

HIGHLANDS BUILDING
1700 Elizabeth Lee Parkway
Loudon, TN 37774
Loudon County



Property Type: Distribution/Warehouse
Available: 104,000 SF
Sub-Lease Rate: \$5.00 PSF
(Modified Gross)



Property Summary

SQ/FT:	104,000 SF	Ceiling Heights:	24'
All Utilities:	Yes	Loading Docks:	Yes (14)
Acres:	8	Parking:	Yes (110 spaces)
Construction:	Concrete Tilt Wall Construction	Office Space:	3,978 SF

Property Description:

This building is on 8 acres and is constructed of tilt up walls, with steel frame. The roof is single ply mechanically fastened roof over rigid insulation on metal roof deck, the building offers (14) docks, (1) drive-in door, 24' ceiling height, 40' x 50' column spacing with 200' depth, 110 parking spaces, 120 FT truck court with 45 FT concrete apron and is fully sprinkled. This property offers excellent access and visibility to I-75. Located off I-75 at exit 72 in Loudon County.



CONTACT

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HIGHLANDS BUILDING
1700 Elizabeth Lee Parkway
Loudon, Tennessee 37774
BUILDING SPECIFICATIONS

County:	Loudon
Industrial Park:	Yes
City Limits:	No
SALE:	Negotiable
LEASE:	\$5.00 PSF, Modified Gross (includes taxes & insurance)
SIZE:	104,000 Square Feet
GROUND:	8 acres
NUMBER OF BUILDINGS:	(1) Distribution/Warehouse/Manufacturing
FLOOR AREAS:	104,000 Sq. Ft. Total (520'X200'); 40'X50' Bays 100,022 Sq. Ft. Warehouse 3,978 Sq. Ft. Office
CONSTRUCTION:	Tilt-up concrete with steel frame One Floor – 5" reinforced concrete
ROOF:	Metal
CONSTRUCTION DATE:	2001
PROPERTY CONDITION:	Excellent, very clean/food grade
CEILING HEIGHT:	24' minimum
PARKING:	110 Paved Parking Spaces
LIGHTING:	T-5 high efficiency motion sensor lighting
POWER:	Loudon Utility Board – 400 AMP, 480/277 volt, 3 Phase, 4 wire
NATURAL GAS:	Loudon Utility Board - 4" Main
WATER:	Loudon Utility Board - 12" Main
SEWER:	Loudon Utility Board - 8" Main-4" Lateral
SPRINKLER SYSTEM:	Wet
FENCING:	Yes, Loading dock area behind building secured with fencing
HEAT:	Yes – Natural Gas Suspended Heaters
AIR CONDITIONING:	Office only
TRUCK LOADING:	(12) 9'x10' Docks, (1) 12'x12' Drive-In; 120'X45' concrete loading dock apron
ZONING:	Industrial
SITE DATA:	Building offers great visibility, fronting I-75. Excellent location just off Exit 72, 12 miles from I-40, 25 miles to Knoxville, 28 miles from McGee-Tyson Airport, and 20 miles from Oak Ridge. This location is within one day's drive of 75% of the US Markets.

Exhibit C

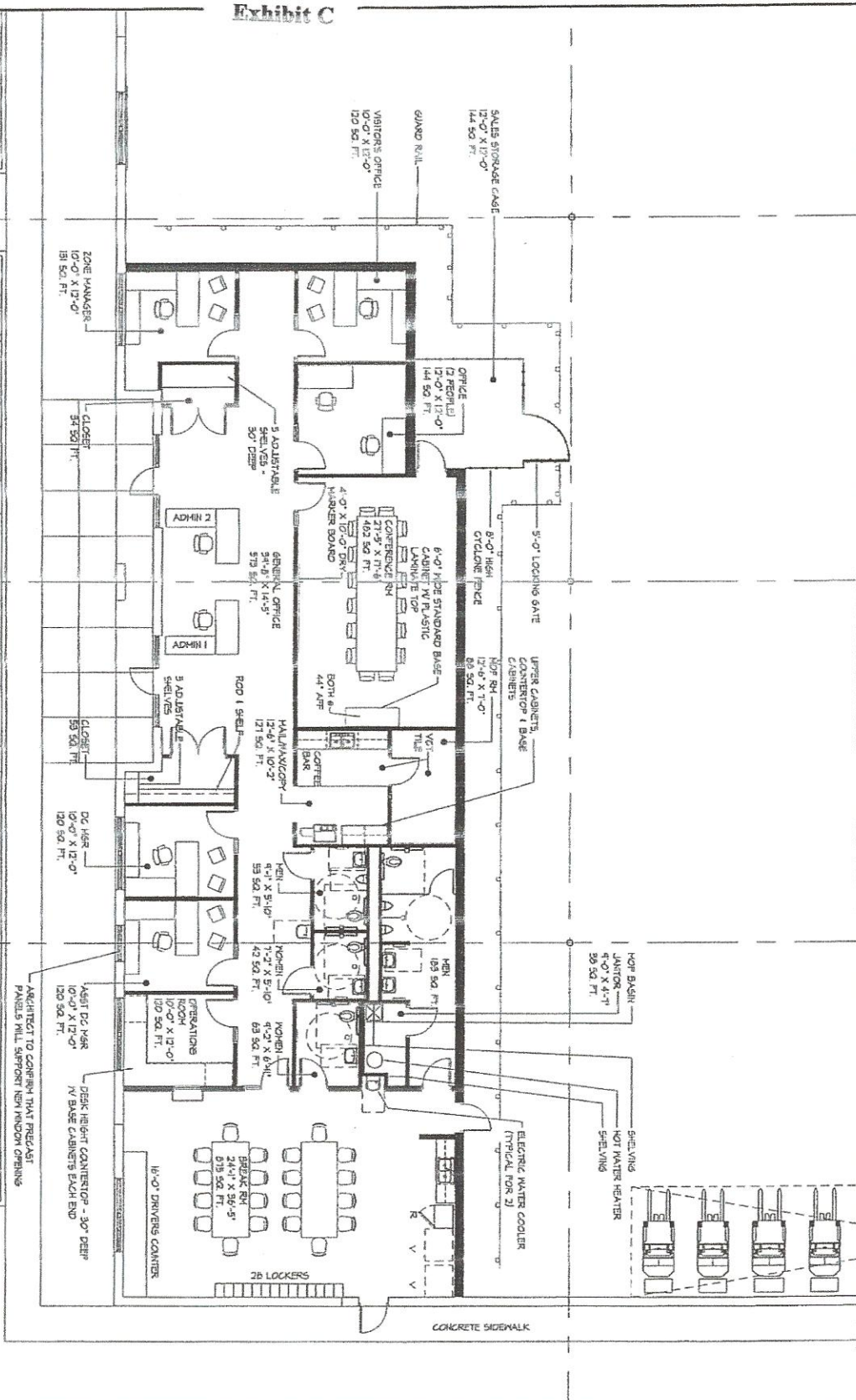
PARTIAL FLOOR PLAN - PROPOSED OFFICE

SCALE: 3/32" = 1'-0" OFFICE AREA: 3,418 SQUARE FEET



0 2 4 6 8 10
1 3 5 7 9

20 30 40
SCALE IN FEET



ESTABLISHED 1887

MILORD
COMPANY

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PROJECT: **KNOXVILLE, TENNESSEE**
3700 Elizabeth Lee Parkway
Loudon, Tennessee 37774
CLIENT: **Kellogg's**

TITLE: PARTIAL FLOOR PLAN - PROPOSED OFFICE

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JOB #: 1082
DATE: 07/28/2008
SCALE: 3/32" = 1'-0"
ADDENDUM #
SHEET #
PR-1a