

**BAKER**  
REALTY COMPANY

For Sale

DeRoyal Industrial Property

227,935 SF on 35.5 Acres

1501 E Central Ave  
Lafollette, TN



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Lafollette, TN 37766

Property Highlights

Asking Price: \$10,750,000

227,740 SF

35.5 Acres

Zoned Light Industrial

11 Loading Docks w/ levelers

Fully Fenced Yard

18,714 SF of Updated Office

4.8 Acre Paved Surface Lot



# Warehouse Details

- Ceiling Heights: 24' Clear
- Column Spacing: 39' x 36'
- Construction: Year Built: 1964
- Renovated in 1994
- Wet Sprinkler System
- 3000 amp, 480/277, 3 Phase
- Suspended Gas Heat
- (3) M/W Restrooms



# Clean Rooms

- 3 Clean Rooms
- 23,376 Total SF
- Previous Use: Medical Equipment Packaging
- Fully Climate Controlled
- Class 100,000
- Changing Room with lockers



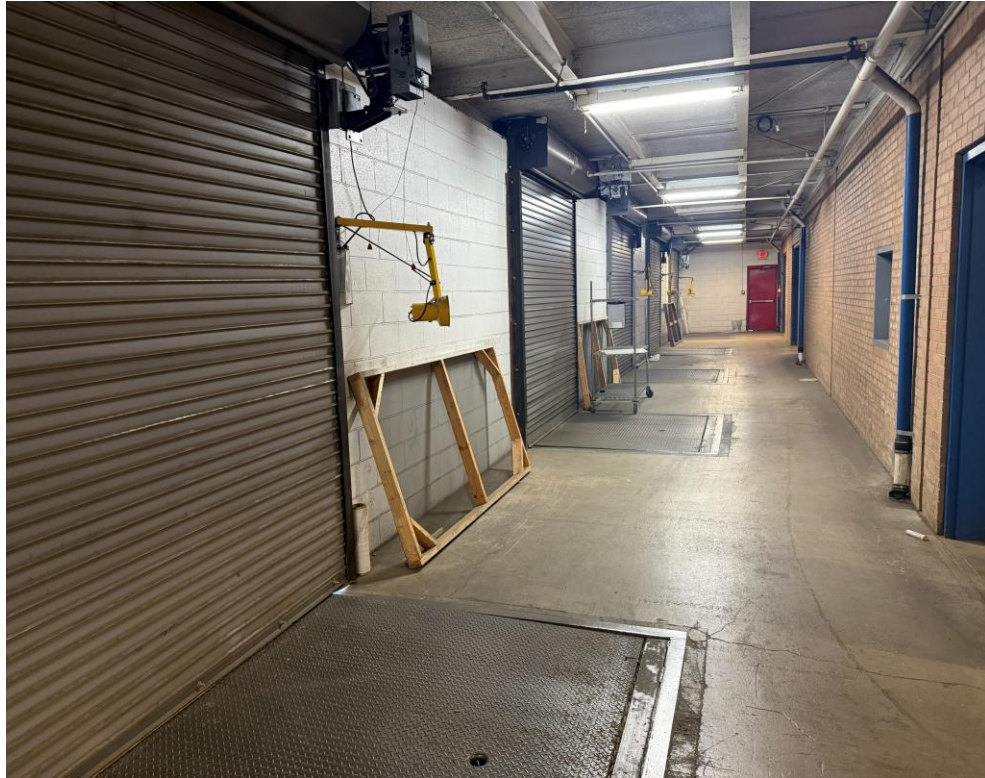
# Office Details

- 18,714 SF
- Updated in 2021
- Private Offices
- Large Conference Room
- Reception Area and Lobby
- Large Employee Cafe/Break Area
- M/W Bathrooms



# Building Photos

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

# Building Photos

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# Zoning Details

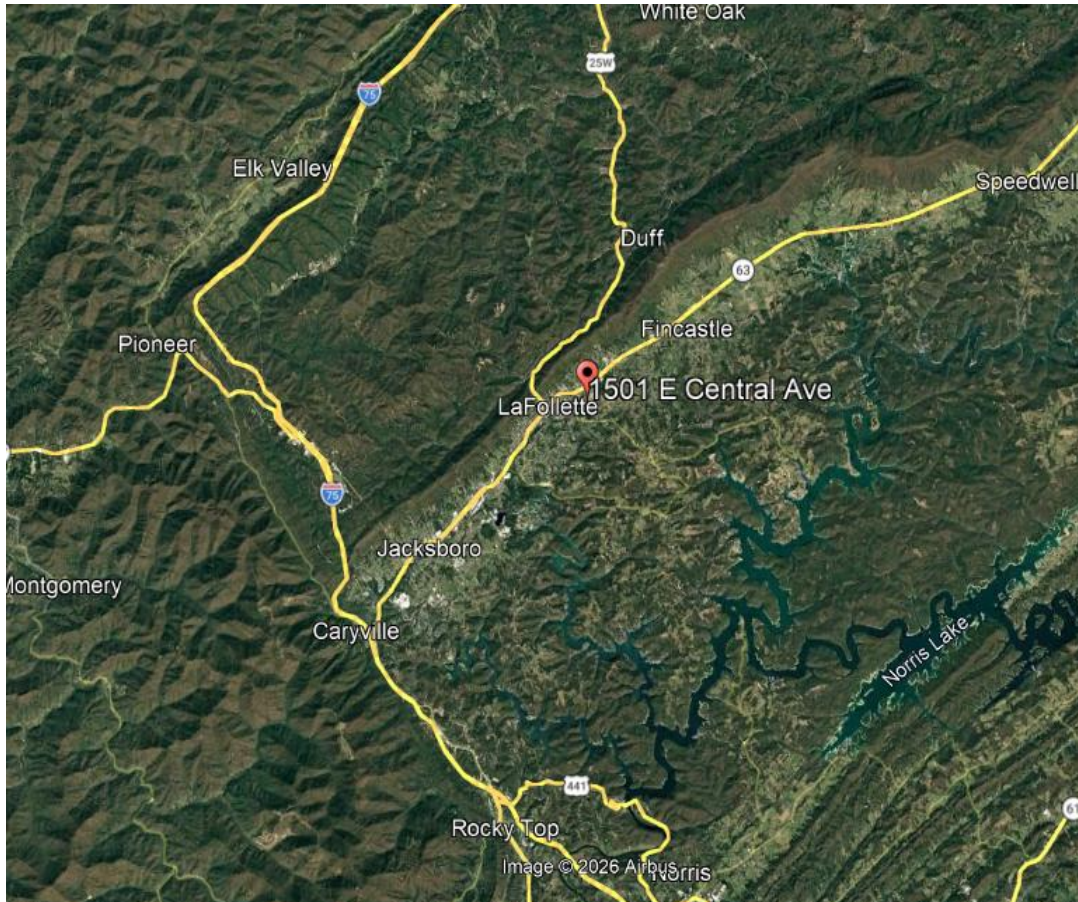


## Zoned M-1 – Light Industrial District

### Permitted Industries Include:

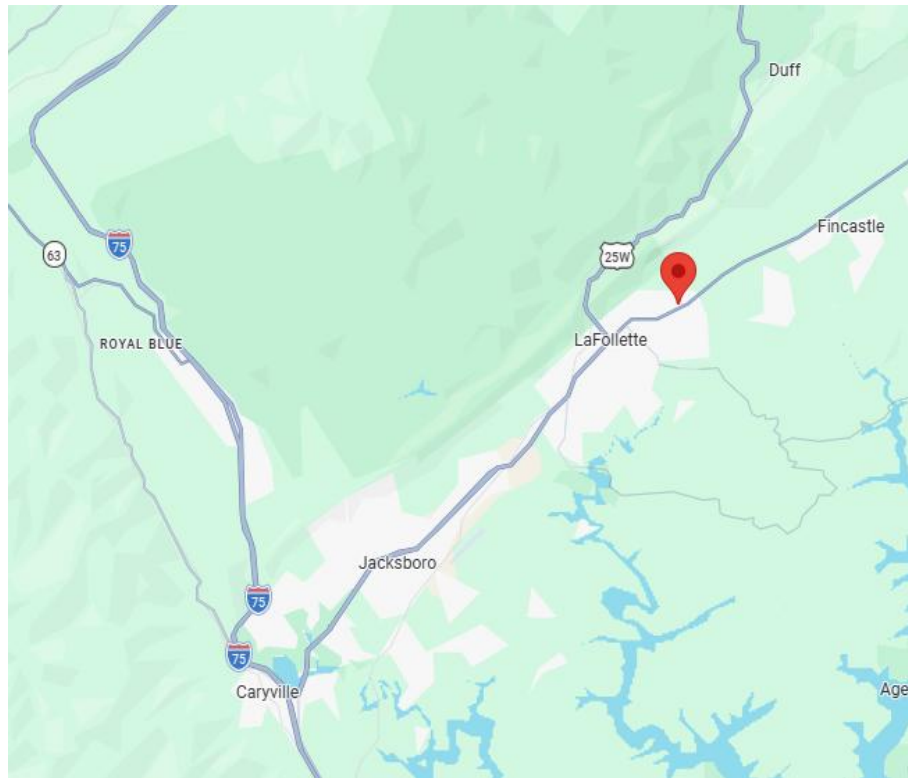
- Warehouse and Distribution
- Light Manufacturing and Assembly
- Fabrication and Processing
- Contractor Equipment Storage
- Printing and Packaging
- Industrial Related Offices and Utilities

# Location Details



- Located in approximately 7 miles from I-75 via exit 134
- Approximately 40 miles North of Knoxville, TN, 25 miles from Kentucky Border
- Near popular Norris Lake
- Notable nearby companies include Nyrstar, LaFollette Machine & Tool, BSH Home Appliances, Campos Foods, Pyro Shows, Inc.

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## Contact

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### For More Information Contact

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## Disclaimer

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