

For Sale

# Industrial Property

94,000 SF | \$4,230,000



## Former London Fog Facility

1904 West Emory Road  
Powell, Tennessee 37849

## Property Highlights

- 95% occupied
- Parking for 150+/- cars + room for truck loading
- 10 loading dock doors/ 1 grade level drive-in door
- Knox County zoned I (Industrial)
- Abundant electrical capacity
- Sprinkler system has had recent updates.
- Easy access to I-75 and Clinton Hwy

## Property Description

Constructed on a 5.8 acre tract in 1968 for London Fog, this 94,000 SF brick and masonry building is located in the heart of the Powell business district.



For more information

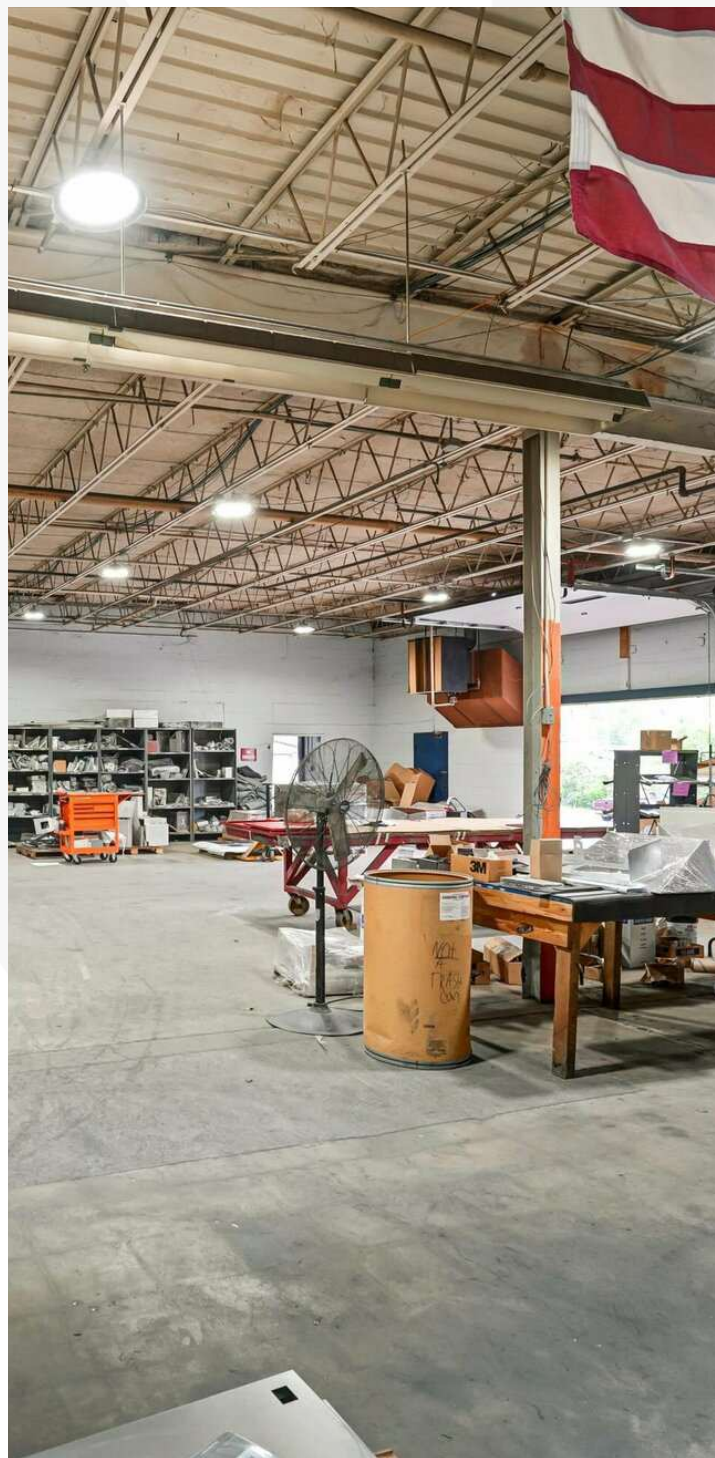
**Sam Tate, CCIM**

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state@koellamoore.com

# Property Details

PROPERTY NAME:	Former London Fog Bldg
PROPERTY ADDRESS:	1904 West Emory Road Powell, TN 37849
PROPERTY TYPE:	Industrial
APN:	056 145
LOT SIZE:	5.8 Acres
ZONING:	I (Industrial) and CA
FEMA:	Floodway strip along Beaver Creek at rear property line Portions of the bldg are in 100 year and 500 year Flood
NUMBER OF UNITS	4 occupied. 4,000 SF is vacant. Billboard on site also
PARKING SPACES:	150 + truck loading areas
PARKING RATIO:	1.6
BUILDING FRONTAGE:	340' +/-
ELECTRICAL	Separate meters. 3Phase 480/277/110 4800 AMPS+
YEAR BUILT:	1968
CONSTRUCTION TYPE:	Steel, block and brick
CEILINGS:	60% has 10' 5" clear ht., 40% has 13' clear ht.
SPRINKLER SYSTEM	All sprinkler heads replaced
RAIL:	Rail easement across front of property.
ROOF:	EPDM - late 1990's



# Loading Bay



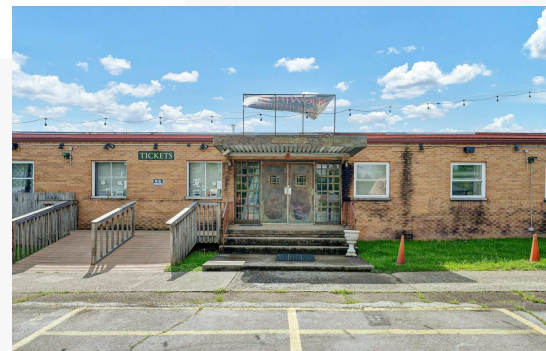
Dock high door that has been ramped for loading.



Entrance to MD Interiors



Entrance to Heaven's Presents



Entry to Fright Works

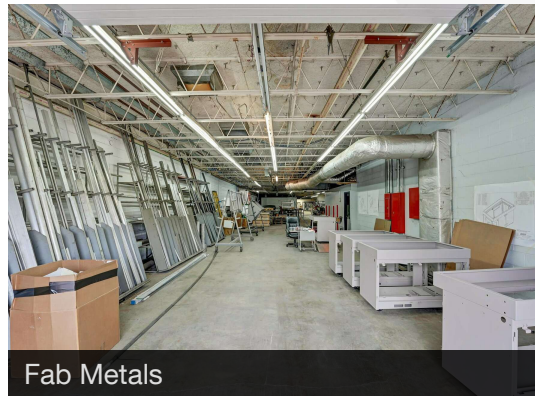
# Aerial View



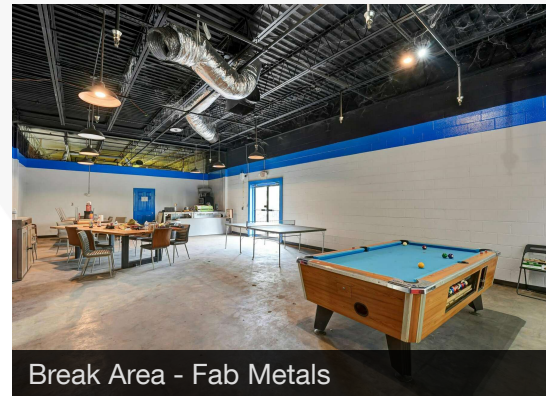
Aerial 1



MD Interiors



Fab Metals

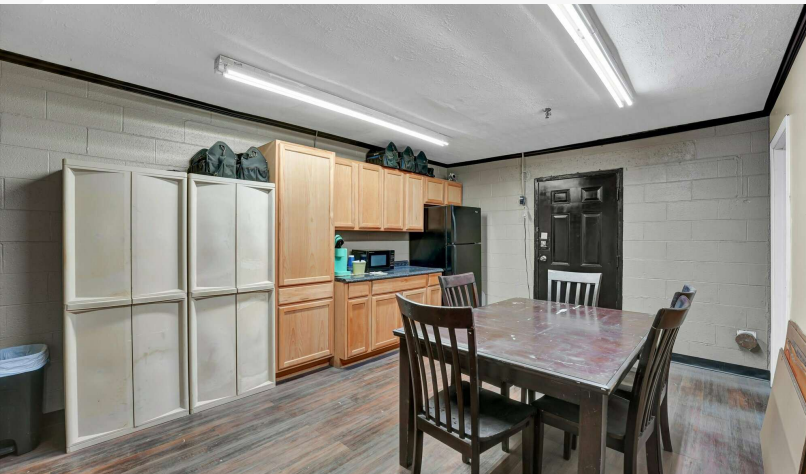
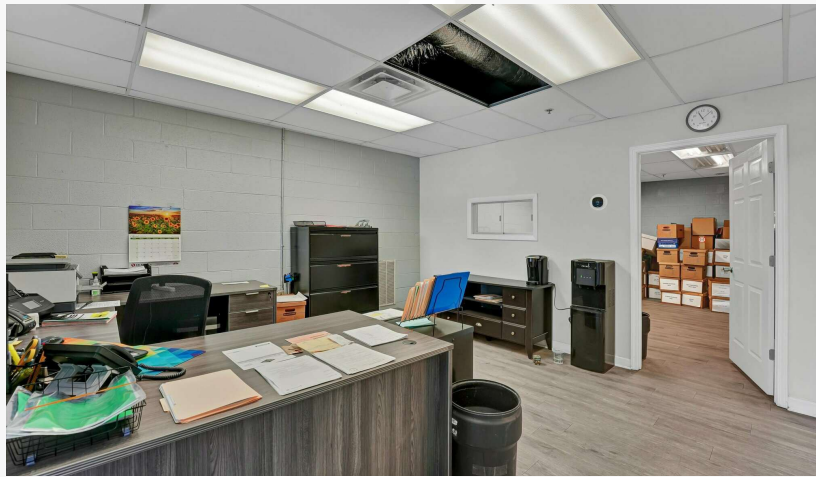


Break Area - Fab Metals

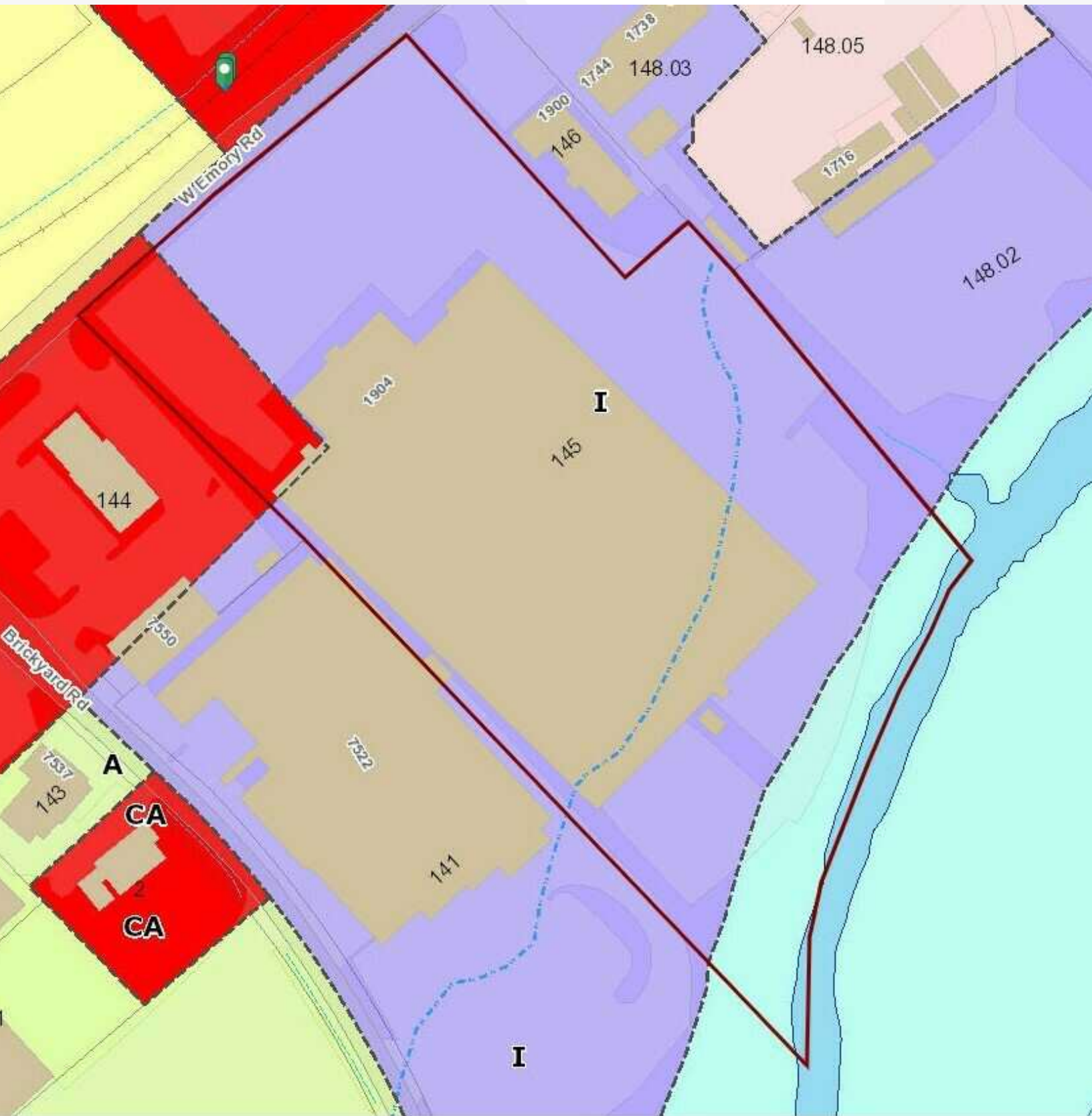
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# Additional Photos

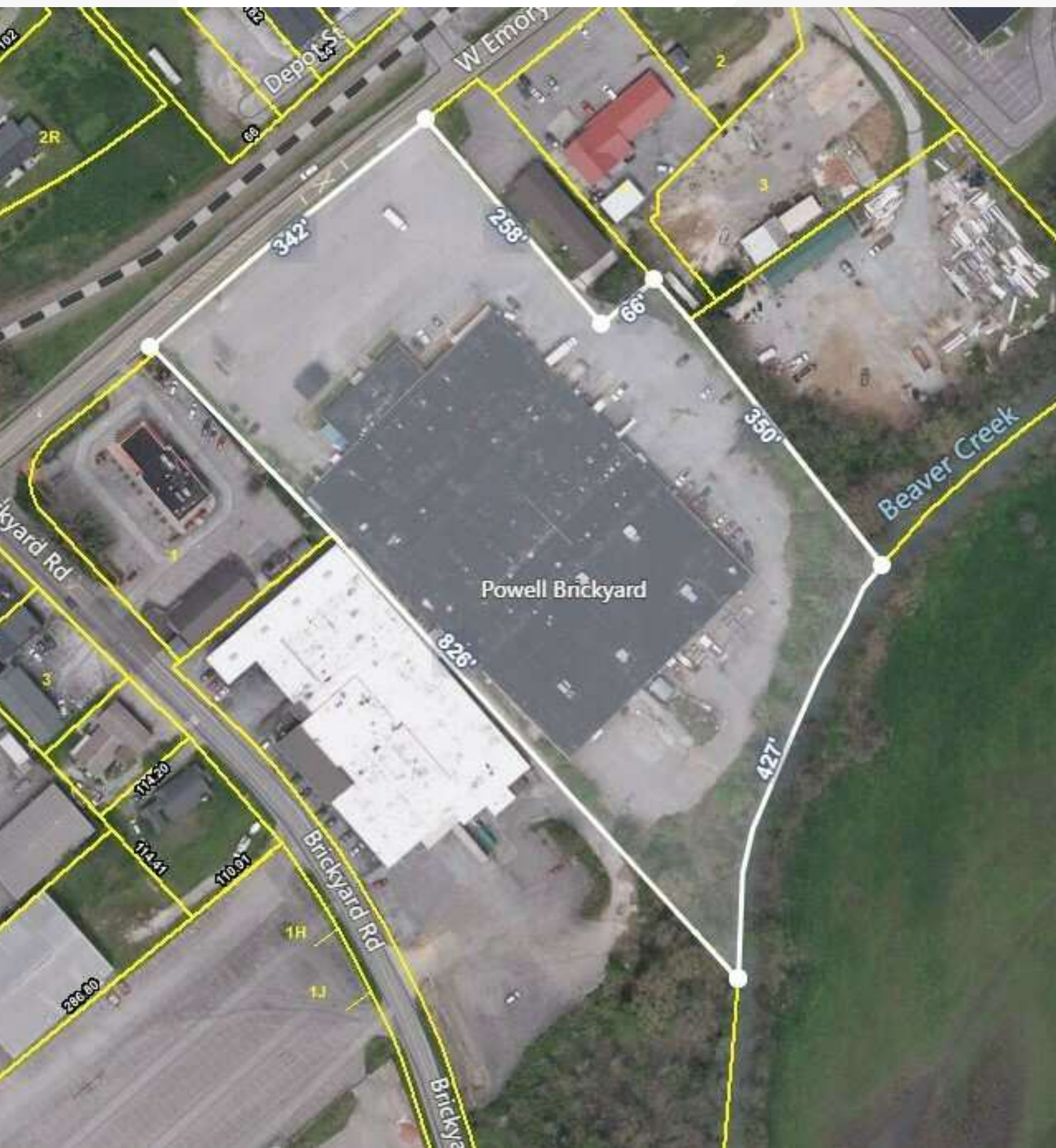
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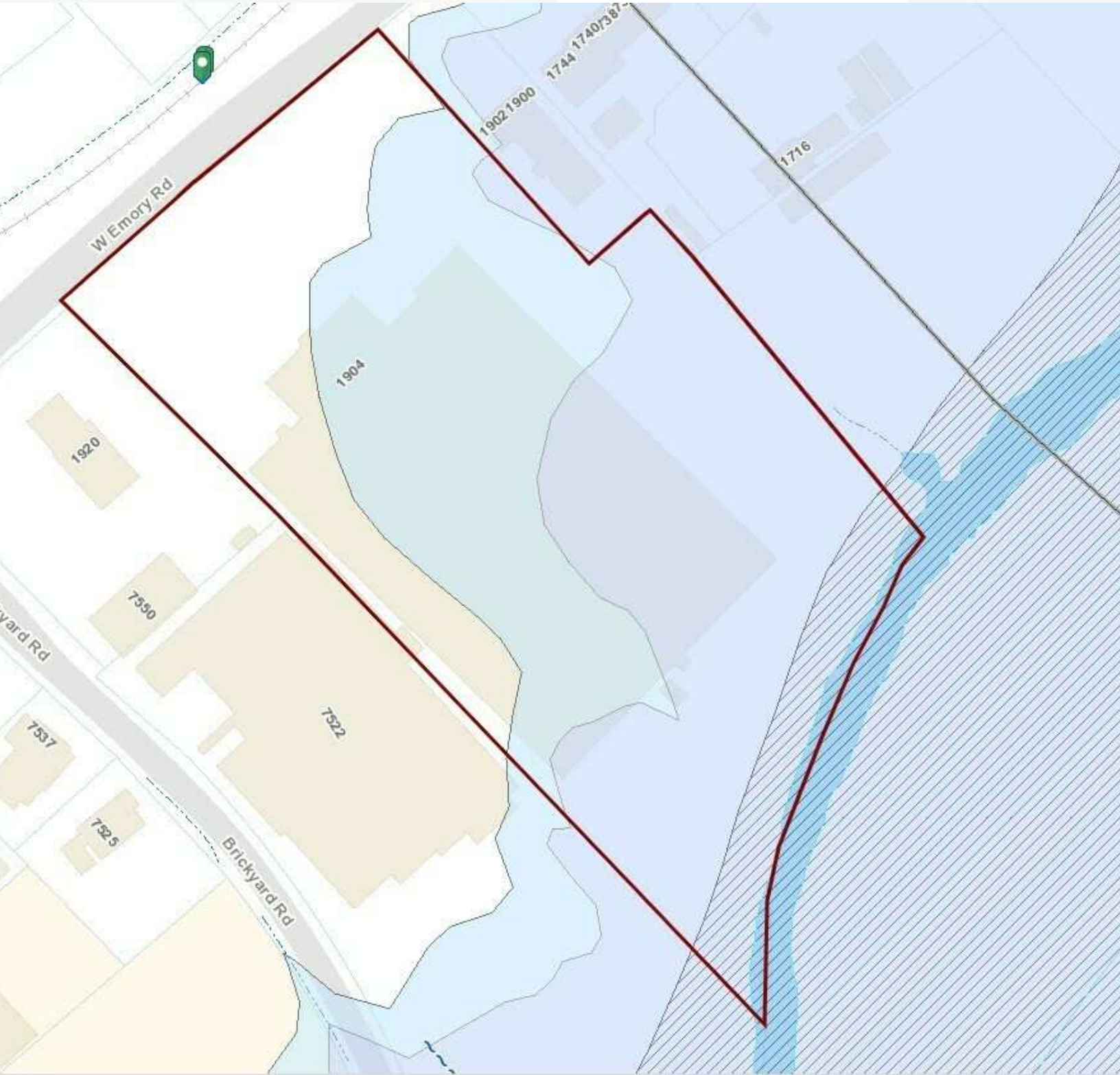


# Zoning Map



# Property Tax Map

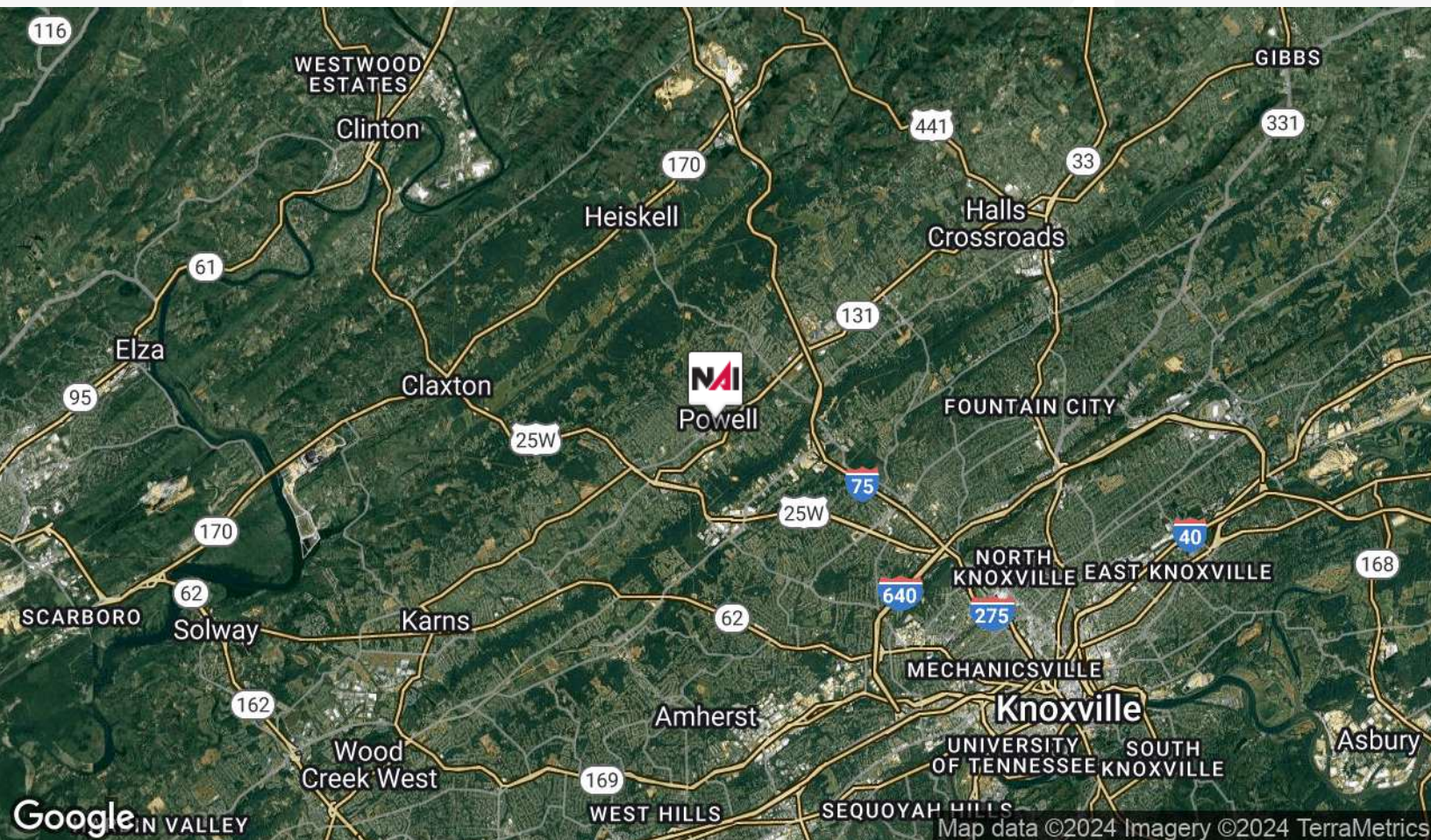
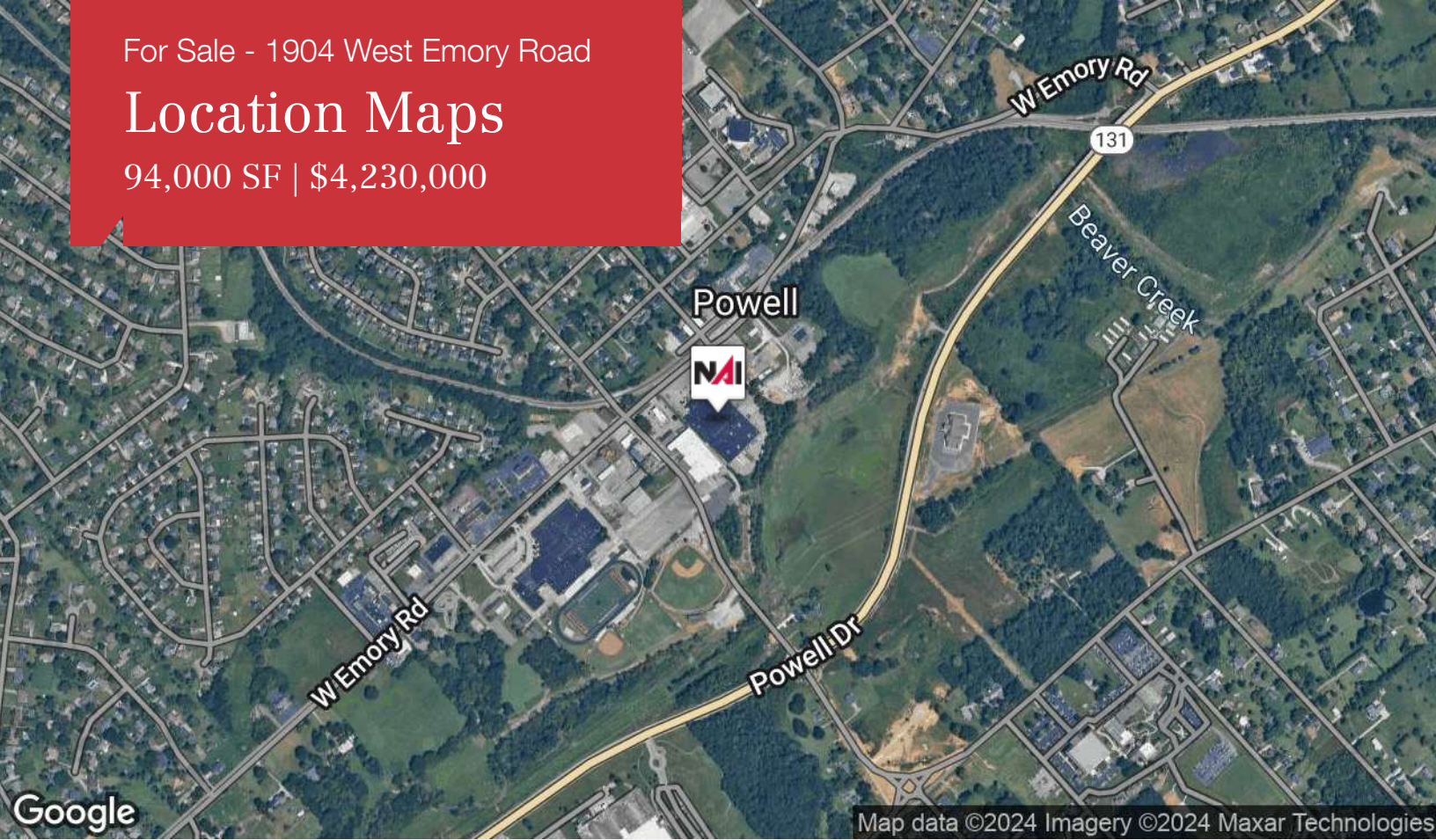




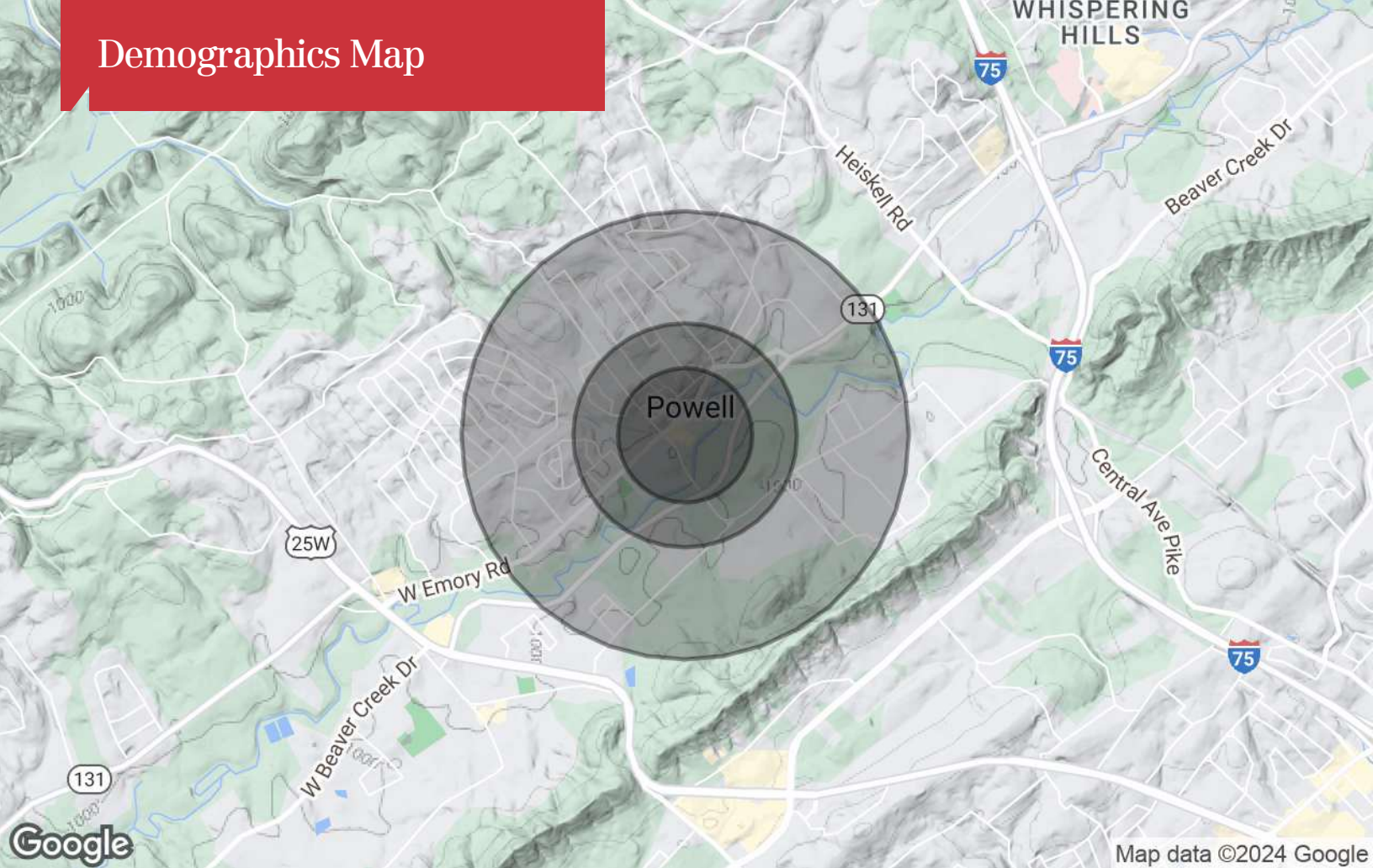
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# Location Maps

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# Demographics Map



	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
TOTAL POPULATION	213	975	4,345
MEDIAN AGE	38	38	40
MEDIAN AGE (MALE)	0	0	0
MEDIAN AGE (FEMALE)	0	0	0
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	79	361	1,607
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$90,332	\$91,835	\$97,569
AVERAGE HOUSE VALUE	\$326,070	\$322,700	\$321,193
<b>Race</b>			
% WHITE	86.3%	88.5%	90.1%
% BLACK	3.0%	3.1%	2.9%
% ASIAN	1.5%	1.1%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.4%	0.3%
% OTHER	8.6%	6.9%	5.6%
<b>Ethnicity</b>			
% HISPANIC	11.7%	9.8%	8.5%

\* Demographic data derived from 2020 ACS - US Census

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# Agent Profile & Contact 1

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## Sam Tate, CCIM

Senior Advisor

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### Memberships & Affiliations

Former President, East Tennessee Industrial Council  
Member, East Tennessee CCIM Chapter  
Member, National Association of Realtors  
Member, Knoxville Area Association of Realtors  
Member of various committees for Knoxville Area Association of Realtors  
Past Chairman, YMCA of Knoxville, Camping Services Branch Board  
Member, Knoxville Christian Arts Ministry

### Education

University of Tennessee. Bachelor of Science.  
Knoxville, Tennessee  
Major: Business Administration with concentration in Real Estate & Urban Development  
Tennessee Real Estate Broker  
Certified Commercial Investment Member (CCIM) of the CCIM Institute

### Professional Background

Over 40 years experience as a Realtor, specializing in the sale/leasing of commercial and industrial property

Selected Clientele  
(past and/or current)  
Boeing Realty Corporation  
Charter Communications  
Eckerd  
Kindred Healthcare  
Lucent Technologies  
Walgreen Company  
Pitney Bowes  
Food Lion  
Interstate Brands Corporation  
Cumberland Materials  
International Paper  
SunTrust Bank  
BASF  
Carolina Pottery  
Advance Auto Parts  
U.S. Postal Service  
Georgia-Pacific  
Michigan Bulb Company  
Freightliner Corporation  
Robertshaw Industrial Products  
Sanford  
Key Safety Systems  
Allied Plywood Corporation  
Kroger Company  
Lamar Advertising  
Gatehouse Media  
Ensafe  
Habitat for Humanity  
Remote Area Medical