



OFFERING MEMORANDUM

11,000 SF Industrial For Sublease

499 CENTER CROSS LN

Lenoir City, TN 37771

PRESENTED BY:

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PROPERTY INFORMATION

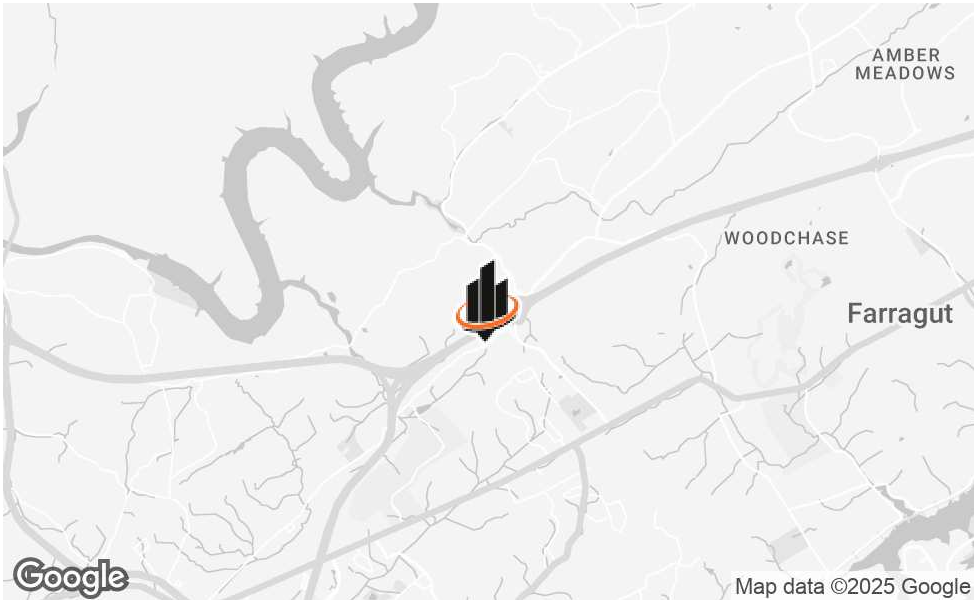
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SECTION 1

Property Information

PROPERTY SUMMARY



LEASE RATE	\$10.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	11,000 SF
AVAILABLE SF:	11,000 SF
LOT SIZE:	1.5 Acres
YEAR BUILT:	2021
ZONING:	C-2
APN:	007A A 01500

PROPERTY OVERVIEW

Positioned in the Hickory Creek Business Park, 499 Center Cross Ln is an 11,000 SF industrial warehouse available for sublease in Lenoir City, TN. Built in 2021, this modern facility features 24' ceiling height, one dock door, and one drive-in door, ideal for logistics, distribution, or light manufacturing. The 1.62-acre lot provides ample space for maneuverability and parking. Zoned C-2, the property is located in Loudon County, offering convenient access to I-40 and I-75, placing Knoxville and surrounding markets within easy reach.

PROPERTY HIGHLIGHTS

- 11,000 SF with 1,848 SF of Office
- 18' - 24' Ceiling Heights
- 1.62 Acres Zoned C-2
- Built in 2021
- 1 Dock and 1 Drive-In
- Ample onsite parking

COMPLETE HIGHLIGHTS



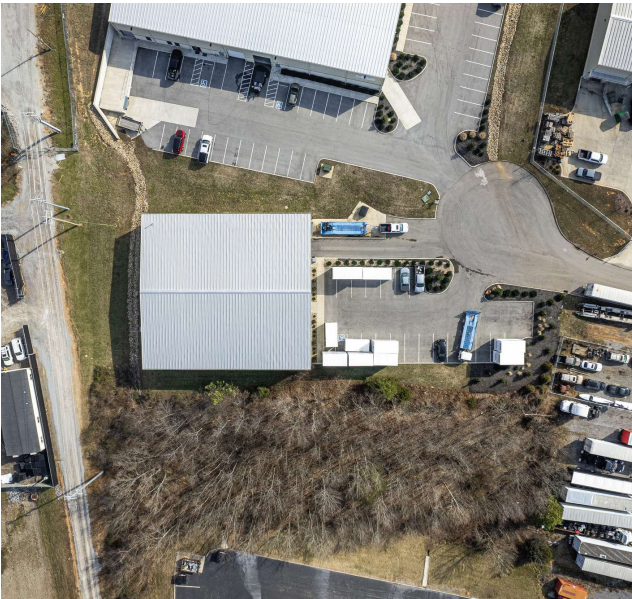
LOCATION INFORMATION

BUILDING NAME	11,000 SF Industrial For Sublease
STREET ADDRESS	499 Center Cross Ln
CITY, STATE, ZIP	Lenoir City, TN 37771
COUNTY	Loudon
MARKET	Lenoir City
SUB-MARKET	I-40 / I-75 Split

BUILDING INFORMATION

BUILDING CLASS	A
OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	24 ft
MINIMUM CEILING HEIGHT	18 ft
DOCK DOORS	1
DRIVE-IN DOORS	1
NUMBER OF FLOORS	1
YEAR BUILT	2021
NUMBER OF BUILDINGS	1

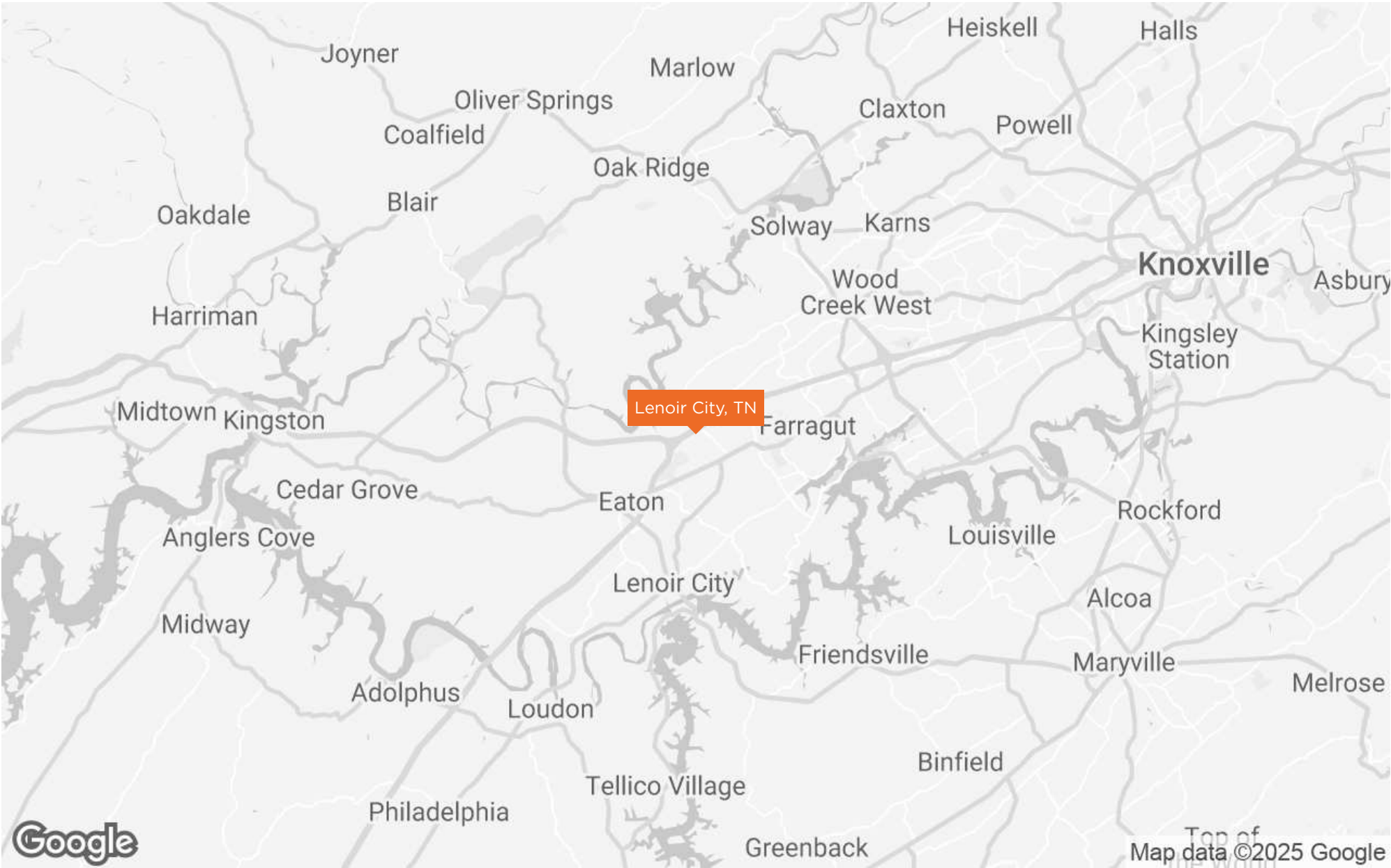
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP

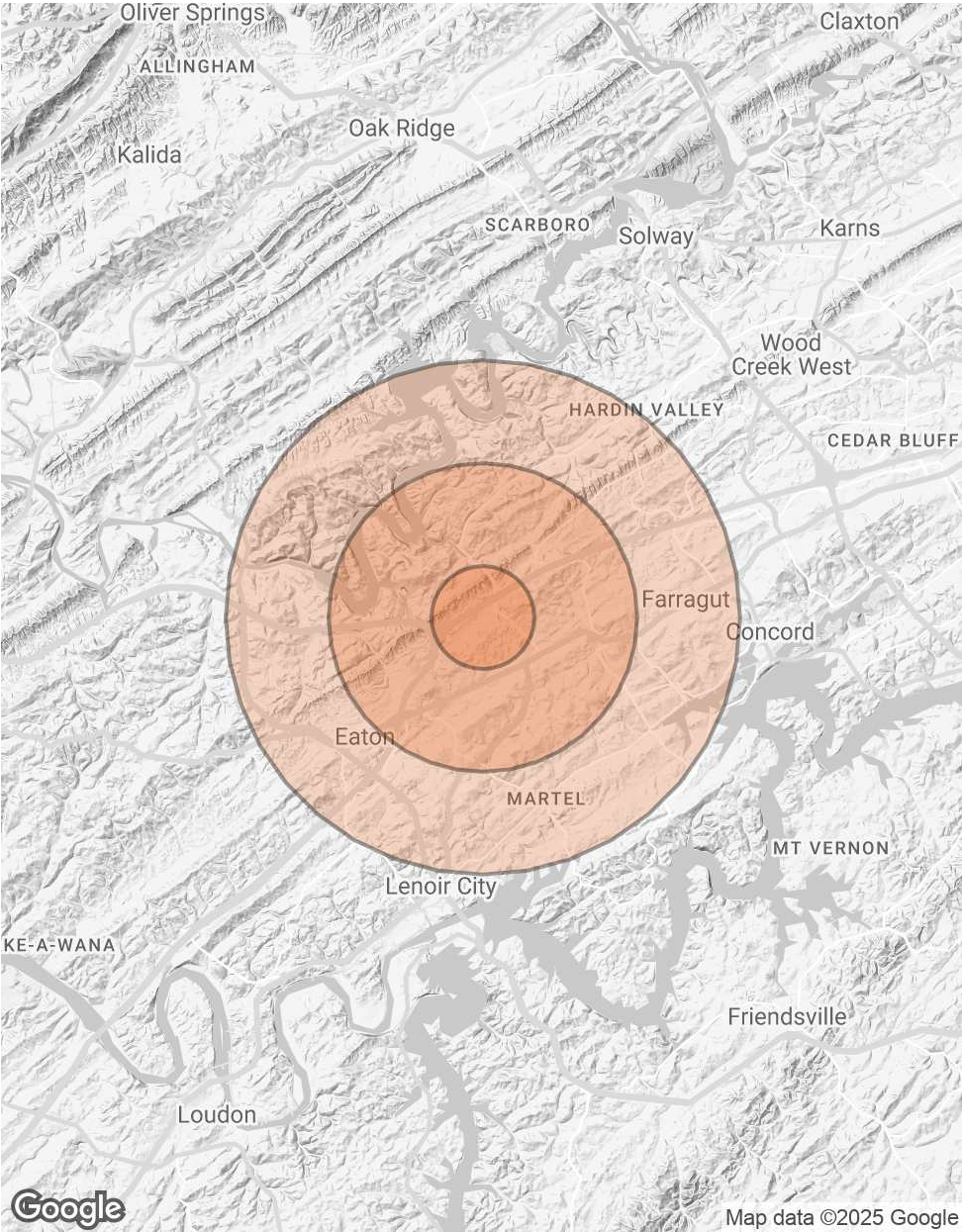


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,020	15,793	46,719
AVERAGE AGE	51	45	44
AVERAGE AGE (MALE)	50	44	43
AVERAGE AGE (FEMALE)	52	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	397	5,765	17,332
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$194,901	\$179,443	\$154,875
AVERAGE HOUSE VALUE	\$562,364	\$590,651	\$529,798

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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