



GOLDMAN
PARTNERS REALTY
MULTIFAMILY & COMMERCIAL BROKERAGE

WAREHOUSE / OFFICE PROPERTY FOR SALE

OFFERED AT

5136 N HWY 321

\$995,000

Lenoir City, Tennessee 37771 • Loudon County



5,985

SQ. FT. BUILDING

3

ROLL-UP DOORS

.76

ACRES TOTAL

1

STORY / GRADE LEVEL

PROPERTY OVERVIEW

Versatile warehouse and office space with recent upgrades throughout, ideally situated with quick access to major highways, just 3 minutes from I-75 and under 10 minutes from I-40, with an average daily traffic count of 13,000 — making it perfect for business operations. The building offers 4,000 sqft of open warehouse space with a 14 ft clear span height, three 9 ft garage doors - 1 roll-up, 2 auto open and approx. 2,000 sqft of finished office space with 4 private offices, a kitchen/breakroom, and two bathrooms. Two HVAC systems (2021 and 2013) provide climate control, with Square D electrical panels and 2024 interior updates including vinyl flooring and shiplap walls. A 50-amp RV hookup is also included. The main roof is metal and the adjacent roof is comp shingle. A unique blend of functional warehouse and flexible office space — schedule your showing today!

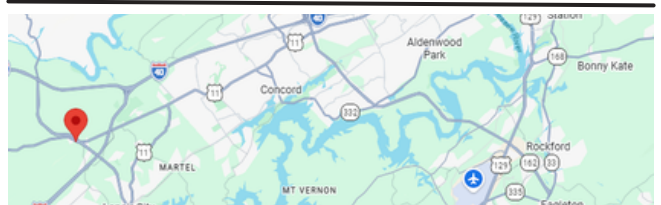
KEY FEATURES

- 5,985 SF total building area
- 3 Garage Doors - 1 Roll-up, 2 Auto Open
- 0.76 acres — ample yard & parking space
- Flexible warehouse / office layout
- Just 3 Minutes West of I-75 at Exit 81

PHOTOS



LOCATION



SITE DETAILS

- Lot size: 0.76 acres
- Zoning: C-3
- Water: Public
- Sewer: Public
- Loudon, TN 37771

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