



INDUSTRIAL LAND FOR LEASE

**CBRE**

Build-to-Suit | Excellence Way  
Maryville, TN 37801



# The Offering

Flexible manufacturing or development site in Big Springs Industrial Park. Owner will build to suit to meet the tenant's requirements. Ten-year term (or more) required. Located near Standard Aero, Cherokee Millwright, Denso, Schneider Electric, and other manufacturers.

## Offering Summary

Asking Rate:	\$8.00–10.00/SF (Minimum)
Available:	±72,000 SF (Proposed)
Lot Size:	4.89 Acres
NOI:	\$0.00
Cap Rate:	0.0%

## Property Highlights

- Level lot
- Zoned industrial
- Nearby restaurants, banks, childcare, and shopping

Looking North



Looking South



Looking East

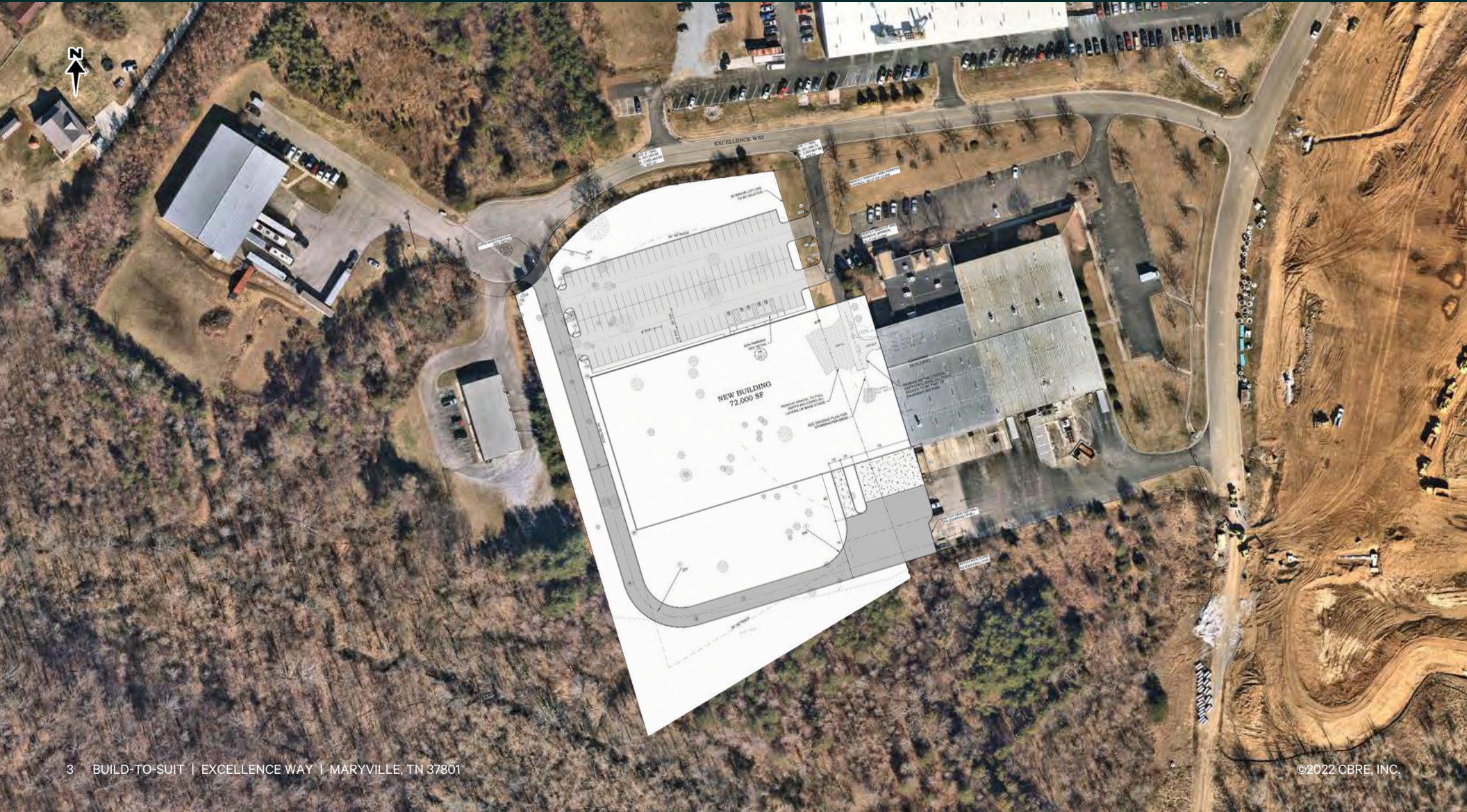


Looking West





# Proposed: ±72,000 SF





# Location Overview

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Big Springs Industrial Park is located at the intersection of West Lamar Alexander Parkway (Highway 321) and Ross Drive, in Maryville, TN which is in the Knoxville-Morristown-Sevierville Combined Statistical Area (CSA).

The Knoxville-Morristown-Sevierville Combined Statistical Area (CSA) is centrally located at the intersection of Interstate 75, Interstate 40, and Interstate 81. Over two-thirds of the nation's population lives within a day's drive of the region.

The Park's prime location has immediate highway access, is less than ten minutes to McGhee Tyson Airport, fifteen minutes from West Knoxville and Lenoir City, 20 minutes from the University of Tennessee, and five minutes from downtown Maryville.

The Park is accessed to I-75 at Lenoir City via Highway 321 or I-140 via Alcoa Highway. Access is easy and clear with a traffic signal at Robert C Jackson Road or via Ross Drive. Robert C Jackson Road has been extended through Laurel Branch Park to Morganton Road and construction is complete.



# Market Overview





# Demographics

## 1 MILE

3,788

2021 Population

126

2021 Businesses

\$65,262

2021 Average Household Income

## 5 MILES

67,904

2021 Population

2,496

2021 Businesses

\$75,485

2021 Average Household Income

## 10 MILES

147,782

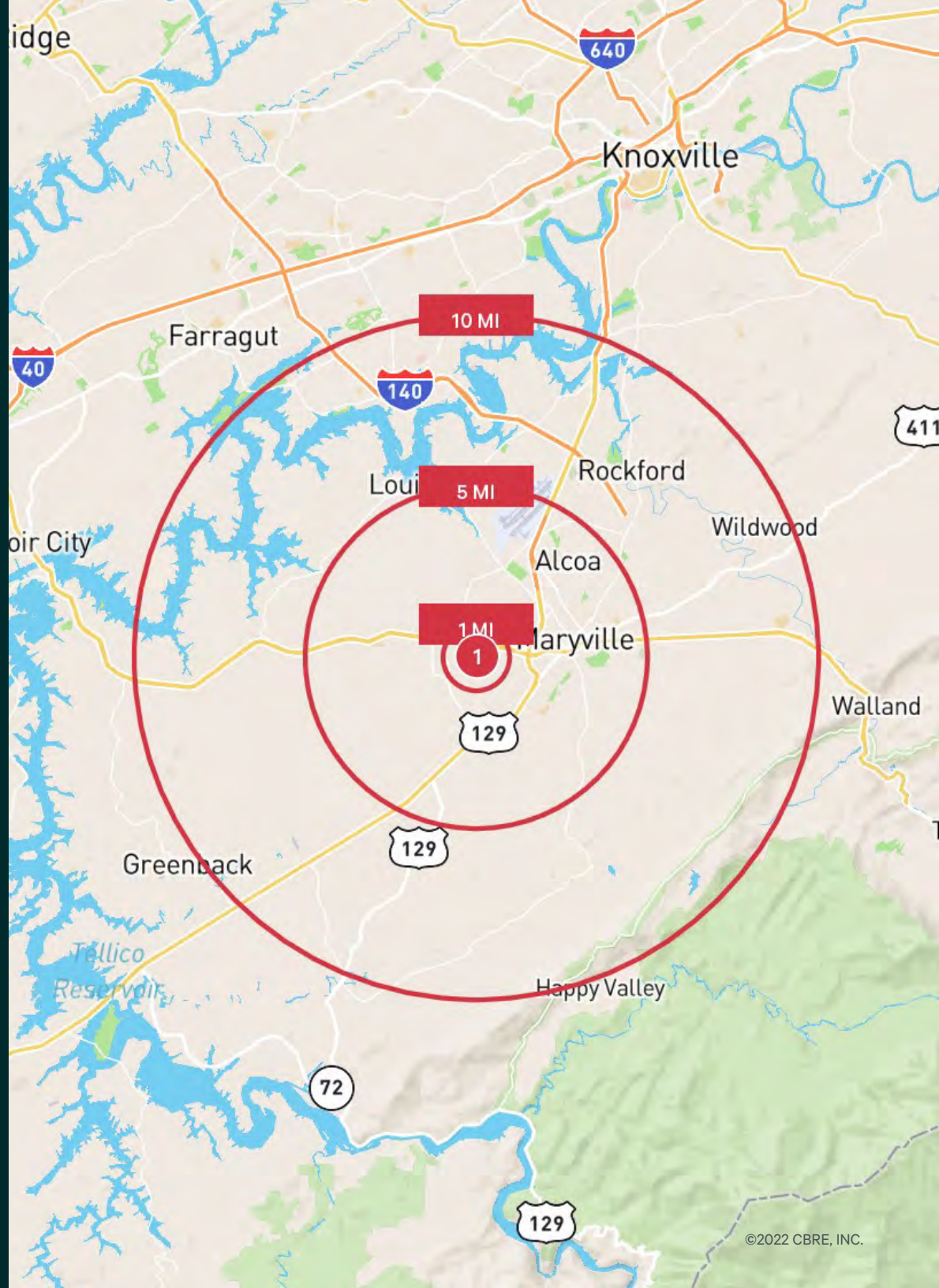
2021 Population

3,864

2021 Businesses

\$89,709

2021 Average Household Income



# Contact Us

**CBRE**

**Brian  
Tapp** *SIOR, CCIM*

**First Vice President**

+1 865 719 5703

[brian.tapp@cbre.com](mailto:brian.tapp@cbre.com)

**Andrew  
Wilmoth** *CCIM*

**Senior Associate**

+1 865 322 2556

[andrew.wilmoth@cbre.com](mailto:andrew.wilmoth@cbre.com)

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