



Offering Memorandum



10,000 SF Industrial For Lease Sevierville, TN

127 RIVER BEND DR, SEVIERVILLE, TN 37876

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Property Information



PROPERTY SUMMARY

10,000 SF INDUSTRIAL | SEVIERVILLE, TN

127 RIVER BEND DR
SEVIERVILLE, TN 37876

OFFERING SUMMARY

LEASE RATE:	\$9 SF/yr (MG)
BUILDING SIZE:	24,000 SF
AVAILABLE SF:	10,000 SF
LOT SIZE:	4.92 Acres

PROPERTY SUMMARY

Located within Hodsden Hicks Industrial Park, 127 River Bend Drive in Sevierville, TN offers a well-equipped 10,000 SF climate-controlled industrial space designed for efficient warehouse, distribution, light manufacturing, or service-related operations. The building features 17' clear height, 3-phase power, a sprinkler system, LED lighting, security cameras, and a 6" concrete slab.

The property includes approximately 2,800 SF of office space, one dock-high door, one grade-level door, and shared access to an additional 14' grade-level door. With I-1 zoning, a standing seam roof, and a strategic location in an established industrial park, this facility presents a strong opportunity for users seeking a clean, functional, and well-positioned industrial property in the Sevierville, TN market.



PROPERTY HIGHLIGHTS

- 10,000 SF climate-controlled Industrial
- 17' clear height, 3-phase power, sprinkler system, LED lighting, and security cameras
- 2,800 SF Office
- One dock-high door, one grade-level door, shared access to a 14' grade-level door
- I-1 zoning, 6" concrete slab, standing seam roof



**ONE DOCK-HIGH
DOOR**



2,800 SF OFFICE

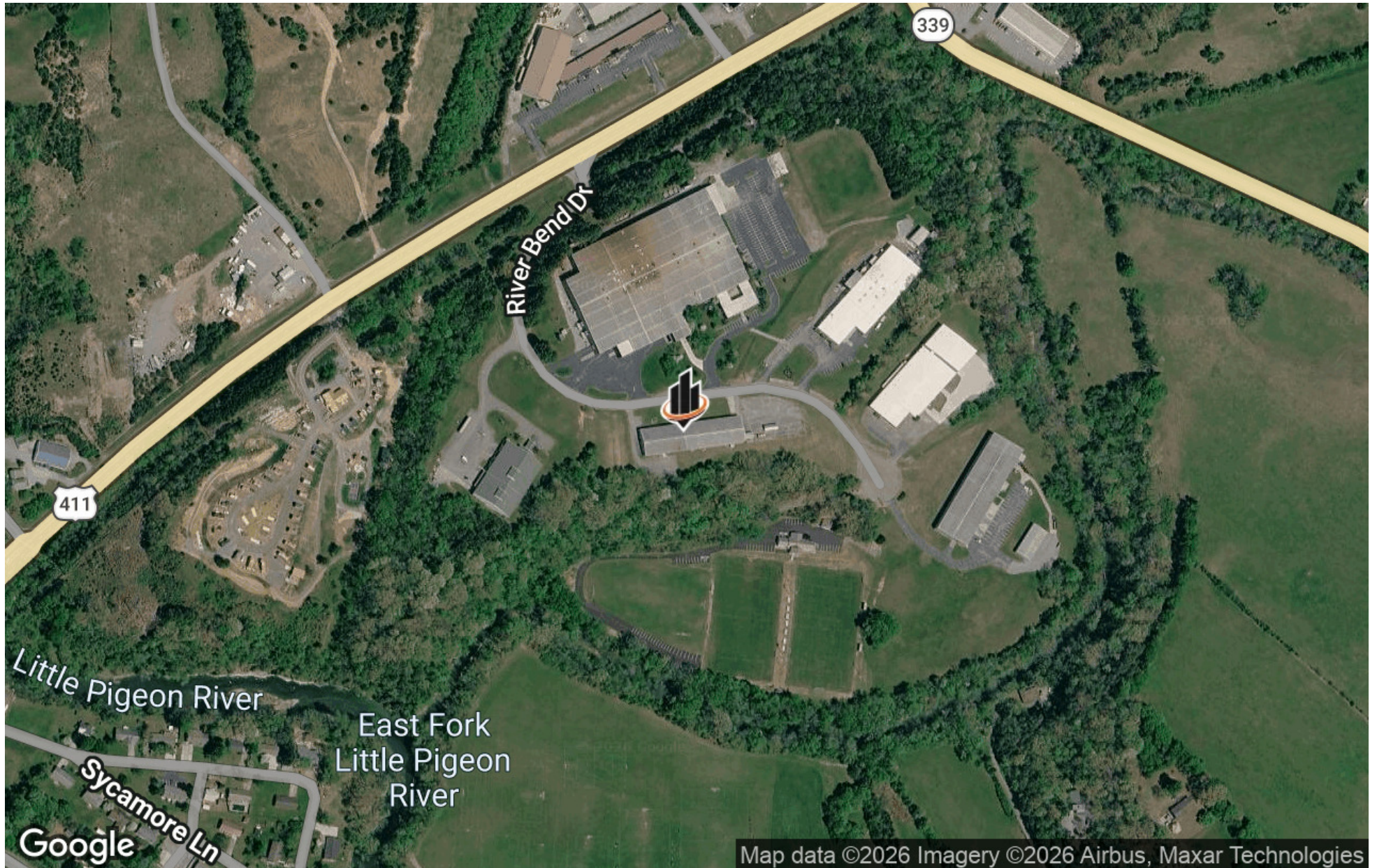


**CLIMATE
CONTROLLED**

ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP



RETAILER MAP

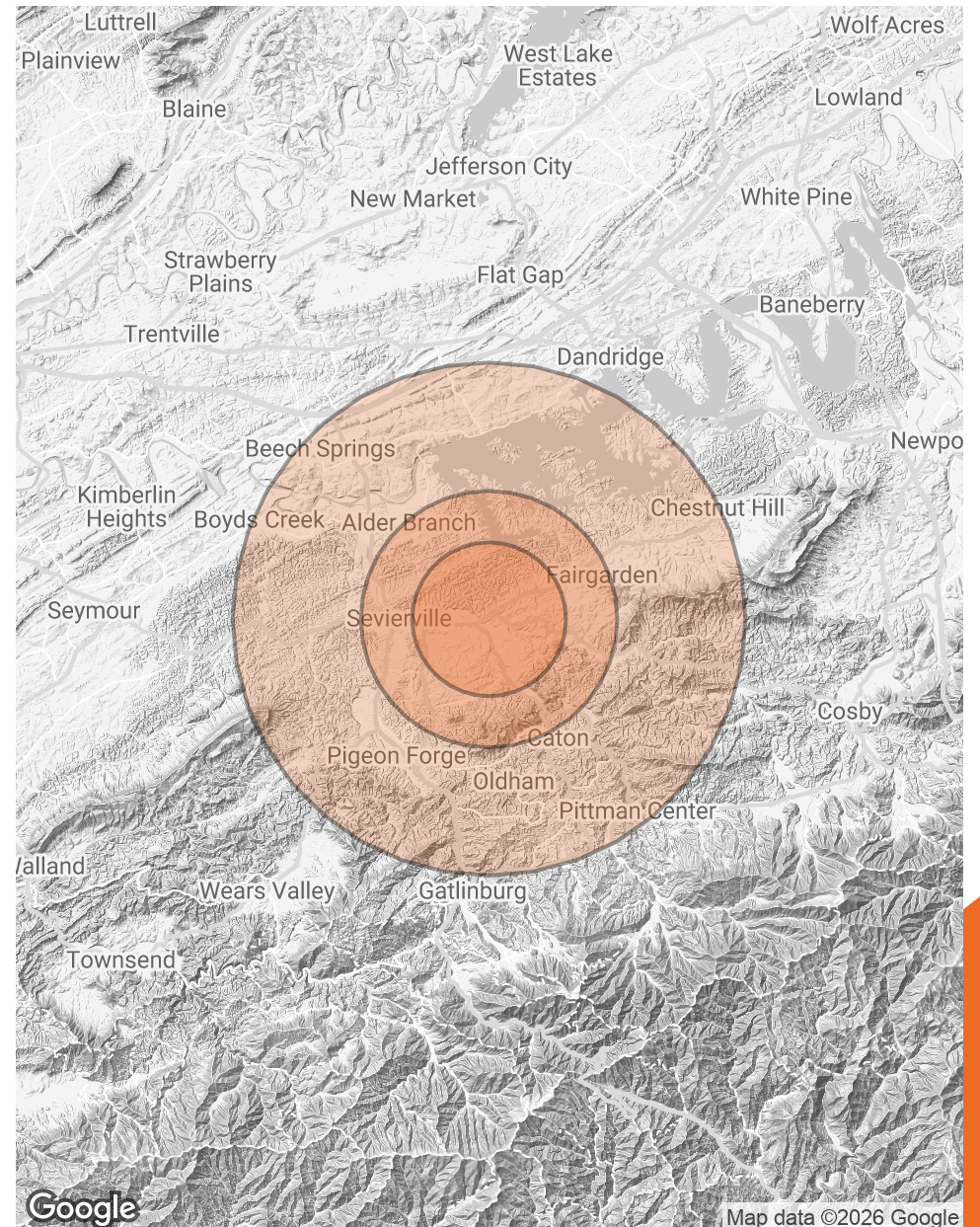


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,672	31,881	67,689
AVERAGE AGE	43	42	44
AVERAGE AGE (MALE)	42	41	42
AVERAGE AGE (FEMALE)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,509	12,990	27,549
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$75,565	\$71,817	\$73,996
AVERAGE HOUSE VALUE	\$361,096	\$342,800	\$326,572

2020 American Community Survey (ACS)



FOR MORE INFORMATION



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