

For Lease

# Industrial Property

2,300 SF | \$18.00 SF/yr



## Rare High Ceiling Flex Space-Warehouse Heavy

501 Adesa Boulevard  
Lenoir City, Tennessee 37771

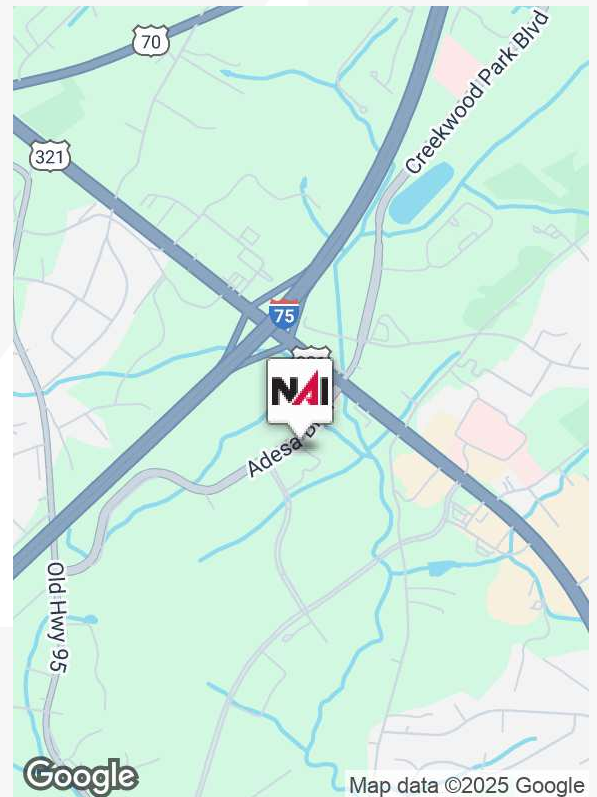
### Property Highlights

- Professional office space for lease
- Locally owned and managed
- Modern and attractive building design
- Hi ceiling office/flex suite
- Well cared for property.
- Proximity to major transportation route

### Property Description

2300 square feet of flex office/warehouse space with approximately 1500 sf of lock off warehouse. Well finished office space offering reception/common area, one private office, restroom and break area. The warehouse portion offers 1500 sf of potential lock off access and it's own separate restroom. The warehouse portion offers a 10'x'10' rollup bay door and a depth of 53' and width of 30' +/-.

Front door and rear rollup drive up parking, well taken care of condition, quick access I-75 exit/1 mile and parts beyond. Offered at \$18.00 psf base rent and NNN's of \$3.50 psf +/-.



For more information

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For Lease - 501 Adesa Boulevard

# Additional Photos

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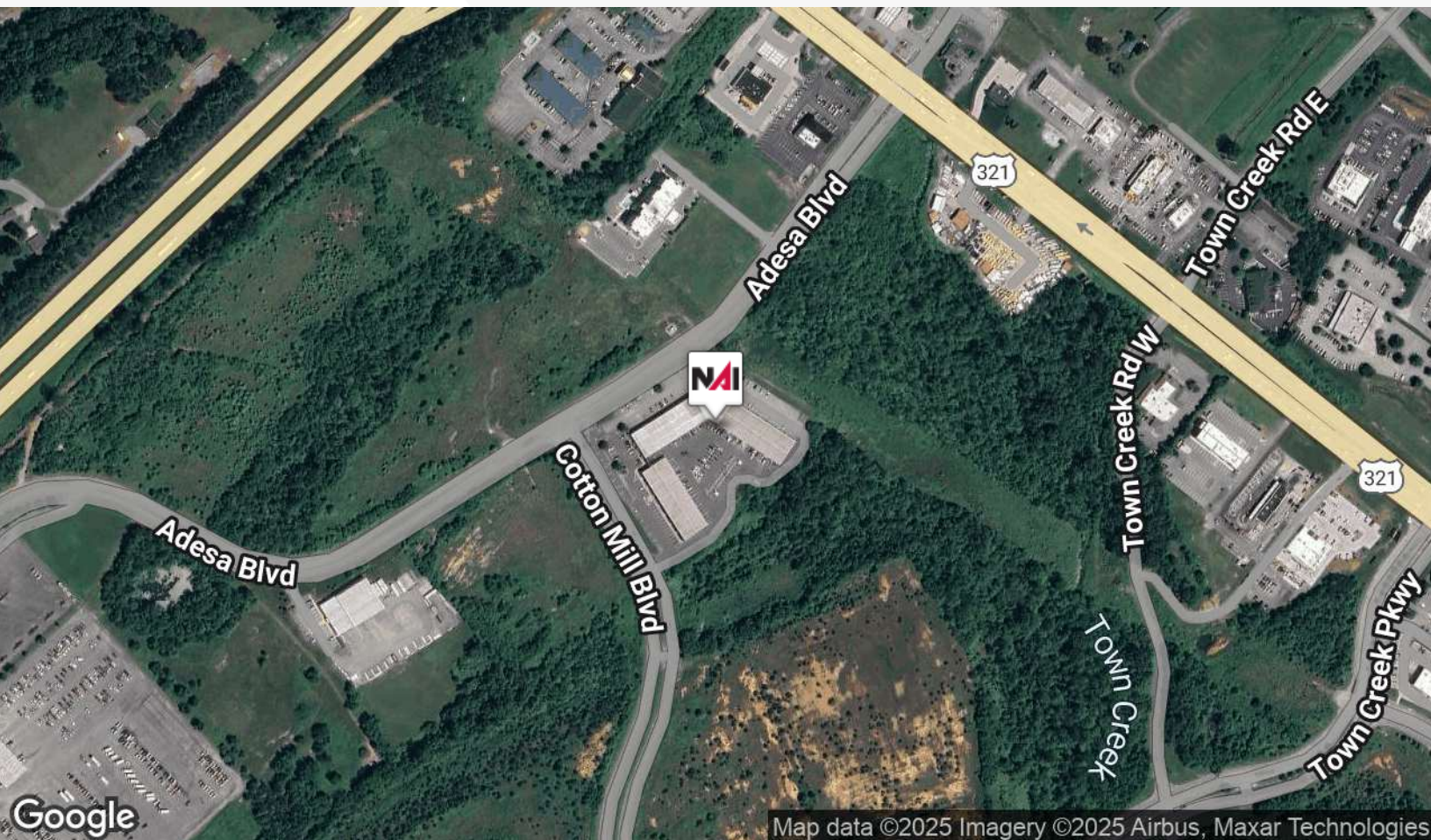
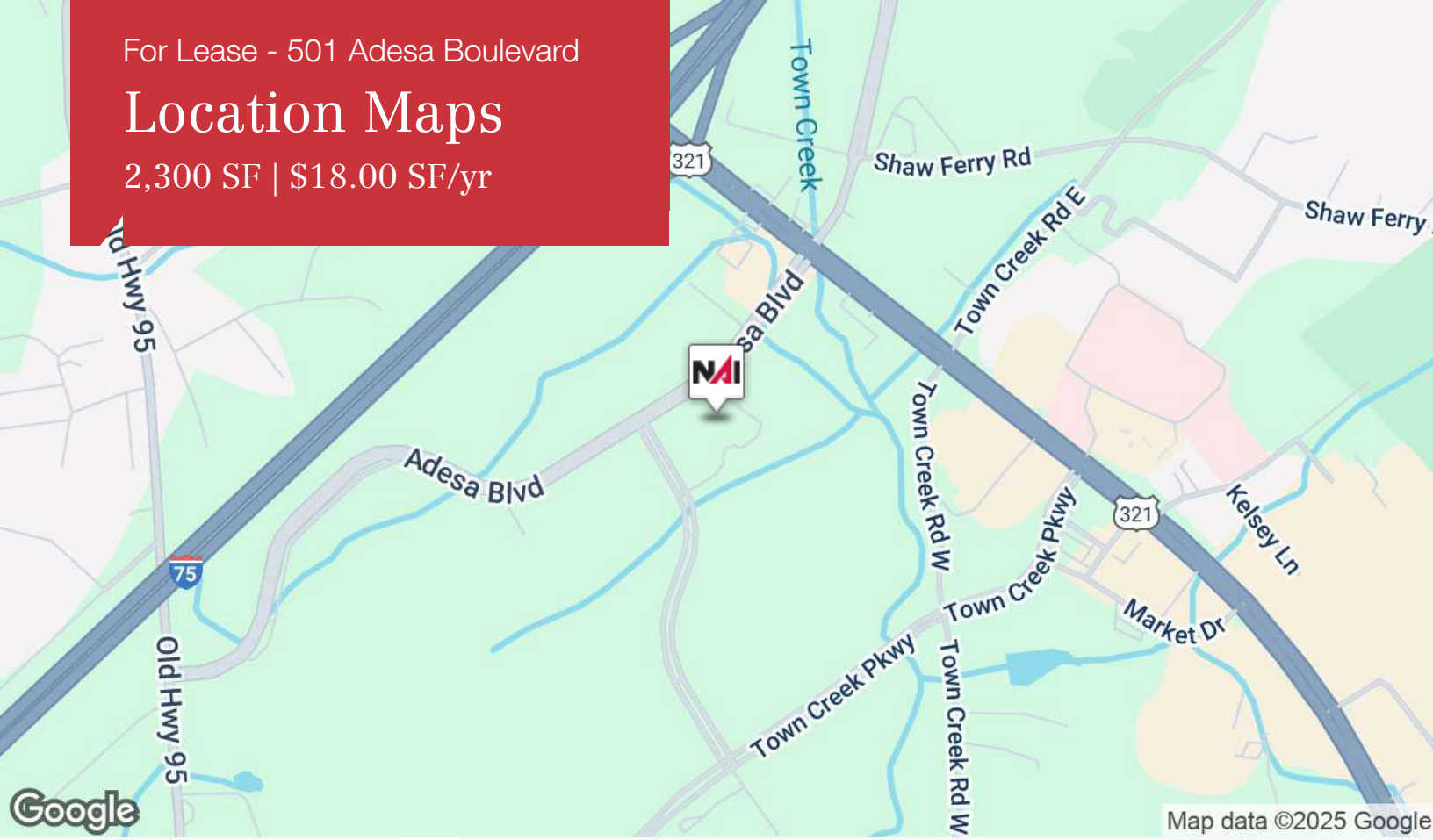
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# Location Maps

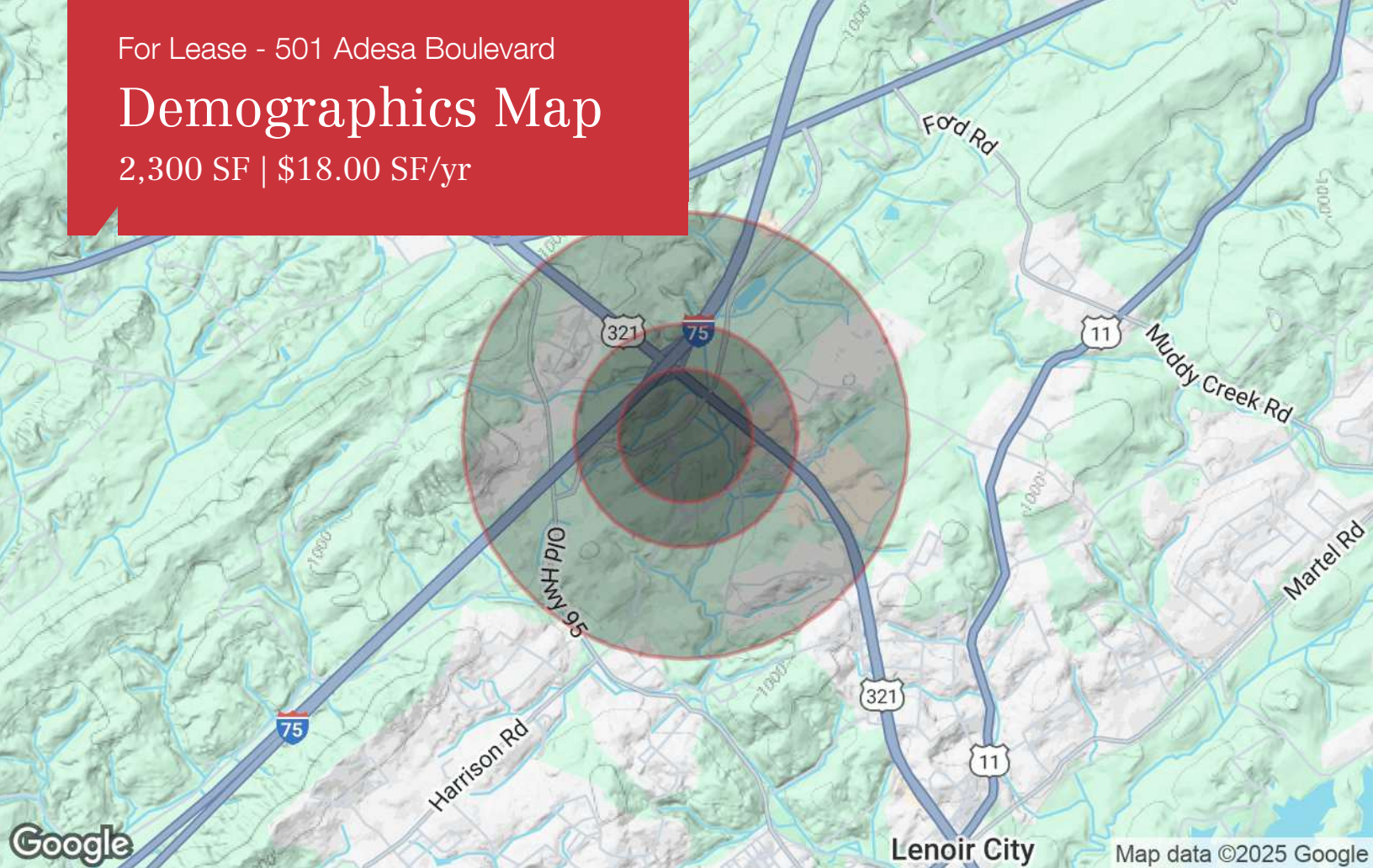
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# Demographics Map

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	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
TOTAL POPULATION	3	112	2,139
MEDIAN AGE	40	45	43
MEDIAN AGE (MALE)	40	44	42
MEDIAN AGE (FEMALE)	41	47	45
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1	48	906
# OF PERSONS PER HH	3	2.3	2.4
AVERAGE HH INCOME	\$96,504	\$94,623	\$93,933
AVERAGE HOUSE VALUE	\$283,832	\$281,295	\$284,667
<b>Race</b>			
% WHITE	100.0%	93.2%	90.2%
% BLACK	0.0%	1.0%	1.5%
% ASIAN	0.0%	1.0%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.4%
% OTHER	0.0%	4.9%	6.5%
<b>Ethnicity</b>			
% HISPANIC	33.3%	8.0%	11.1%

\* Demographic data derived from 2020 ACS - US Census