



Blount County Industrial Park

Maryville, Tennessee 37801

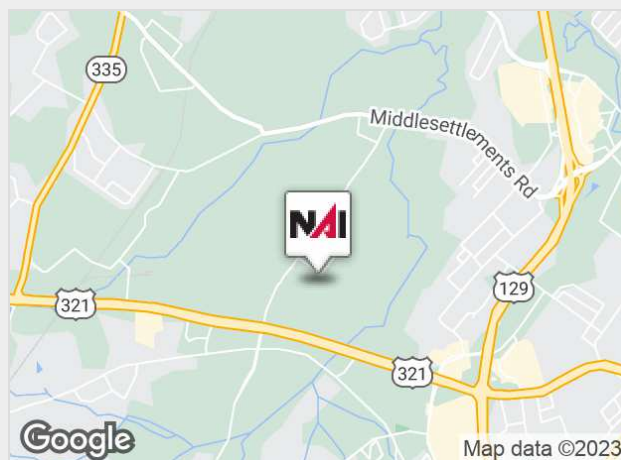
Property Features

- 4 Acres
- 24' - 28' ceiling height
- Inside City, Zoned Industrial
- Utilities: Electric Power (3 phase, 480v, 200 amp)
Gas, Water, Sewer
- Estimated Pass Through expenses \$1.50/Square Foot
- 78 parking spaces
- 3,000 SF of Office
- 180 days to complete

Owner/Agent

For Sale or Lease

\$3,650,000 / \$7.50-8.50 SF/Yr



LOT SIZE:

4.01 Acres

For more information:

Maribel Koella, CCIM, SIOR, FRICS, CRE

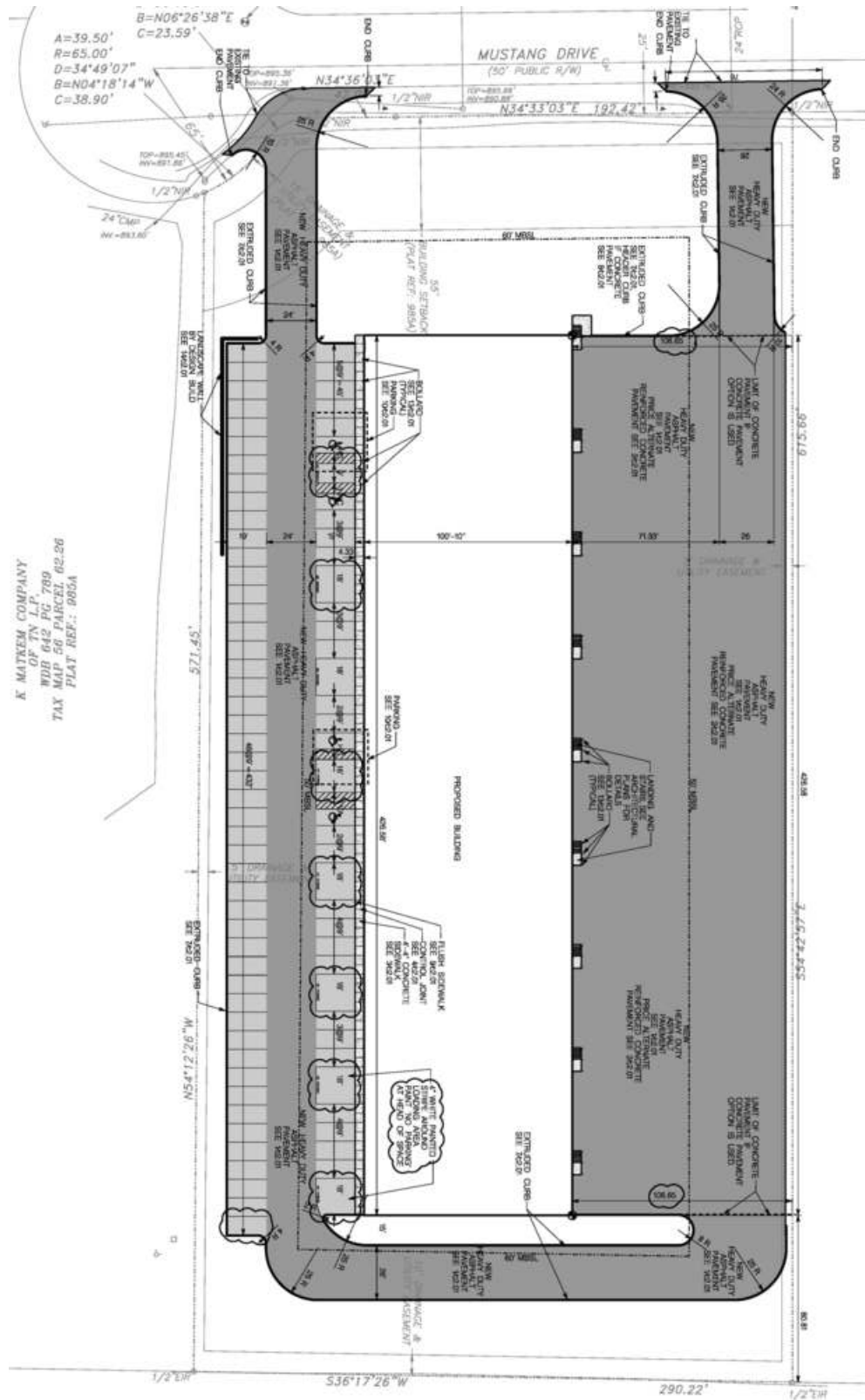
+1 865 250 9001 • mkoella@koellamoore.com

For Sale or Lease

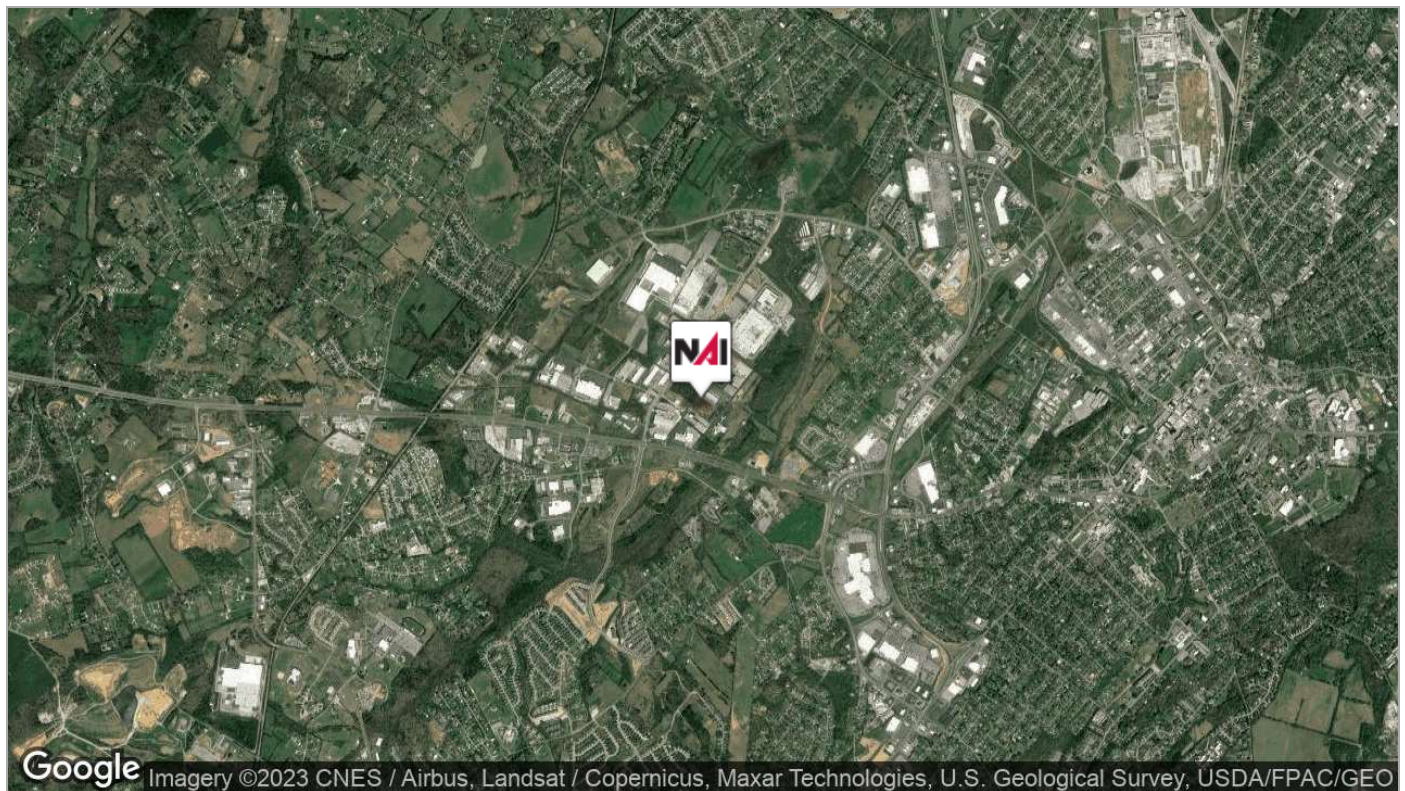
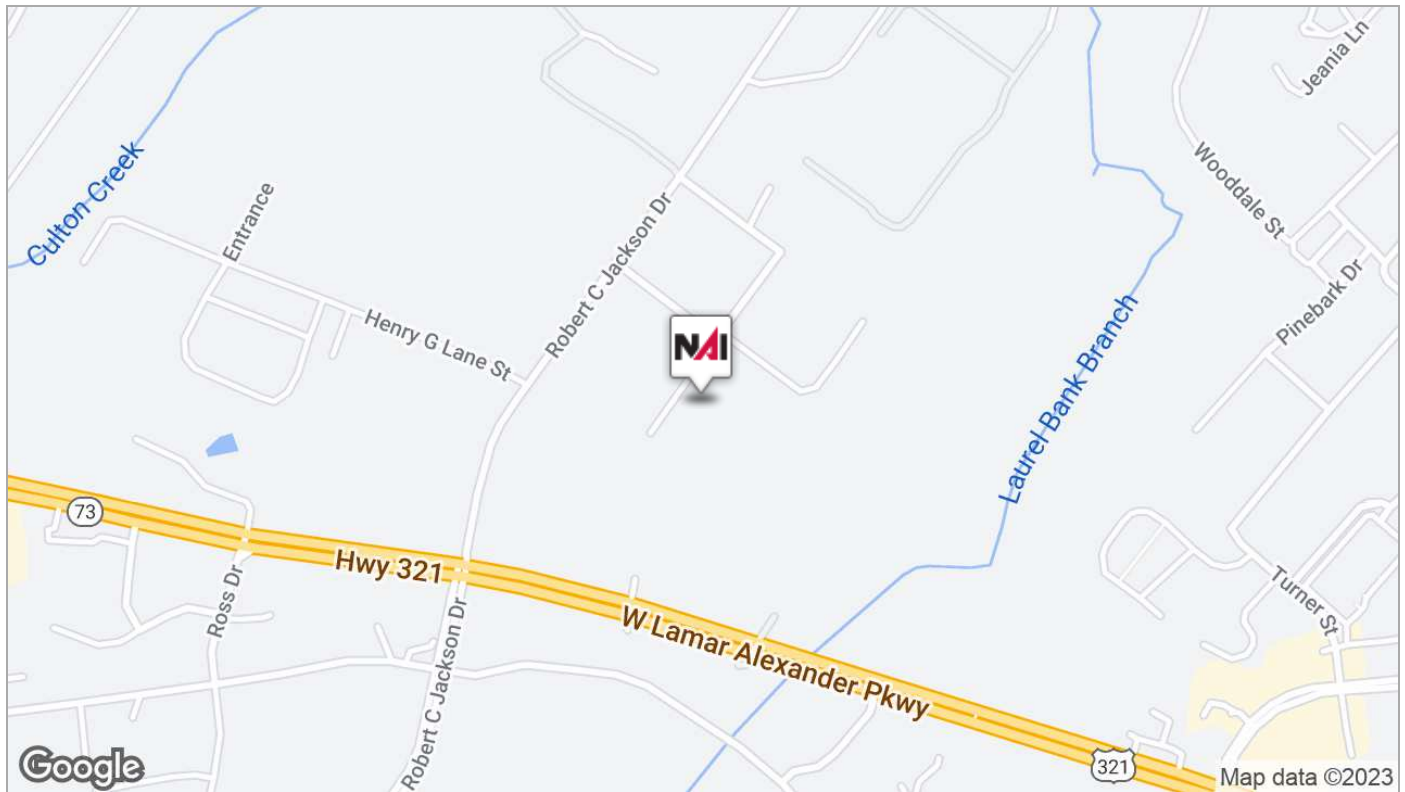
43,000 SF Build To Suit Industrial/Flex Space

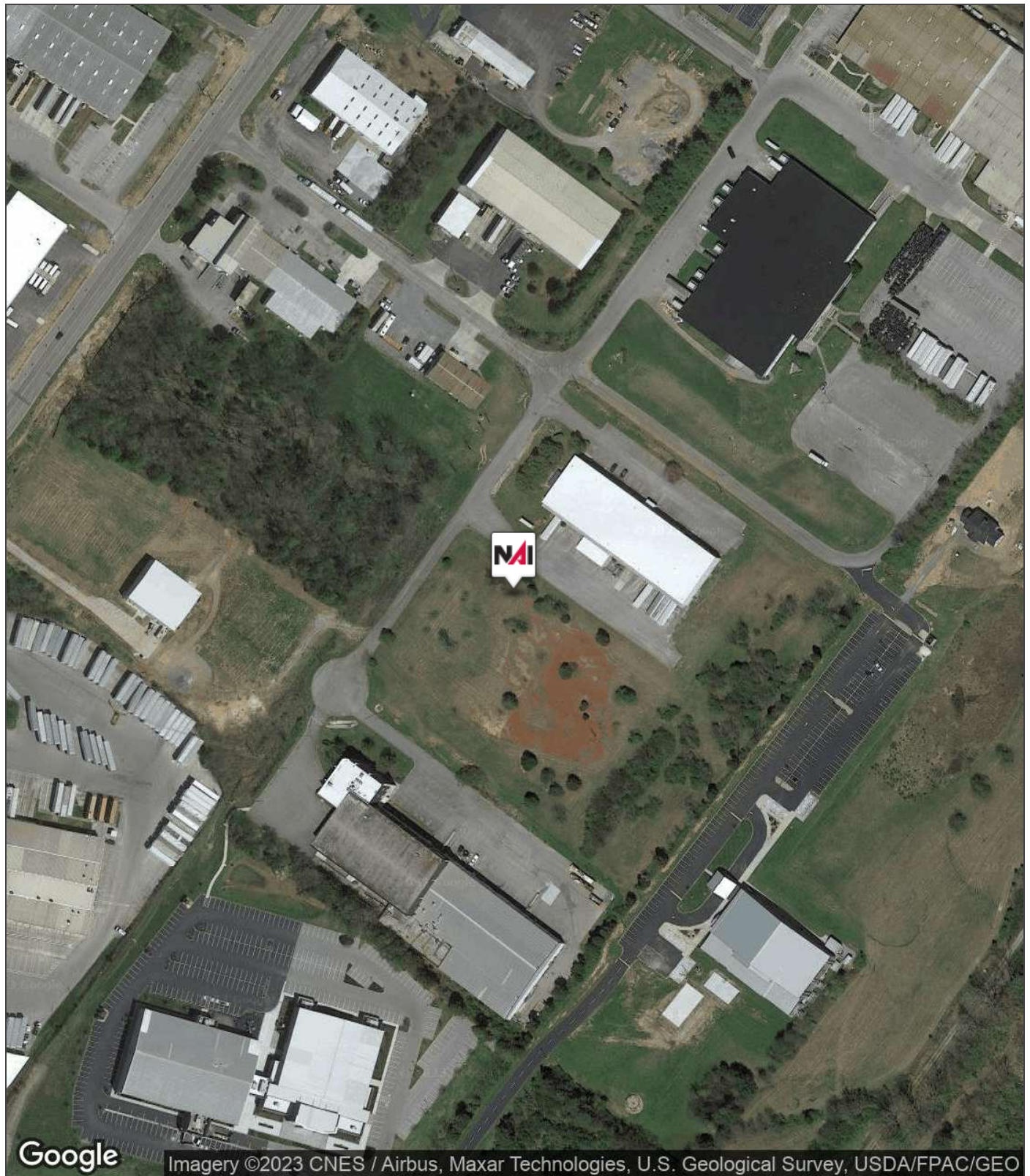
Industrial Park:	Blount Industrial Park
Property Address:	1612 Mustang Drive Maryville, TN 37801
Lot Size:	4.01 Acres
Building Size:	43,000 SF Total 3,000 SF office
Building Dimensions:	100' x 426'
Zoning:	IND - INDUSTRIAL
Parking Spaces:	78
Construction Type:	Pre-engineered metal building
Walls:	8" split faced masonry to height of 11'4".
Ceiling Height:	24'-28' +/-
Column Spacing:	25'
Floor:	6" concrete slab with vapor barrier & WWM reinforcing 8' concrete bearing
Roof:	Standing seam galvalume panels
Doors:	8 dock doors 8 ground level overhead doors - 10' height
Lighting:	Thirty two (32) 4' fluorescent strip lights Exterior building mounted light
Water:	2" water line; City of Maryville utilities
Sewer:	6" site sewer; City of Maryville utilities
Sprinkler:	Group II hazard sprinkler system

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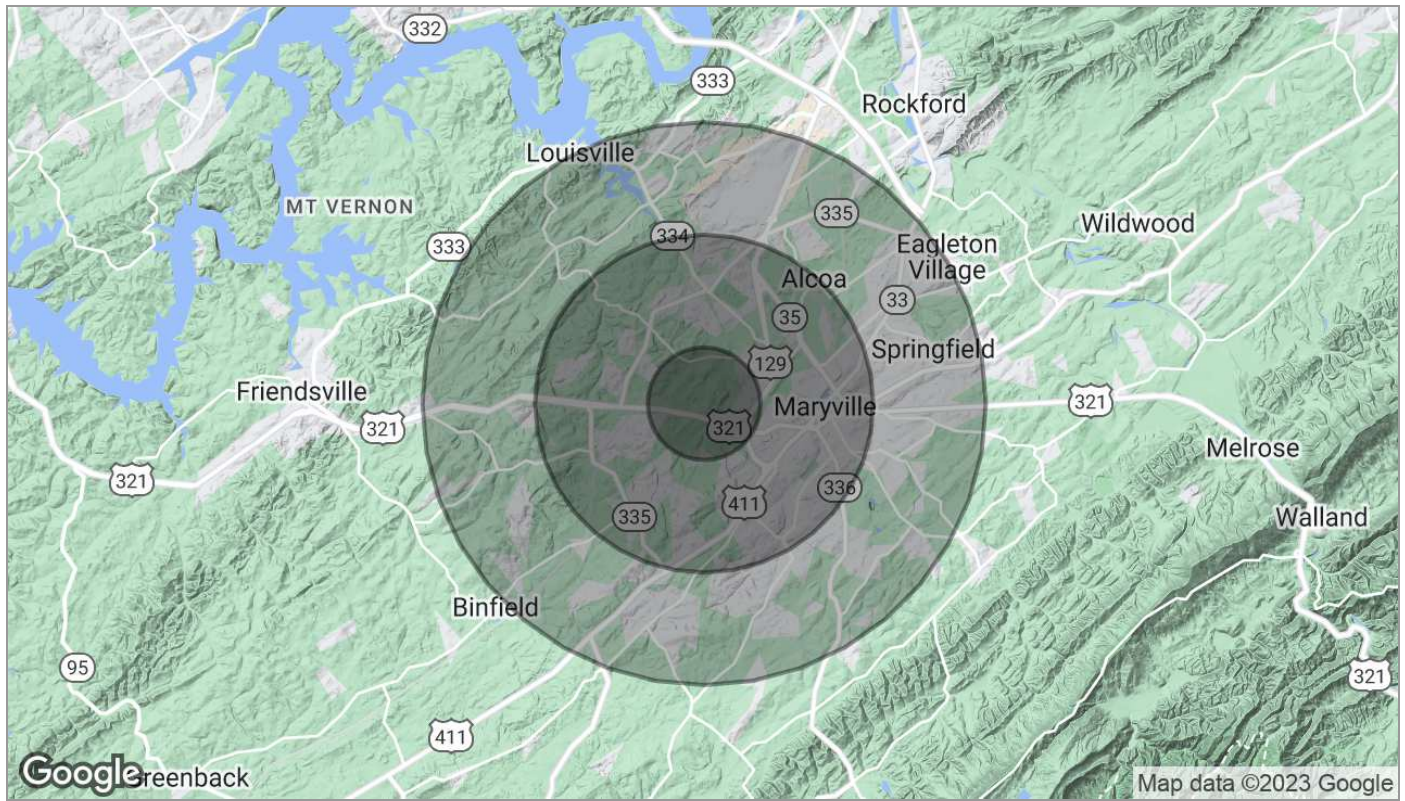


Location Maps





Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,799	26,053	59,489
MEDIAN AGE	37.3	37.4	38.6
MEDIAN AGE (MALE)	34.4	36.0	37.1
MEDIAN AGE (FEMALE)	39.2	39.1	40.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,183	10,662	23,630
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$46,848	\$52,948	\$59,407
AVERAGE HOUSE VALUE	\$160,411	\$158,093	\$172,902

* Demographic data derived from 2020 ACS - US Census

For Sale or Lease

43,000 SF Build To Suit Industrial/Flex Space

Agent Profile



Maribel Koella, CCIM, SIOR, FRICS, CRE

NAI Director
NAI Koella | RM Moore
o +1 865 250 9001
c +1 865 250 9001
mkoella@koellamoore.com

Professional Background

As Director of NAI Koella | RM Moore, Maribel is a driving force behind Knoxville's leading commercial real estate firm. She derives distinct satisfaction from finding creative ways to negotiate solutions to seemingly impossible challenges, and has assembled much of the resources needed to set our firm apart. Maribel's SIOR, CCIM, FRICS and CRE designations, together with the firm's association with NAI Global, create an unparalleled international network of professionals and research capabilities.

Her background of overcoming barriers, including becoming the first female appraiser for the Tennessee Veteran's Administration and the first female Industrial SIOR in Tennessee, has served Maribel well in establishing her commitment to the highest levels of ethics, professionalism, and service to her clients. Furthermore, her attainment of membership in the prestigious Counselors of Real Estate (CRE) organization highlights her skills at providing strategic counseling to clients. Maribel's advice is grounded in her broad range of proficiencies in commercial real estate, project conceptualization, and development, as well as investment experience.

Her expertise allows her to envision and evaluate options, advocate on behalf of her client's interests, and develop winning strategies aligned with their business aims

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS Farragut/West Knox Chamber of Commerce, Board of Directors Knoxville, Blount County and Loudon County Chamber of Commerce North Knoxville and Fountain City Business & Professional Associations Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

- Knoxville Metropolitan Airport Authority Board of Commissioners, KMAA, Board Member 2014-Present
- Arrowmont Board of Governors 2021-Present
- Webb School of Knoxville Alumni Achievement Award, 2021
- Plan East Tennessee, 2014
- NAI Global Leadership, Chair, 2012, Technology Committee Chair, 2020, Board Member, 2012-2012
- Knoxville Chamber Workforce Development Education, Chair, 2010-2012
- Knoxville Chamber of Commerce, Board Member, 2010-2012
- Smoky Mountain Tremont Institute, Board Member, 2006-2011
- University of Tennessee Associates, 2001-2004
- Smoky Mountain Convention and Visitors Bureau, Board Member, 1993-2011
- National Parks Conservation Association, Board Member, 2006-2008