTNERS

14395 Hickory Creek Rd  
Lenoir City, TN 37771

**INDUSTRIAL PROPERTY FOR LEASE**



**ALEX DERUSHA**

865.777.0202

alex@providencecres.com

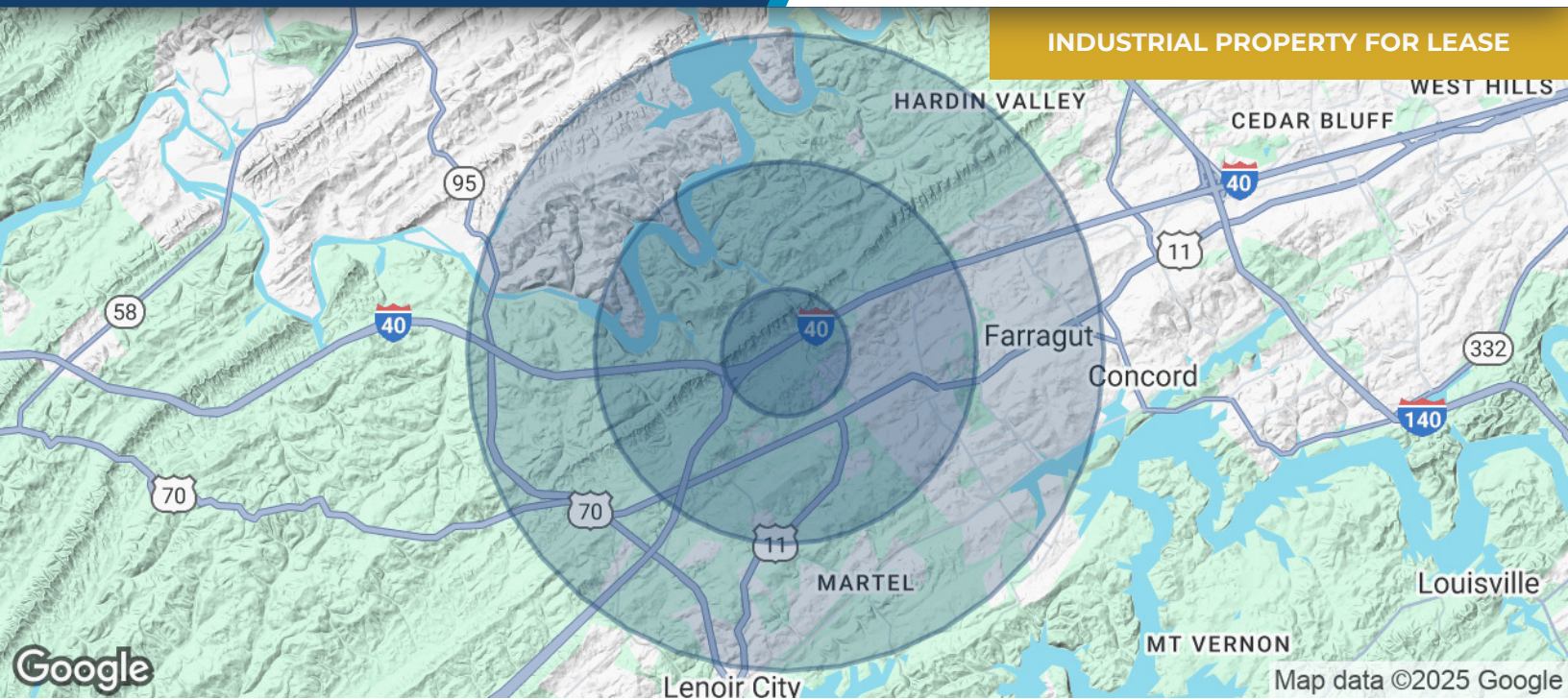




ALLUVION  
PARTNERS

14395 Hickory Creek Rd  
Lenoir City, TN 37771

**INDUSTRIAL PROPERTY FOR LEASE**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	856	15,275	46,243
Average Age	50	45	44
Average Age (Male)	50	44	43
Average Age (Female)	51	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	332	5,568	17,141
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$192,111	\$179,334	\$155,019
Average House Value	\$562,175	\$585,588	\$529,233

Demographics data derived from AlphaMap

**ALEX DERUSHA**

865.777.0202

alex@providencecres.com