

For Lease

Build To Suit Industrial




LISTING AGENT
CARSON MCWHORTER
865-330-9600

CONCEPT IMAGE

BUTTERMILK ROAD

Lease Summary

PROPERTY	BUTTERMILK ROAD
CITY, STATE	KINGSTON, TN
ZIP CODE	37763
TOTAL BUILDING SF	10,000 - 40,000

-  **LEASE RATE** \$9/SF NNN
-  **EST. OPERATING EXPENSES** \$.75/ SF
INC. PROPERTY TAXES & INSURANCE,
-  **AVAILABLE** BUILD TO SUIT

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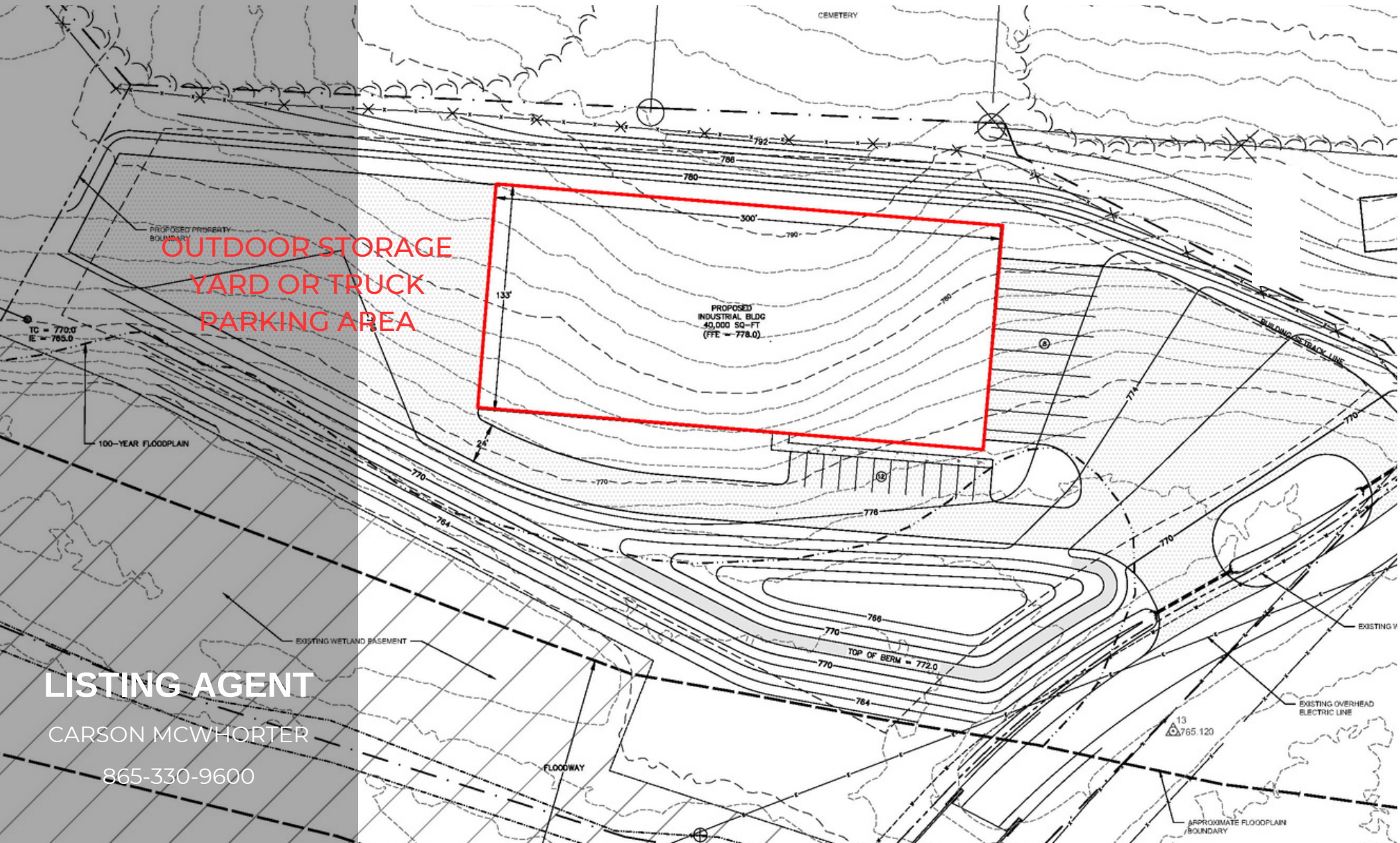
865-330-9600

Space Details

- **SIZE:** 10,000 - 40,000 SF
- **SITE:** ~7 ACRES
- **FLOOR:** 6" 4,000 PSI CONCRETE
- **STRUCTURE:** PEMB
- **ROOF:** STANDING SEAM
- **LOADING DOCKS:** 8
- **HVAC:** GAS HEATERS

BUTTERMILK ROAD

Site Layout



OUTDOOR STORAGE
YARD OR TRUCK
PARKING AREA

PROPOSED
INDUSTRIAL BLDG
40,000 SQ-FT
(FFE = 778.0)

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Area Map



ROANE REGIONAL BUSINESS PARK

BUTTERMILK ROAD

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Contact Information

CARSON MCWHORTER

MARKET REALTY, LLC
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CARSON GRADUATED FROM THE UNIVERSITY OF TENNESSEE IN 2009 WITH A DEGREE IN BUSINESS ADMINISTRATION. AFTER GRADUATION, HE WORKED WITH A COMMERCIAL CONTRACTOR AND DEVELOPER PRIOR TO JOINING MARKET REALTY, LLC IN 2012. HE IS AN EXPERIENCED COMMERCIAL AND RESIDENTIAL BROKER, AND HAS WORKED EXTENSIVELY WITH BUYERS, SELLERS AND TENANTS ALIKE.

WILL MCWHORTER

MARKET REALTY, LLC
865-330-9600 EXT 3
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UPON GRADUATION FROM AUBURN UNIVERSITY IN 2011, WILL SPENT 2 YEARS WITH INTERNATIONAL GENERAL CONTRACTOR ON A LARGE SCALE CONSTRUCTION PROJECT IN CHINA. HE THEN JOINED A CUSTOM HOME BUILDER WHERE HE SPENT 6 YEARS AS THE ESTIMATING AND PRECONSTRUCTION MANAGER FOR A CUSTOM HOME BUILDER IN KNOXVILLE. HE JOINED MARKET REALTY IN 2018 WHERE HIS CONSTRUCTION EXPERIENCE HAS GIVEN HIM THE MARKET INSIGHT AND ABILITY TO PROVIDE FULL REAL ESTATE SERVICES TO HIS CLIENTS.