



For Sale

Surface Igniter, LLC

1709 Henry G Lane St, Maryville, TN 37801



PROPERTY SUMMARY

1709 Henry G Lane Street presents a premier industrial opportunity in Maryville, Tennessee, within the Knoxville MSA. The property features a 59,925-square-foot manufacturing facility situated on approximately 9.9 acres, offering an attractive opportunity for both owner-users and investors, with additional land providing potential for future expansion or other value-add improvements. The building features 18'-26' ceiling heights, roughly 5,000 square feet of office, wet sprinkler, three (3) dock-high doors, two (2) drive-in doors, IND zoning,

PROPERTY HIGHLIGHTS

- 59,925 square feet
- 9.9 acre site
- 18'-26' ceiling heights
- Heavy power
- IND zoning

Asking Price \$6,500,000

Site Size 9.9 Acres

Building Size 59,925 SF

Zoning IND



Jack Jobe

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TN #369212





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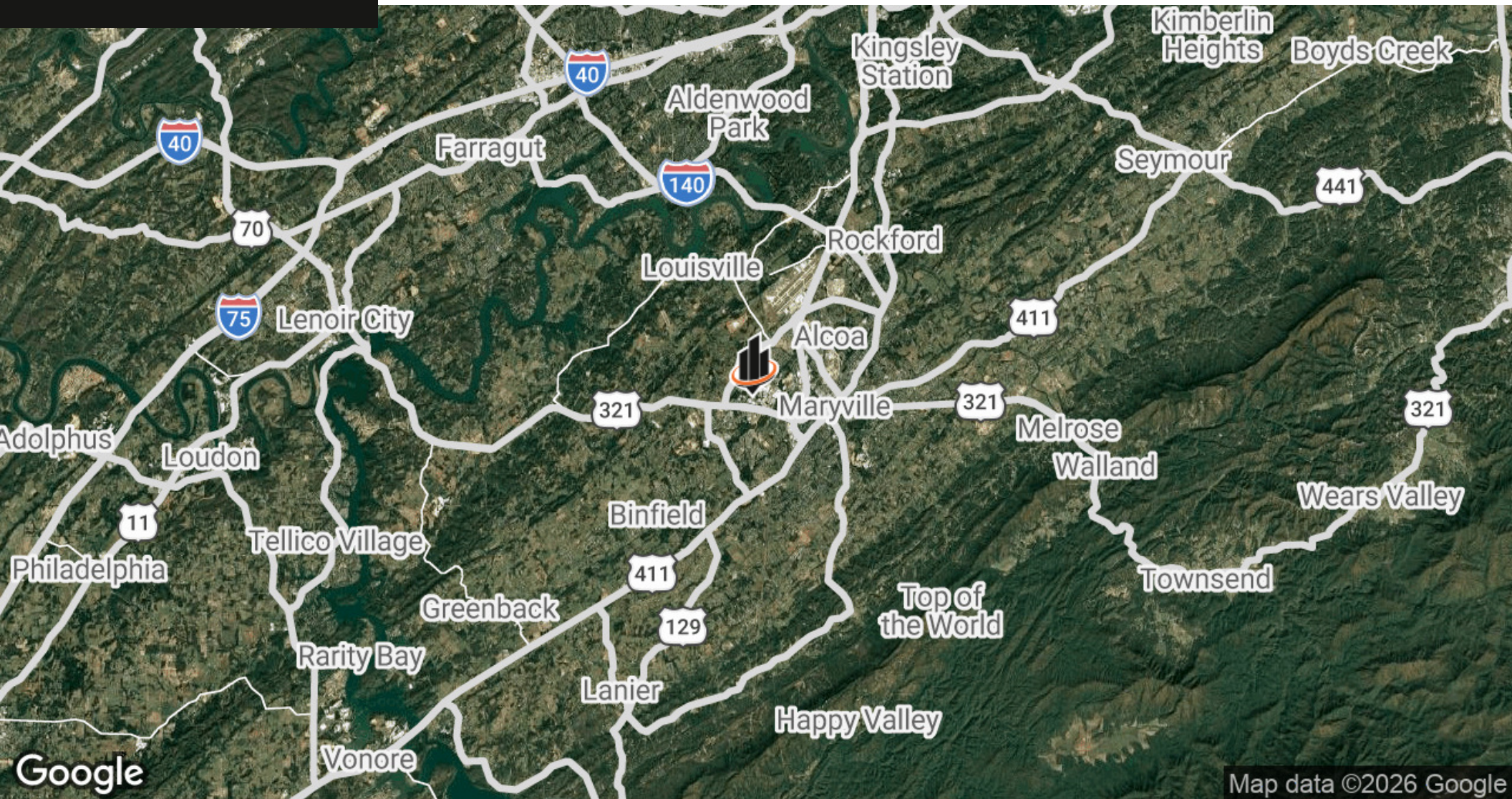




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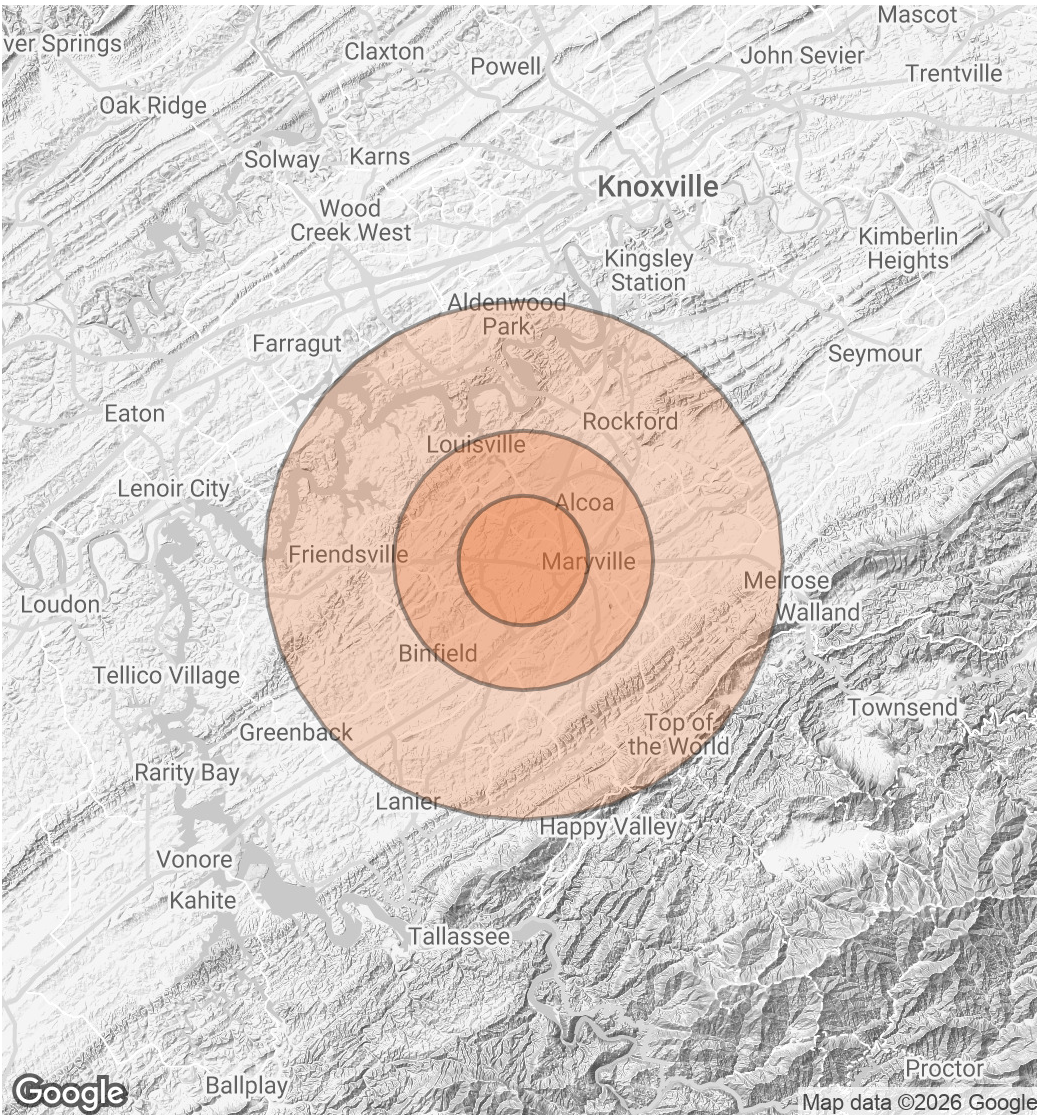
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POPULATION	2.5 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,375	68,131	155,444
AVERAGE AGE	42.6	41.1	42.7
AVERAGE AGE (MALE)	42.2	41.1	42
AVERAGE AGE (FEMALE)	42.6	42.2	43.6
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,568	26,867	60,518
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$86,611	\$94,435	\$114,286
AVERAGE HOUSE VALUE	\$293,018	\$314,896	\$382,155

2023 American Community Survey (ACS)



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