

Huntington Business Park

1295 & 2677 HUNTINGTON PARK DR | LOUDON, TN

FOR SUBLEASE | $\pm 195,360$ – $\pm 392,636$ SF



CBRE

Location: Why Loudon/Knoxville

Loudon sits just outside of Knoxville, located with excellent access to transportation networks. The available buildings are situated less than 1 mile from I-75 and approximately 7 miles from I-40, two major east-west and north-south corridors, providing rapid connectivity to regional and national markets, reducing transit times for freight movement.

The buildings are within a day's driving distance from two-thirds of the US population. Three of the Nation's most heavily traveled interstates (I-40, 75, and 81) converge in Knoxville. This strategic junction allows 53% of the US marketplace to be within a 650-mile radius of Knoxville.



Property Overview

OFFERING SUMMARY

	1295 HUNTINGTON	2677 HUNTINGTON
Lease Rate	Upon request	Upon request
Total SF	±197,276 SF	±195,360 SF
Total Expandable	±479,506 SF	±260,160 SF
Office	±14,400 SF	±11,510 SF
Clear Height	32'	32'
Year Built	2022	2023
Land	27.67 acres	17.17 acres
Power	3,000A, 277/480V	1,200 A, 277/480V (Potential for 10,200A)
HVAC	100-ton (Potential for 400)	100-ton (Potential for 400)
Floor	6", 4000 psi concrete slab Crane bay with 8" slab	6", 4000 psi concrete slab

1295 HUNTINGTON PARK DR



±197,276

Square Footage



15

Dock Positions



185

Auto Spaces



20

Trailer Spaces

2677 HUNTINGTON PARK DR



±195,360

Square Footage



15

Dock Positions



59

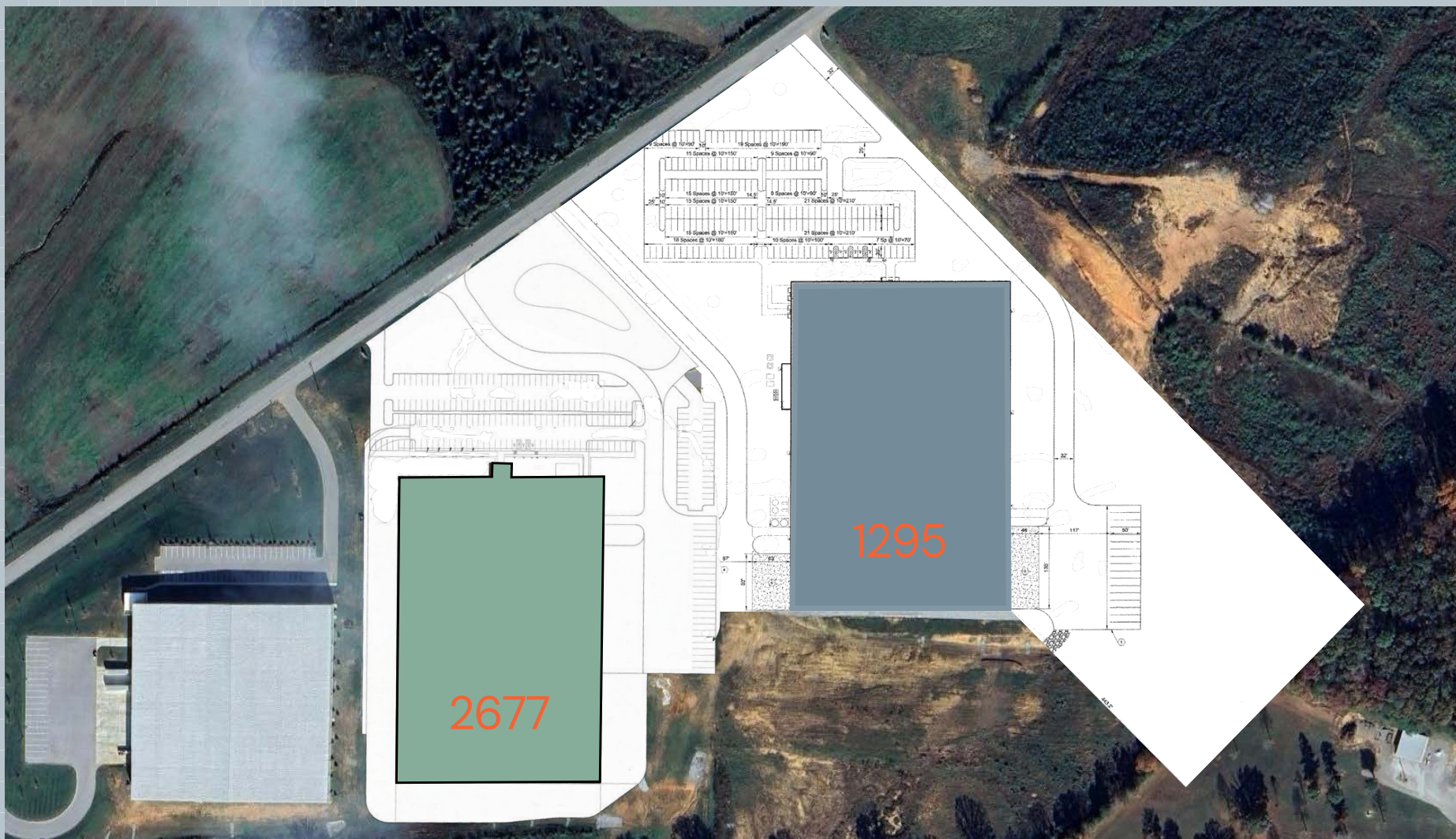
Auto Spaces



25

Trailer Spaces

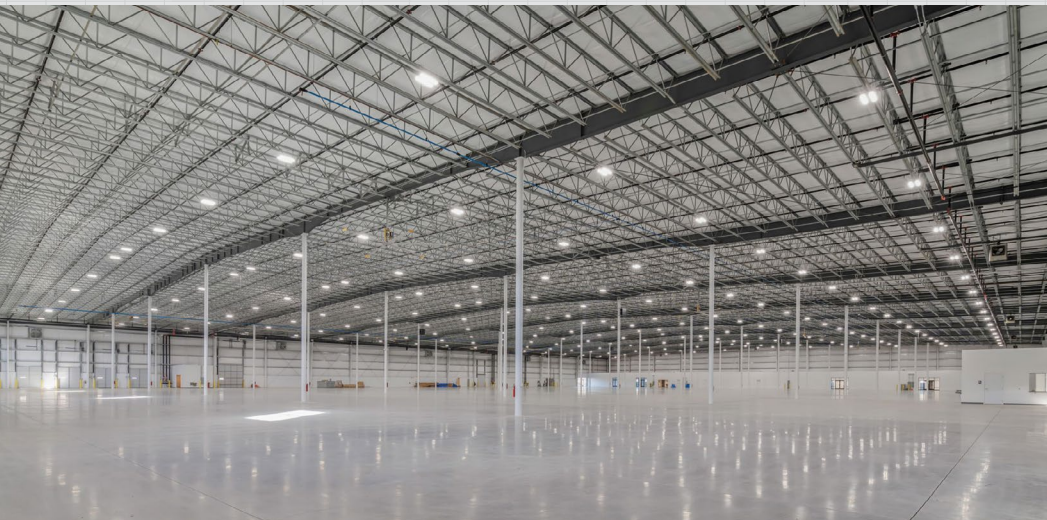
Combined Site Plan



Property Overview

1295

- 1295 Huntington Park Drive in Loudon, TN is a premier $\pm 197,276$ SF industrial facility constructed in 2022, offering modern, Class A features.
- Situated on 27.67 acres, the property includes $\pm 182,876$ SF of warehouse space and $\pm 14,400$ SF of office space within the main building envelope.
- The $\pm 14,400$ SF main office area is engineered to support a future mezzanine or second-story build-out. In addition to the main rectangular building envelope, the facility has two attached extensions: a $\pm 1,418$ SF Quality Control room and a $\pm 1,458$ SF Mechanical room.
- Inside the warehouse, there are two dedicated Shipping & Receiving offices—each ± 322 SF ($\sim 14' \times 22'$)—that include two private restrooms apiece.
- In addition, the site is designed to accommodate an additional expansion of up to $\pm 282,230$ SF for a total of $\pm 479,506$ SF.
- The warehouse offers heavy-duty construction, including a crane bay with an 8" concrete slab and crane footings. The remainder of the floor is a 6", 4000 psi concrete slab with Helix microfibre over a 10 mil vapor barrier.



- Climate control is supported by a planned 100 tons of air conditioning (expandable to 400 tons) and 15 existing electric heaters. Air movement and ventilation are enhanced through eight (8) high-volume, low-speed fans, five (5) through-wall industrial exhaust fans, and five (5) wall louvers.
- The building is designed for efficiency with 60' x 60' column spacing, 32' clear height (up to 36'10" at peak), and a 100% wet ESFR sprinkler system.
- Loading is optimized with fifteen (15) dock-high doors—six (6) inbound and nine (9) outbound (9' x 10')—plus two (2) 14' x 14' drive-in doors. Seven (7) dock doors and all drive-in doors are equipped with electric openers. Dock-high doors include mechanical pit levelers, dock locks, control panels, and full dock-seal systems.
- Ample parking accommodates 185 autos and 20 trucks, while robust power infrastructure delivers 3,000 amps of 277/480V service via a 2,500 kVA transformer, supporting heavy-duty equipment and advanced manufacturing needs.
- This facility combines scale, flexibility, and modern safety systems, making it ideal for production or distribution operations.

Property Overview 2677

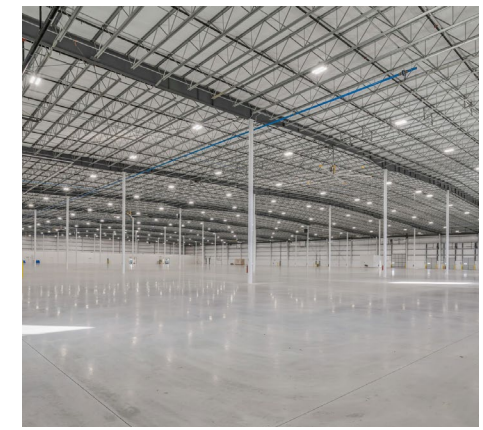
- 2677 Huntington Park Drive in Loudon, TN is a premier ±195,360 SF industrial facility constructed in 2023, offering modern, Class A features.
- Situated on 17.17 acres, the property includes ±183,850 SF of warehouse space and ±11,510 SF of office space.
- Inside the warehouse, there is a dedicated Shipping & Receiving office—measuring ±322 SF (~14' x 22')—that includes two private restrooms.
- In addition, the site is designed to accommodate an additional expansion of up to ±64,800 SF for a total of ±260,160 SF.
- The warehouse offers heavy-duty construction with a 6", 4000 psi concrete slab with Helix microfibres over a 10 mil vapor barrier.
- Climate control is supported by a planned 100 tons of air conditioning (expandable to 400 tons) and 11 existing gas heaters. Air movement and ventilation are enhanced through seven (7) high-volume, low-speed fans, three (3) through-wall industrial exhaust fans, and four (4) wall louvers.



- The building is designed for efficiency with 60' x 60' column spacing, 32' clear height (up to 36'10" at peak), and a 100% wet ESFR sprinkler system.
- Loading is optimized with fifteen (15) dock doors (9' x 10') and one (1) drive-in door (14' x 14'). The drive-in door and (six) 6 of the fifteen (15) dock doors are equipped with electric openers. Dock-high doors include mechanical pit levelers, dock locks, control panels, and full dock-seal systems.
- Ample parking accommodates 59 autos and 25 trucks, while robust power infrastructure delivers 1,200 amps of 277/480V service via a 1,200 KVA transformer with potential expansion to 10,200 amps.
- This facility combines scale, flexibility, and modern safety systems, making it ideal for production or distribution operations.

Property Information

1295
Huntington Park Dr



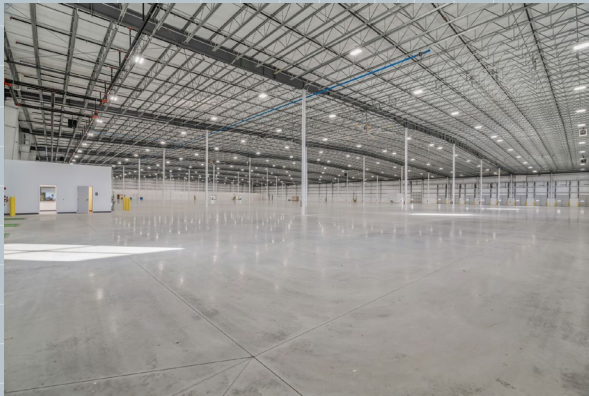
Built:	2022
Acres:	27.67
Parking:	185 auto 20 truck spaces
Total SF:	±197,276 SF Expandable to ±479,506 SF
Warehouse:	±182,876 SF
Office:	±14,400 SF The warehouse also has two ±322 SF S&R offices
QC Room:	±1,418 SF
Mech Room:	±1,458 SF
Columns:	60' x 60'
Docks:	15 Total 6 inbound 9 outbound 9'w x 10'h 7 have electric openers. All have mechanical pit levelers, dock locks, control panels and full dock-seal systems
Drive-ins:	2 external – 14'w x 14'h 2 in Mech Room – 9'w x 10'h All external doors have electric openers
Clear Height:	32' at eave 36'10" at peak
Sprinkler:	100% Wet ESFR
Power:	3,000A, 277/480V (2500KVA transformer)



Warehouse HVAC:	Existing 100-ton HVAC System Expandable to 400-ton 15 existing electric heaters
Warehouse Fans:	5 High-volume, low-speed fans 5 through-wall exhaust fans 5 wall louvers
Floor:	6", 4000 psi concrete slab with Helix microfibres over 10 mil vapor barrier Crane bay with 8" concrete slab and crane footings

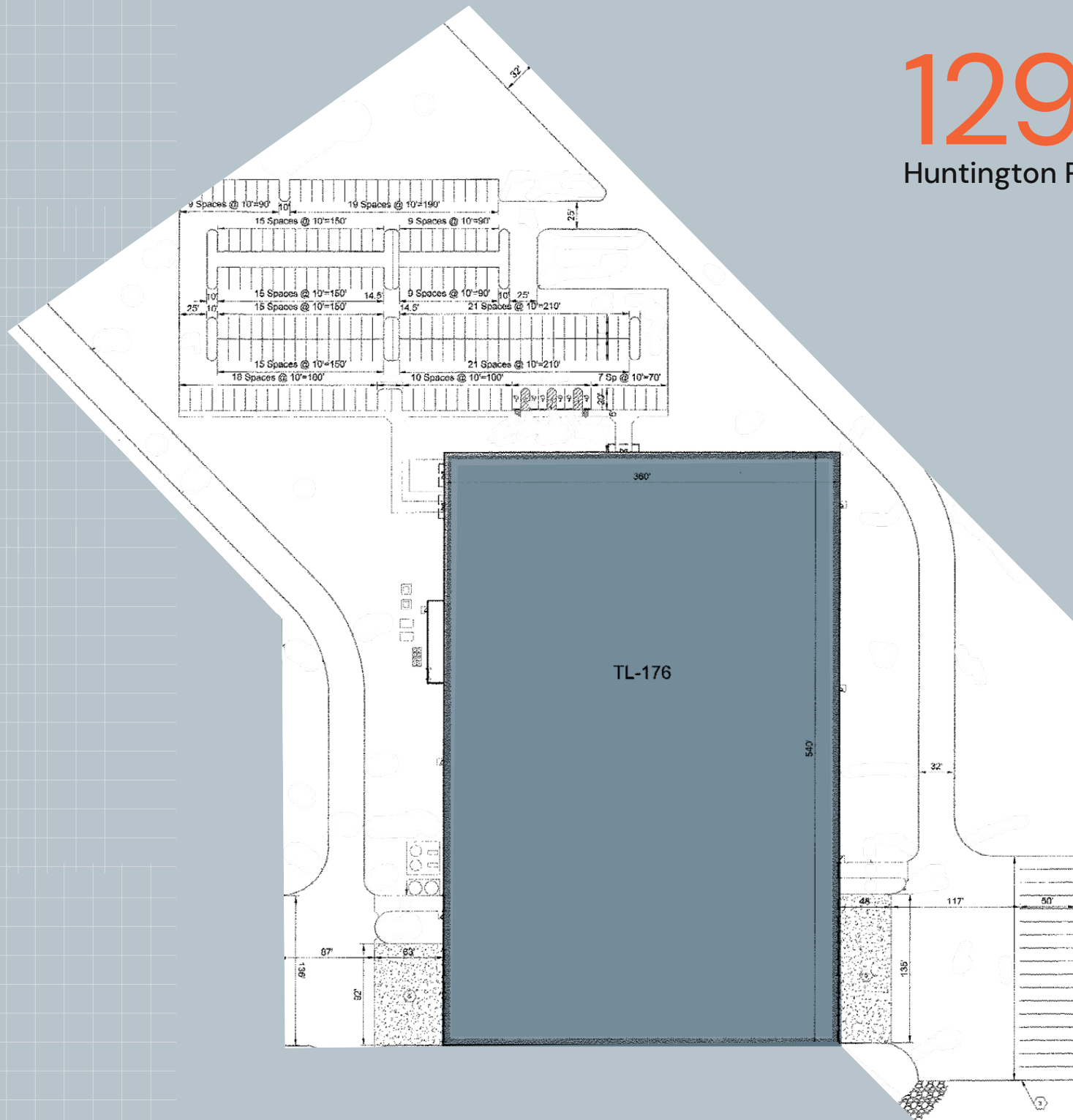
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Huntington Park Dr



Site Plan

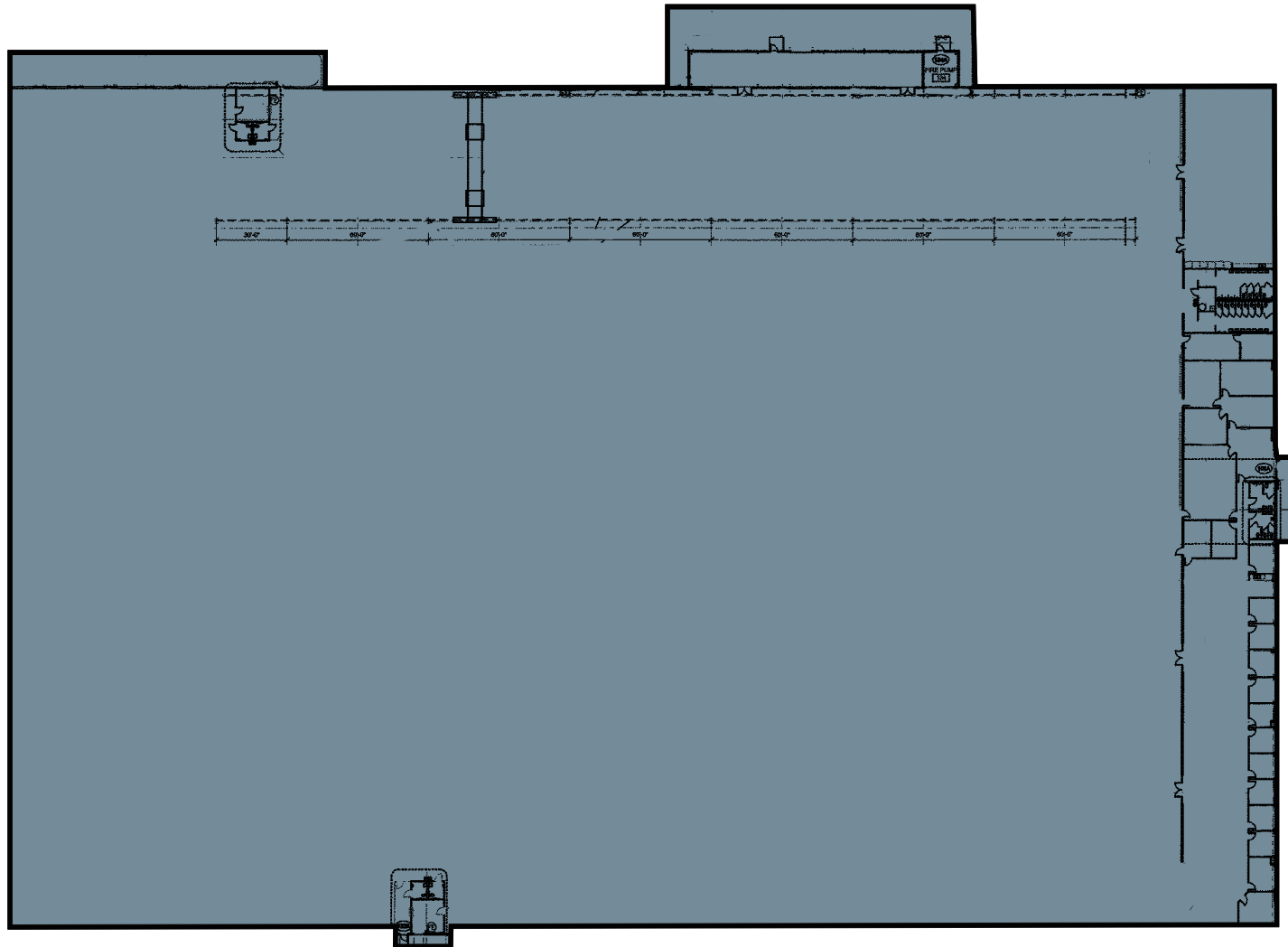
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Huntington Park Dr



Floor Plan

Overall

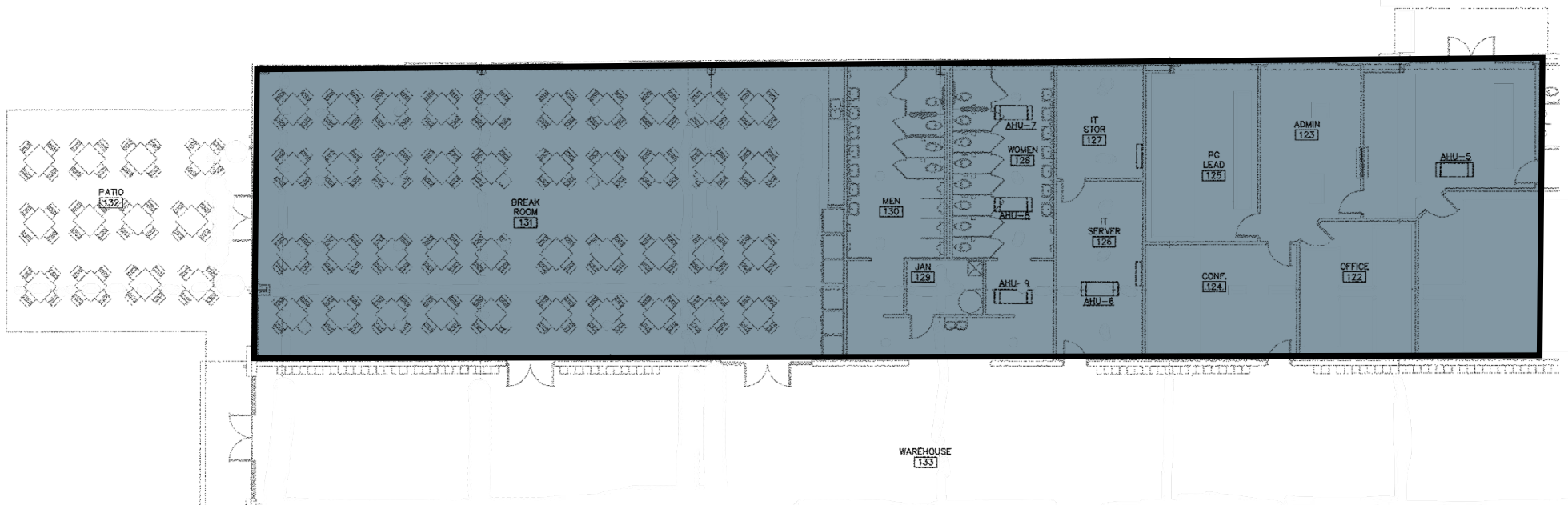
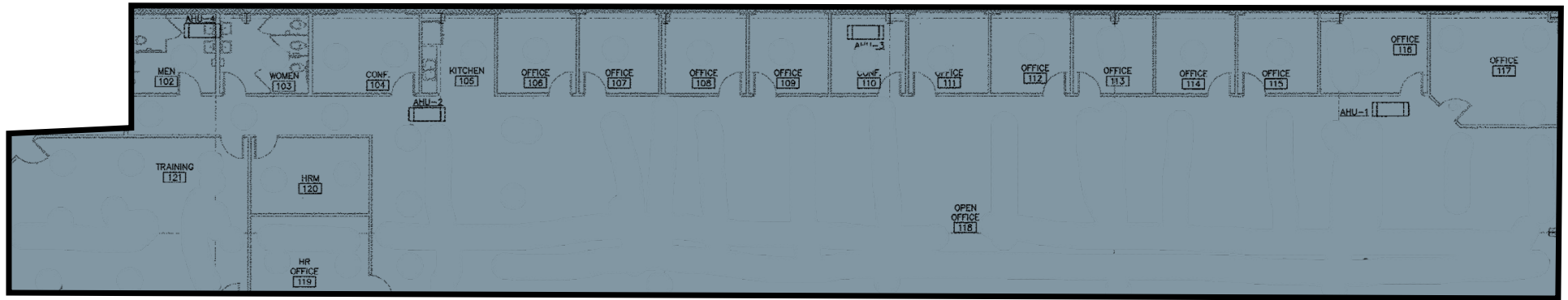
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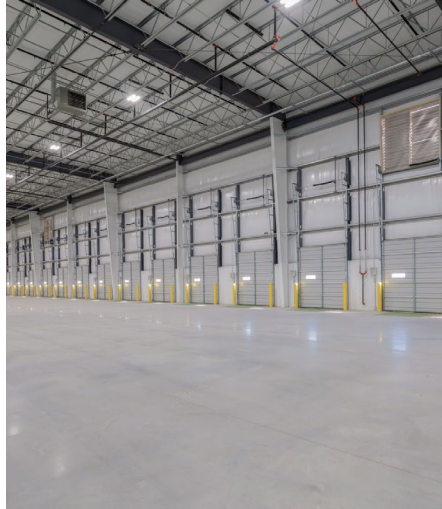


Floor Plan

Office

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Huntington Park Dr





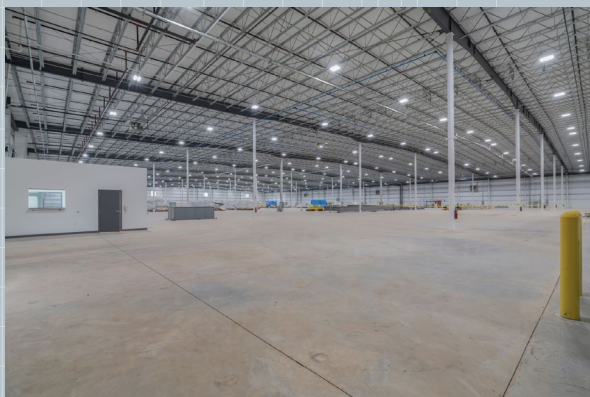
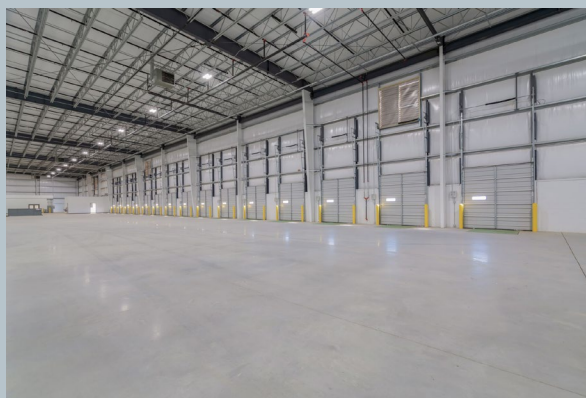
2677
Huntington Park Dr

Property Information

Built:	2023
Acres:	17.17
Parking:	59 auto 25 truck spaces
Total SF:	±195,360 SF Expandable to ±260,160
Warehouse:	±183,850 SF
Office:	±11,510 SF The warehouse also has a ±322 SF S&R Office
Columns:	60' x 60'
Docks:	15 9'w x 10'h All with mechanical pit levelers, dock locks, control panels and full dock-seal systems 6 with electric openers
Drive-ins:	1 14'w x 14'h with electric opener
Clear Height:	32' at eave 36'10" at peak
Sprinkler:	100% Wet ESFR
Power:	1,200A, 277/480V, (1200KVA transformer) Expandable to 10,200A
Warehouse HVAC:	Existing 100-ton HVAC System Expandable to 400-ton 11 existing gas heaters
Warehouse Fans:	7 High-volume, low-speed fans 3 through-wall exhaust fans 4 wall louvers
Floor:	6", 4000 psi concrete slab with Helix microfibres over 10 mil vapor barrier

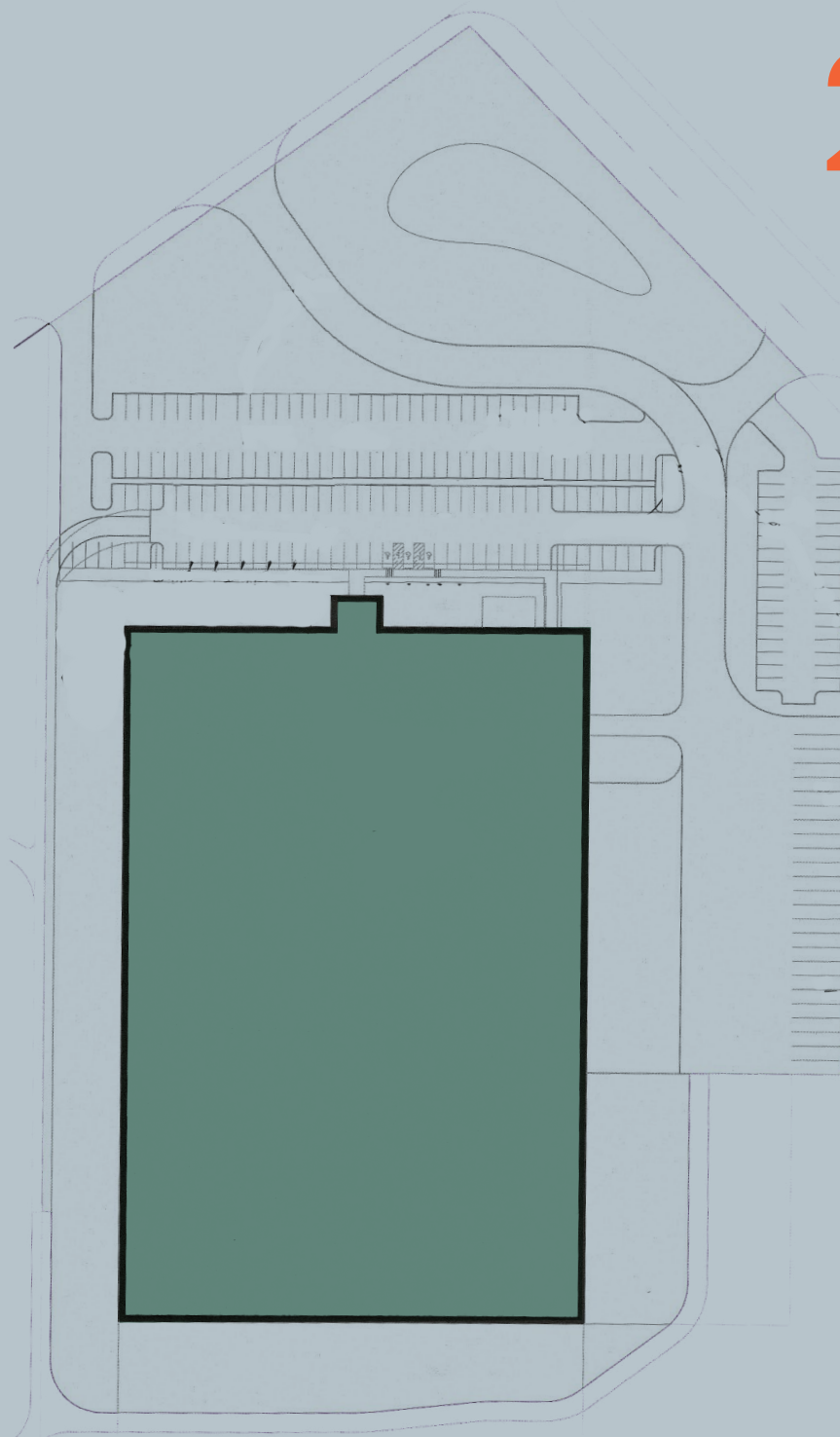
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Huntington Park Dr



Site Plan

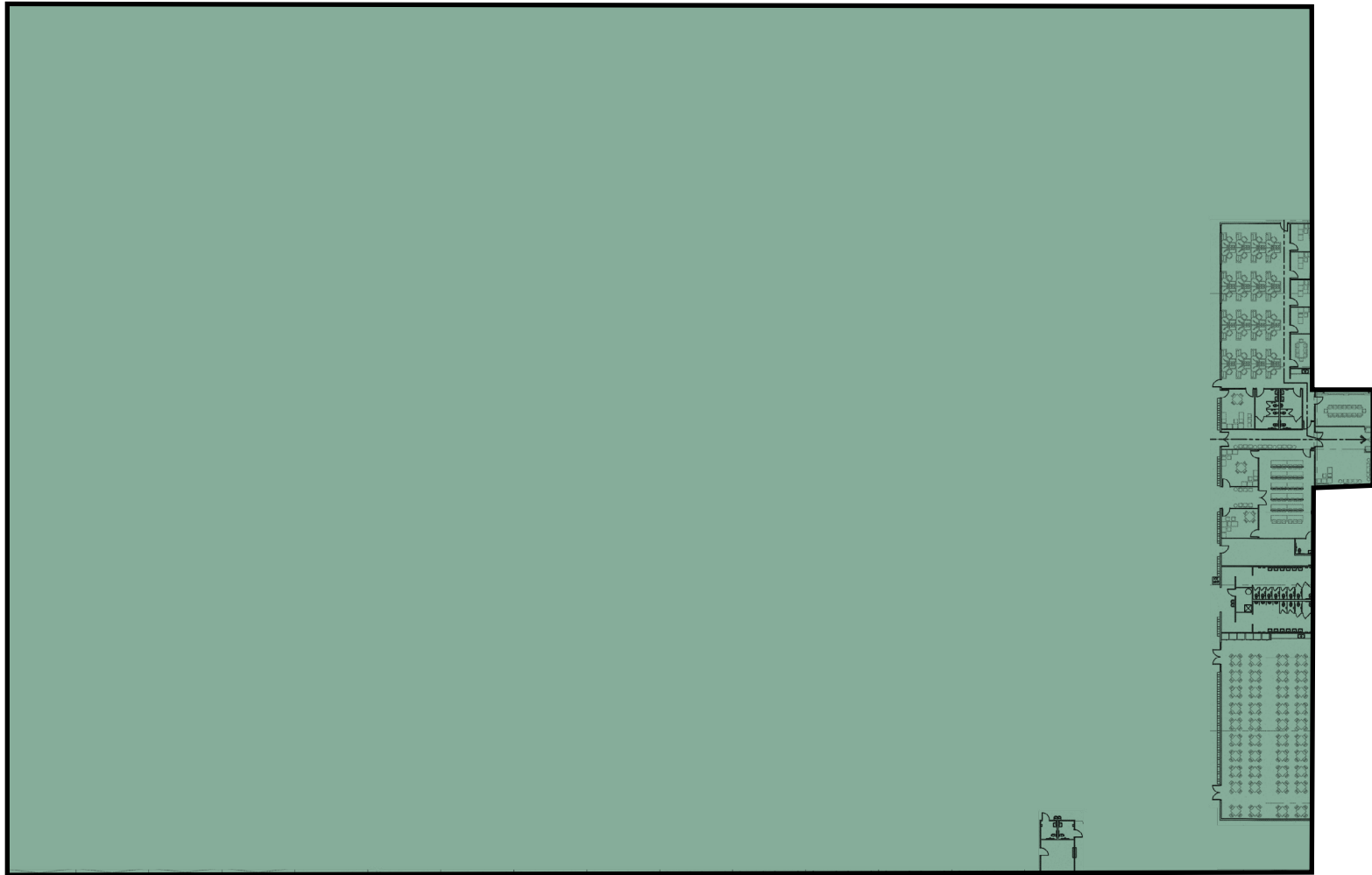
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Floor Plan

Overall

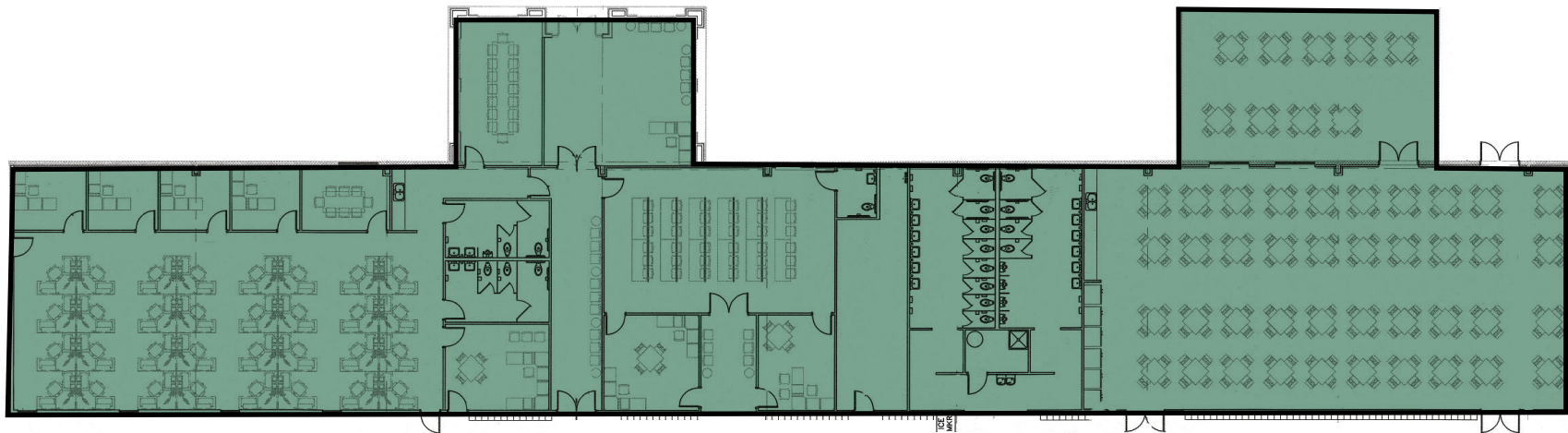
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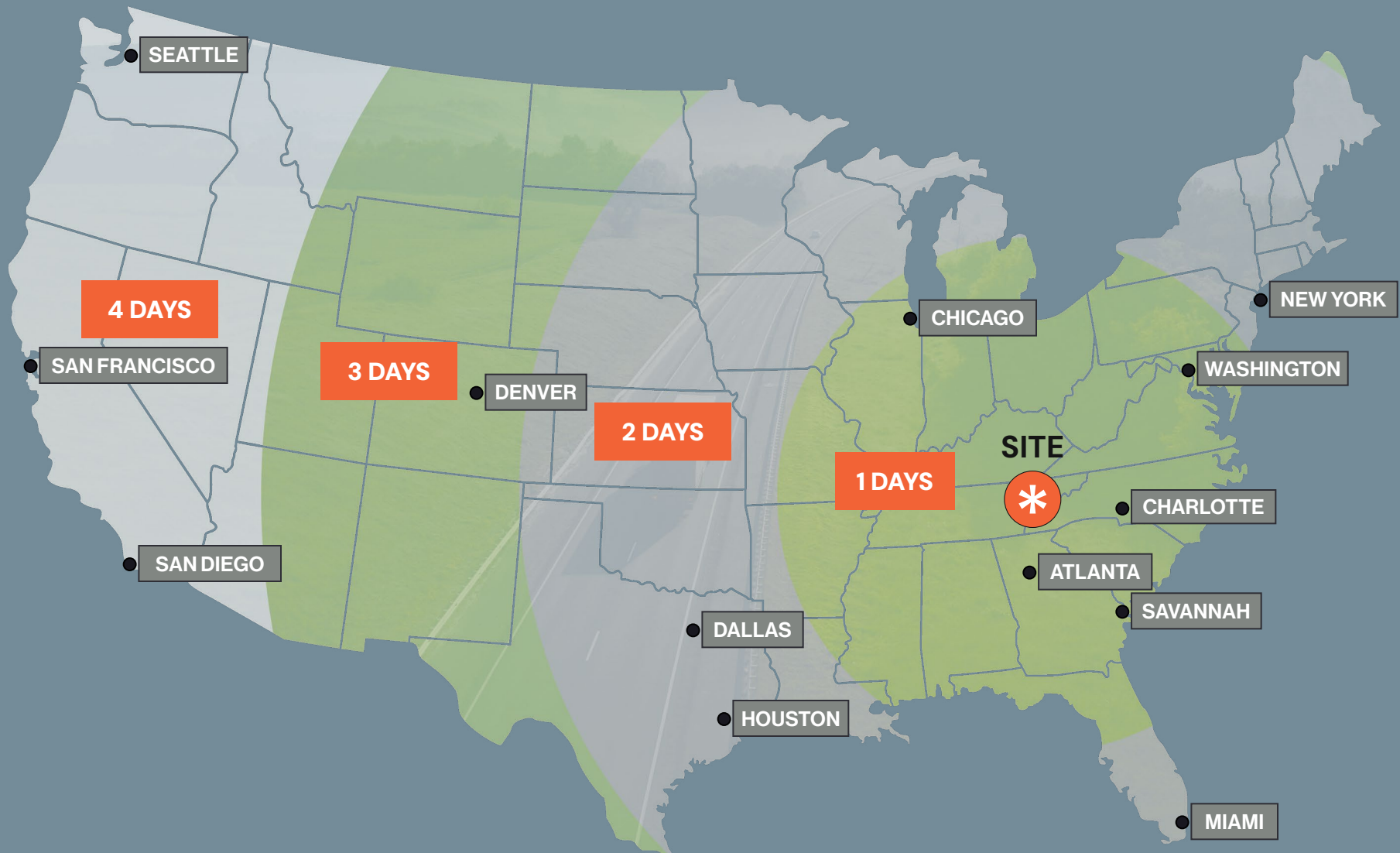
Floor Plan

Office

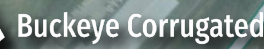
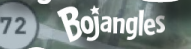
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Truck Drive Times

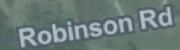


Location Map



2677 Huntington
Park Dr

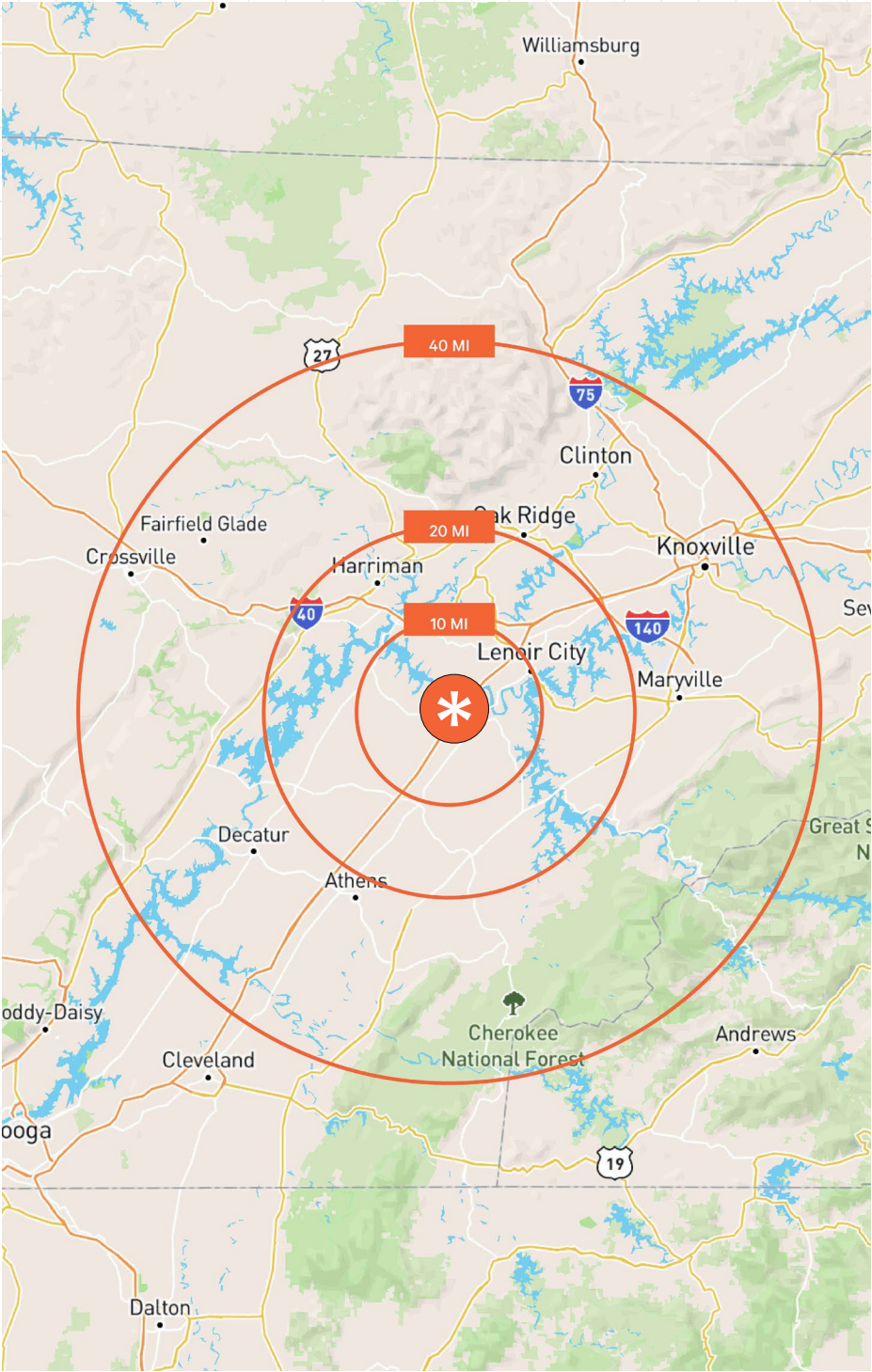
1295 Huntington
Park Dr



Demographics

DEMOGRAPHIC	10 MI	20 MI	40 MI
2025 Total Population	61,106	253,528	1,054,975
2030 Population – Projection	66,093	267,177	1,097,699
Median Age	48.2	46.4	42.2

HOUSEHOLD	10 MI	20 MI	40 MI
Total Households	25,399	102,863	438,225
Average HH Size	2.39	2.45	2.35
Average HH Income	\$94,035	\$116,837	\$100,600
Average Housing Value	\$398,158	\$428,213	\$393,123



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