

# KNOXVILLE LOGISTICS CENTER

450 HAMILTON INDUSTRIAL WAY, LENOIR CITY, TN 37771

TPAGROUP | CBRE



### PROPERTY OVERVIEW

260,000 square foot industrial distribution center located in the Roane Regional Business and Technology Park in Roane County, Tennessee. This Class A rear load facility will feature state-of-the-art building specifications ideal for a variety of e-commerce, manufacturing, and distribution users. The development will include above market trailer and auto parking counts as well as future industrial outside storage, and will be situated on an approximately 40-acre site with delivery projected to be 2Q 2023. The project will be delivered by TPA Group, an experienced Atlanta-based developer with a national industrial development platform. With a history of over 275 speculative, build-to-suit and re-development projects to date, TPA Group is adept at navigating the complex nature of development/construction management in order to successfully deliver an enduring, on-time, on-budget asset.

#### OFFERING SUMMARY

Lease Rate	Call for Pricing
Building Size	260,000 SF
Available SF	40,000 - 260,00SF
Lot Size	39.6 Acres
Year Built	2023
Zoning	I-2, Medium Industrial
Market	Knoxville, TN



### PROPERTY HIGHLIGHTS



**32' Clear Height**



**52' x 50' Column Spacing Tilt Wall Construction**



**55 Dock Doors**



**194± Auto Parks + 94 Future Auto Parks**



**30 Trailer Parks + 50 Future Parks**

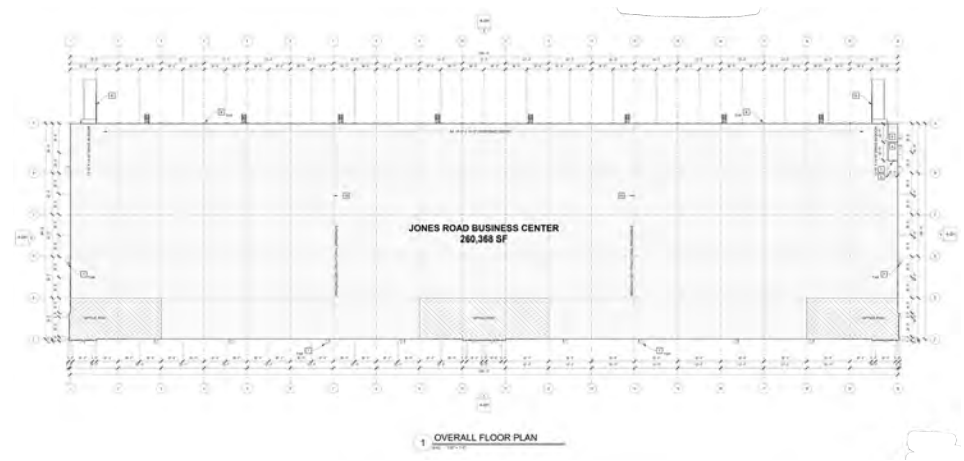
# INDUSTRIAL PROPERTY FOR LEASE

# KNOXVILLE LOGISTICS CENTER

\*LEASE RATE: CALL FOR PRICING



9/23/2022



BUILDING INFORMATION	
Office Space	Build to Suit
Number of Floors	1
Year Built	2023
Construction Status	Under Construction

PROPERTY INFORMATION	
Property Type	Industrial
Zoning	I-2, Medium Industrial
Property Subtype	Warehouse/Distribution
Lot Size	39.6 Acres
APN#	073050 02400
Rail Access	No

UTILITIES & AMENITIES	
Gas	Yes
Electric	Yes
Sewer	Yes

LOCATION INFORMATION	
Building Name	Knoxville Logistics Center
Address	450 Hamilton Industrial Way, Lenoir City, TN 37771
County	Roane
Market	Knoxville, TN
Nearest Highway	One mile to I-40
Nearest Airport	27.5 Miles to Mcghee Tyson Airport

AS OF 8.15.22

## UTILITY PROVIDERS

### ELECTRICITY

Lenoir City Utility Board  
 Contact: Jeremy Walden  
 865-988-0727  
 jwalden@lcub.com

### GAS

Oak Ridge Utility District  
 Contact: Jeff Patterson  
 865-483-1377  
 jpatterson@orud.org

### SEWER

Lenoir City Utility Board  
 Contact: Herbert Sarten  
 844-687-5282 ext. 1729  
 hsarten@lcub.com

### WATER

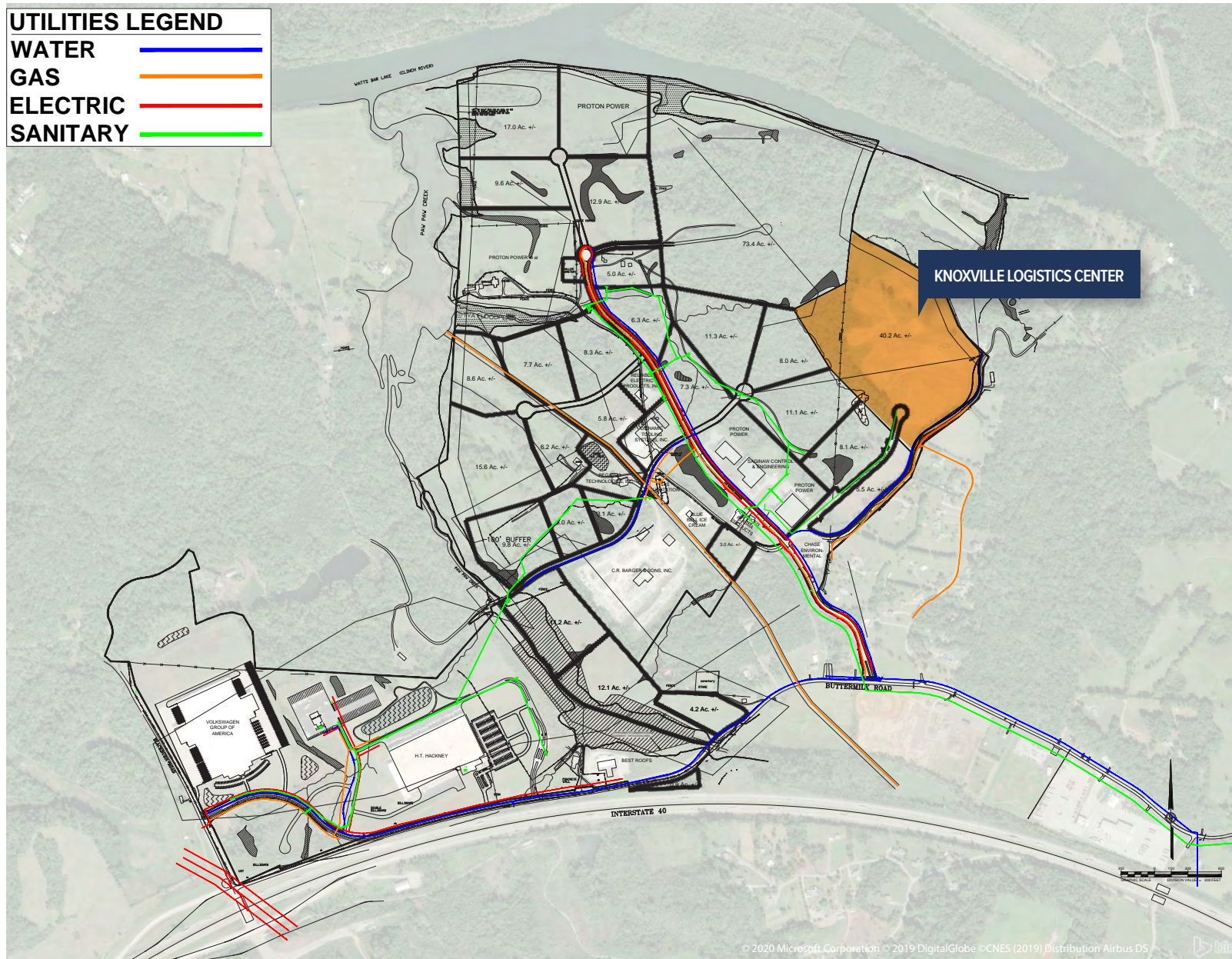
Watts Bar Utility District  
 Contact: Wesley Barger  
 865-270-8070  
 wesley@wbud.org

### FIBER

AT&T  
 Contact: Alan Hill  
 865-769-5799  
 Ah1732@att.com

### UTILITIES LEGEND

WATER	
GAS	
ELECTRIC	
SANITARY	



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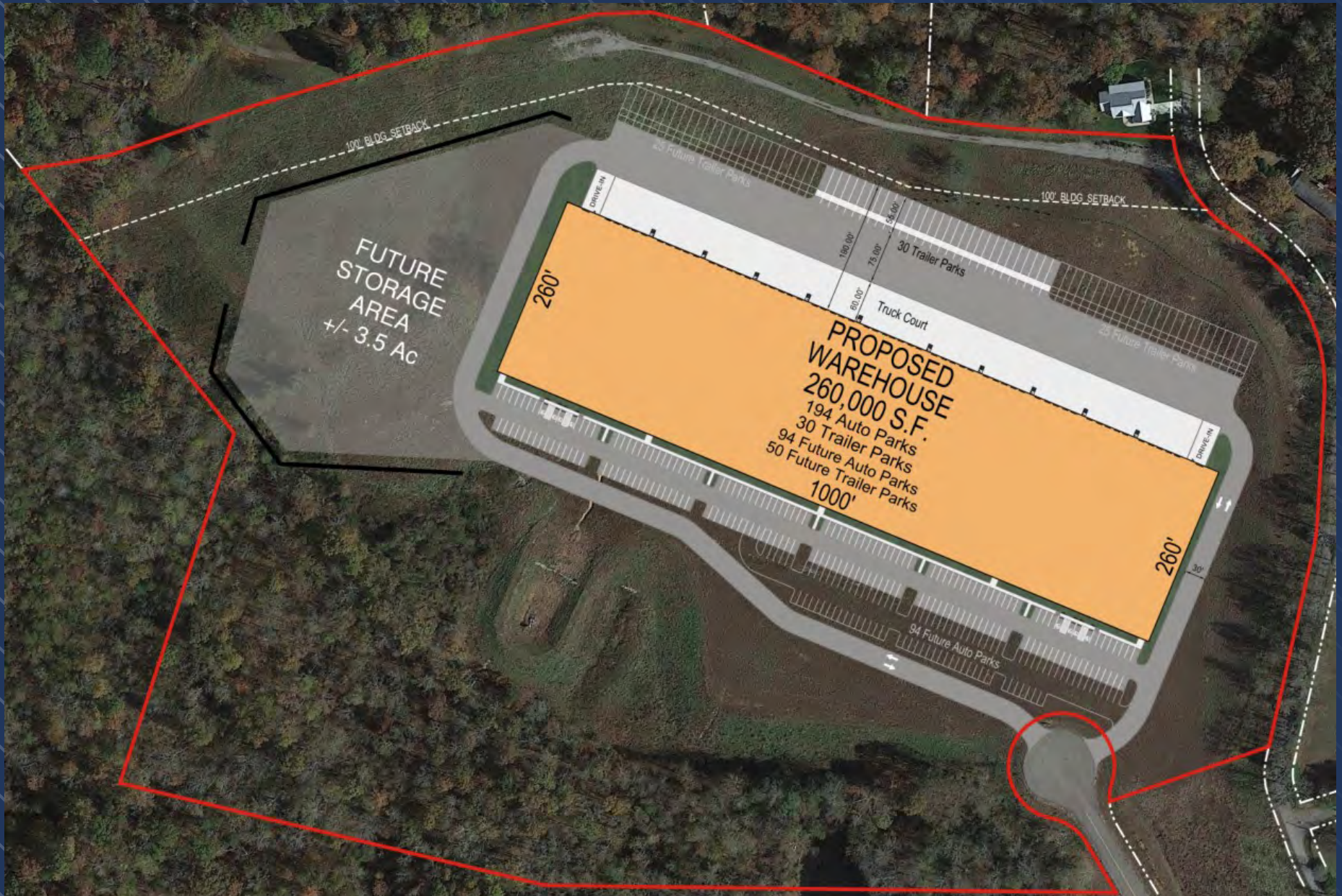
## LOCATION



# INDUSTRIAL PROPERTY FOR LEASE

KNOXVILLE  
LOGISTICS  
CENTER

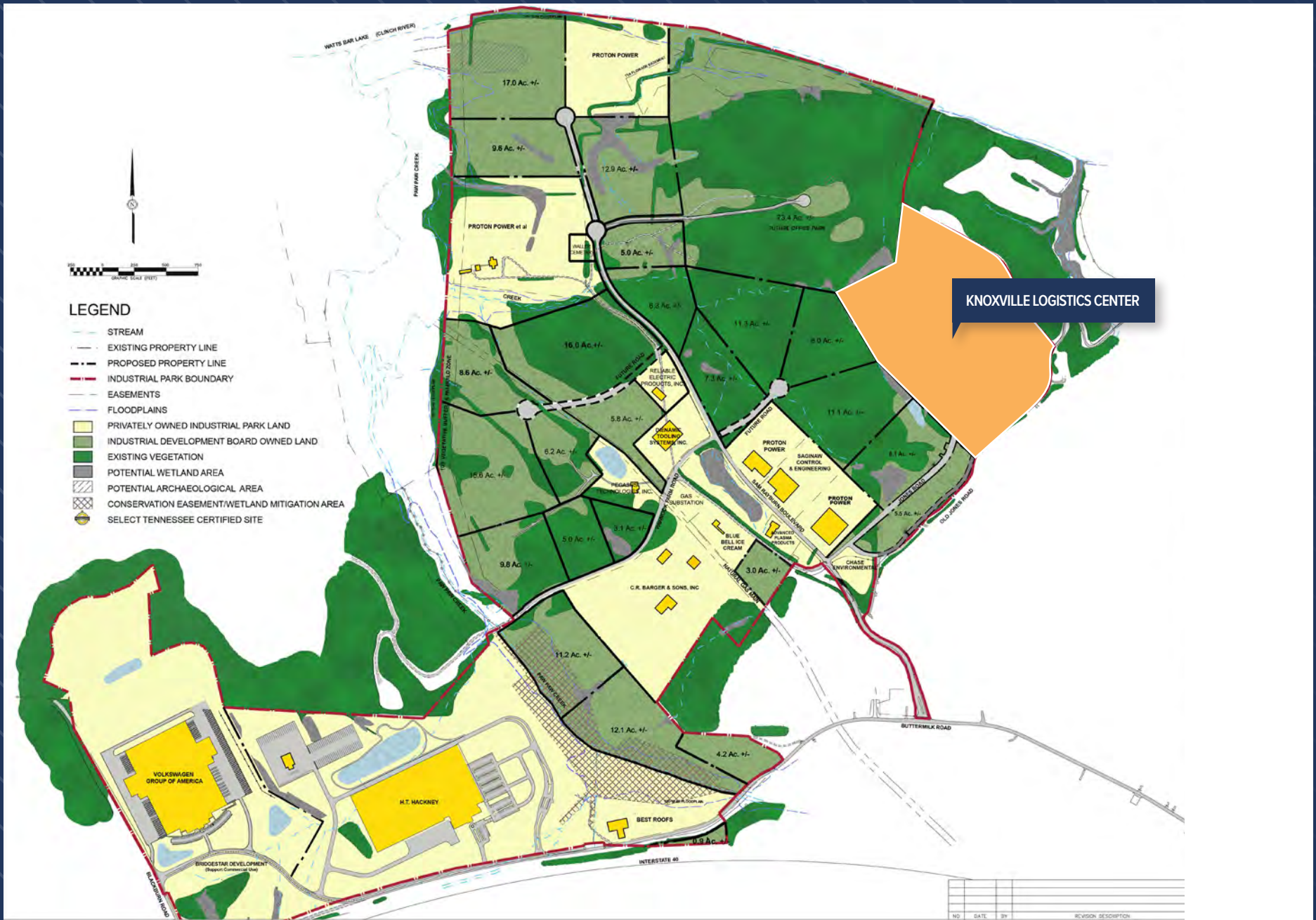
## SITE PLAN



# INDUSTRIAL PROPERTY FOR LEASE

## INDUSTRIAL PARK MASTERPLAN

# KNOXVILLE LOGISTICS CENTER



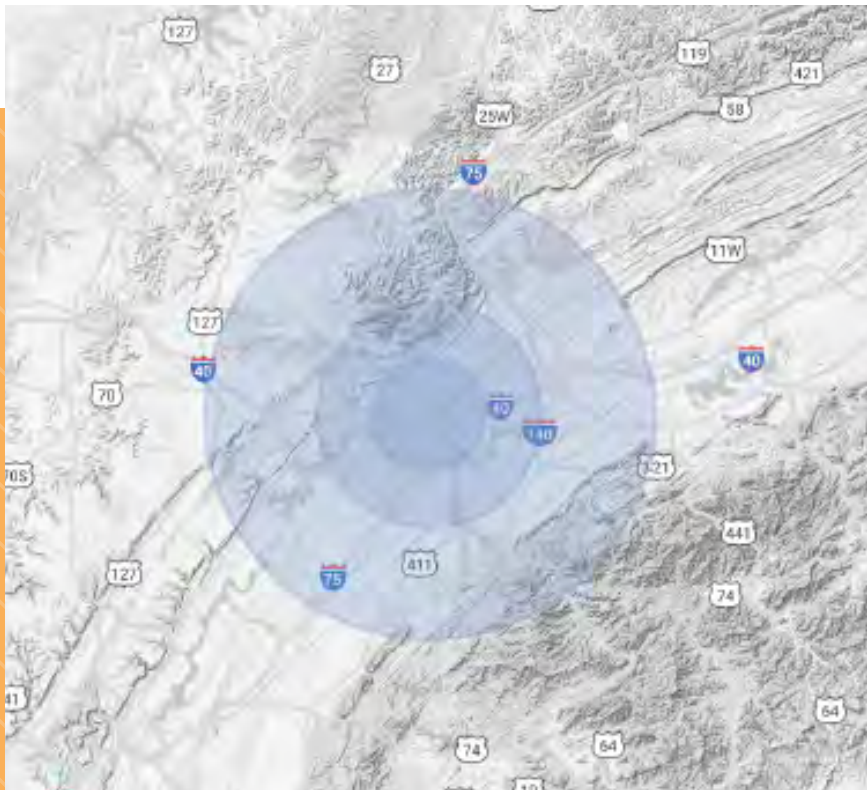
# INDUSTRIAL PROPERTY FOR LEASE

# KNOXVILLE LOGISTICS CENTER

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Population	69,819	336,575	1,069,836
Average Age	41.2	41.0	39.4
Average Age (Male)	39.4	40.0	38.4
Average Age (Female)	43.9	42.3	40.6

HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total Households	27,856	135,927	440,664
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$69,530	\$73,513	\$59,017
Average House Value	\$214,442	\$234,623	\$189,806

\* Demographic data derived from 2010 UC Census



SPECIFICATIONS	DESCRIPTION
Address/Location	450 Hamilton Industrial Way, Lenoir City, TN 37771
SF	260,000±
Configuration	Rear Load
Dimensions/Columns	Approximately 1,000' x 260' 52' x 50' (typical) 60' speed bays
Clear Height	32' at first column line
Construction	Concrete pre-cast or tilt-wall
Slab	6" 4,000 psi Reinforced speed bay 10 mil vapor barrier
Roof	45 mil TPO single ply R-15 insulation 15-year warranty
Dock Positions	55 standard 9'x10' KOs for 2 oversized 12' x 14'
Dock Equipment	Standard uninsulated doors with Vision Lite
Truck Courts	135' deep – expandable to 190' 60' concrete apron HD Asphalt Drive Isle and Parking
Trailer Parking	30 Trailer Parks + 50 Future Parks
Auto Parking	194± Auto Parks + 94 Future Auto Parks
Office/Storefront	Two glass entry features at building corners Metal entrance canopy
Clerestory	KOs 1 per bay (typical)
Paint	Exterior: 3 color textured Interior: None
Fire Protection	ESFR
Interior Lighting	Code minimum LED (trip protection)
Exterior Lighting	Code minimum Building Mounted Lighting - Owned
Air Changes	No equipment KOs for future equipment
Heating/Gas	Freeze Protection
Electric	2,000 amp service with house panel Trough system
Water/Sewer	Water: 3" domestic line to building (terminated inside) Sewer: 6" line under-slab length of building AT&T Fiber

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### For More Information, Please Contact:

#### **Brian Tapp, CCIM, SIOR**

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