

Offering Memorandum



New Construction | 18,750 SF IND
Coming Q1 2027

3530 CENTRAL PARK BLVD, LOUISVILLE, TN 37777

PRESENTED BY



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OFFERING MEMORANDUM

DISCLAIMER

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TABLE OF CONTENTS

Disclaimer 2



PROPERTY INFORMATION

Property Summary 5

Building Details 6

Site Plan (Bld. 2 Available) 7

Location Map 8

Regional Map 9



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PROPERTY INFORMATION



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PROPERTY SUMMARY

\$13.00 SF/YR

3530 CENTRAL PARK BOULEVARD #2
Louisville, TN 37777

OFFERING SUMMARY

BUILDING SIZE:	18,750 SF
LOT SIZE:	3 AC
MARKET:	Knoxville
APN:	008 165.03
ESTIMATED DELIVERY:	Q1 2027



PROPERTY OVERVIEW

Building 2 is a 18,750 SF industrial building planned for delivery in Q1 2027. The building will include a small office space, drive-in doors, dock doors, and 24' ceiling heights.

Final site and building plans are to be determined. Buildings may be connected.



LOCATION OVERVIEW

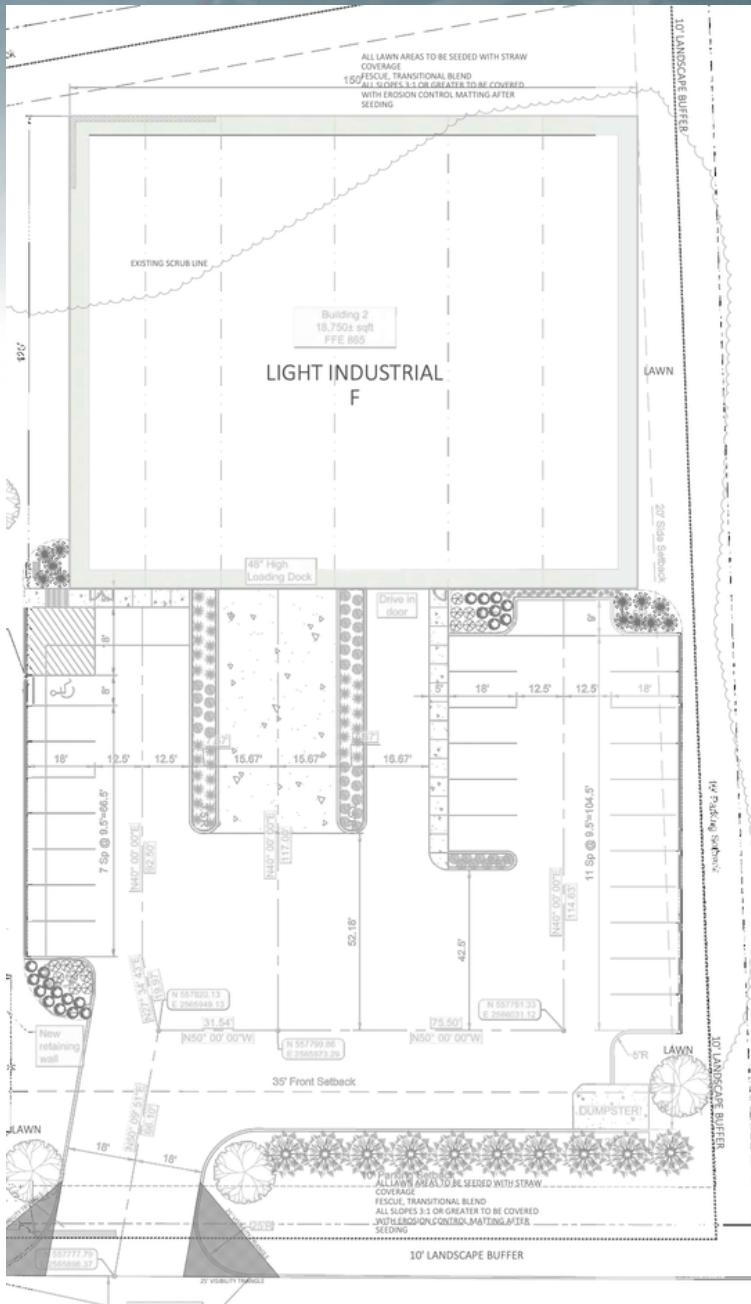
Strategically located in Louisville, Tennessee, this site offers excellent connectivity to major commercial hubs. Positioned just minutes from McGhee Tyson Airport, the property also provides direct access to the Knoxville metro area via I-140 and Alcoa Hwy. The surrounding area supports a strong industrial presence.



BUILDING DETAILS

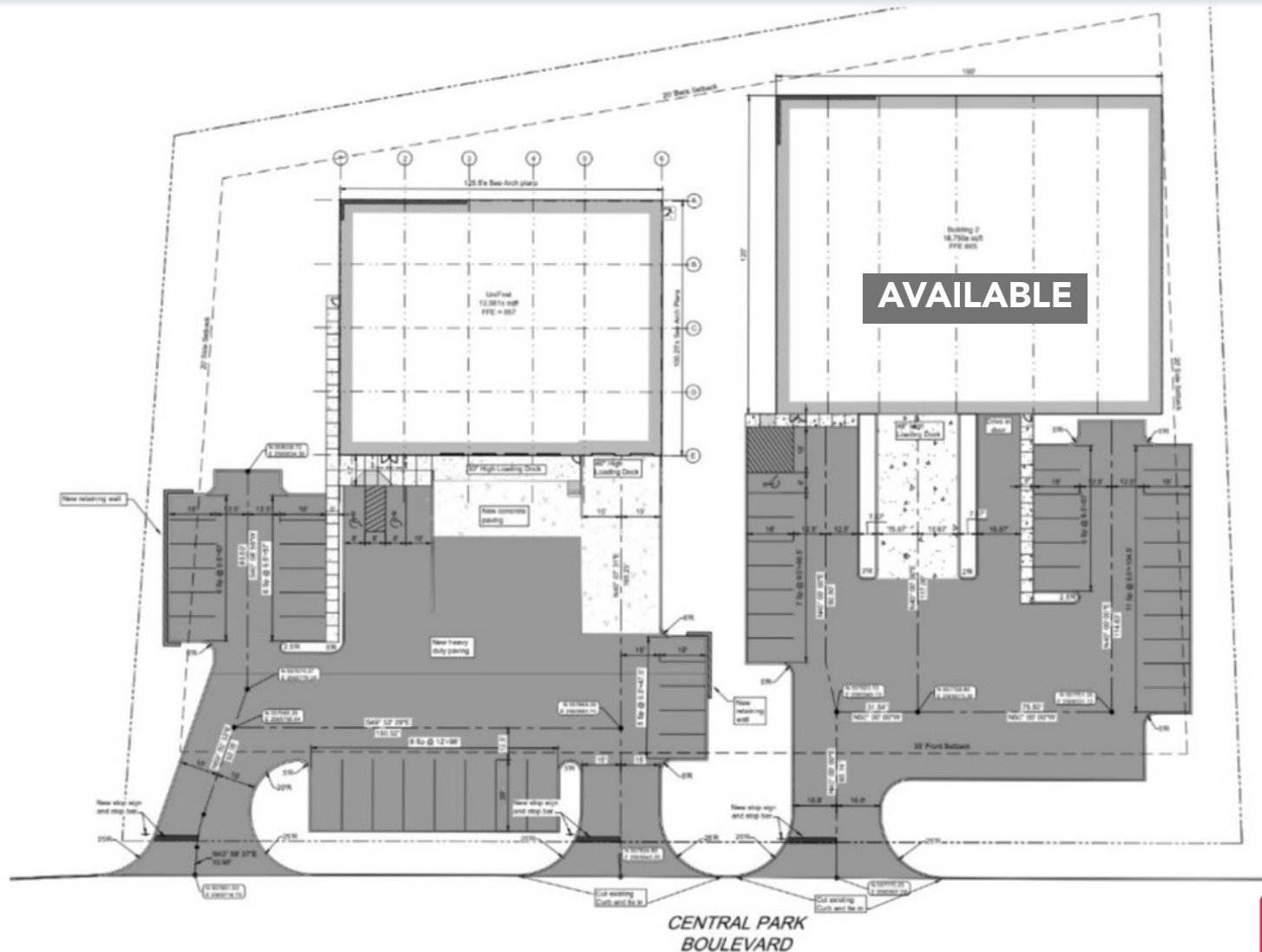


COMMERCIAL REAL ESTATE SERVICES



Building SF:	18,750 SF
Footprint:	150' x 125' (single story)
Loading:	Two 48" high dock, One drive-in door
Parking:	25 spaces
Utilities:	City of Alcoa water, sewer, electric.
Access:	Curb cuts on Central Park Blvd
Clear height:	22'-24'
Column spacing:	Clear Span
Office buildout SF:	BTS (May Impact Rate)
Power service (amps/volts):	600 Amps & it is 480/277 Volt Three phase
Sprinkler type:	Wet Pipe ESFR System
Delivery date:	Q1 2027

SITE PLAN

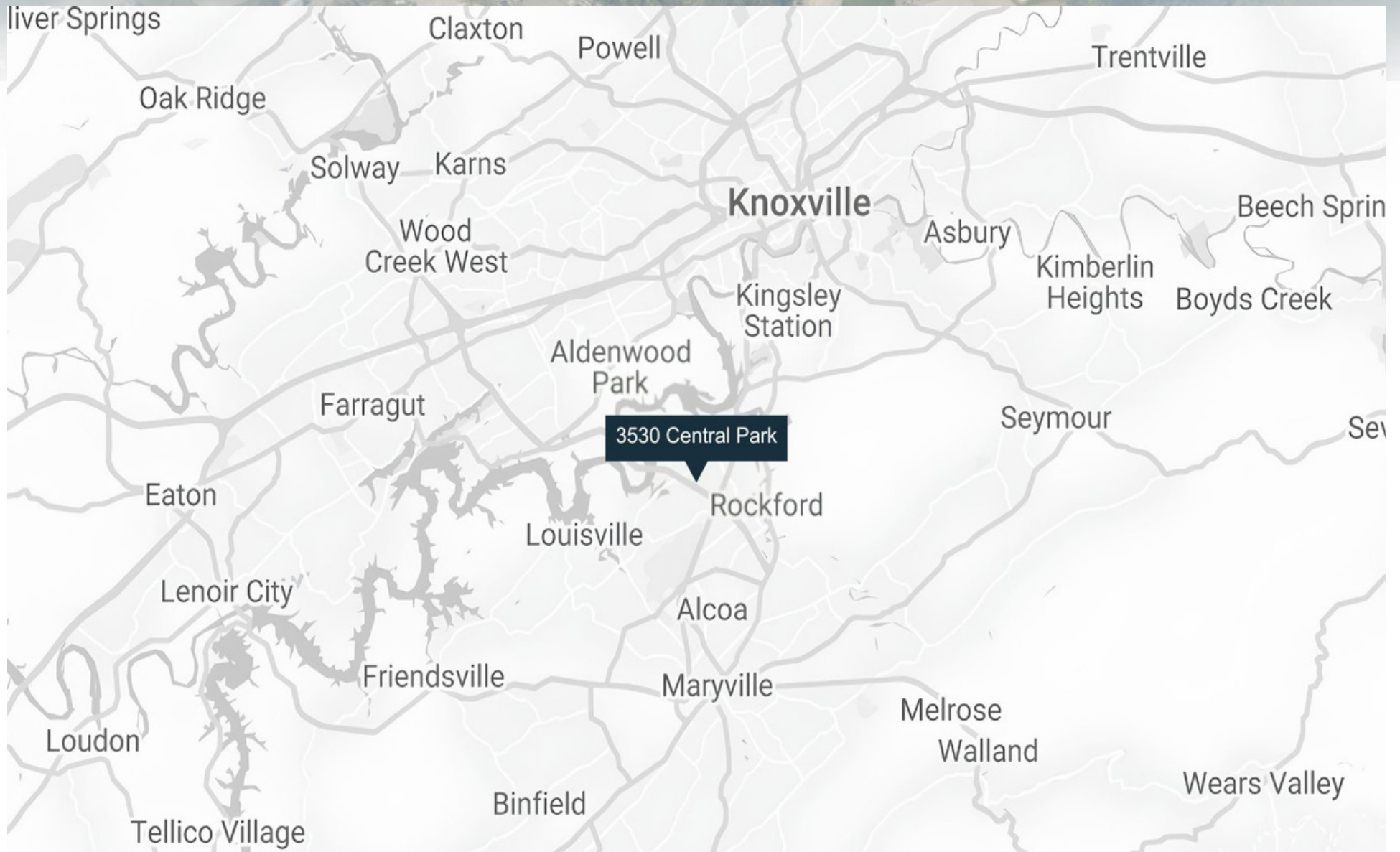


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LOCATION MAP



REGIONAL MAP



FOR MORE INFORMATION



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