



FOR LEASE

128 RIVER BEND DR

173,215 SF

SEVIERVILLE, TN



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**CLEAR HEIGHTS
UP TO 34'**



**WELL-EQUIPPED OFFICE
WITH BREAKROOM &
EXTERIOR COURTYARD**



**NATURAL GAS AND
ELECTRIC FORCED
AIR UNITS**



**100% AIR
CONDITIONED**



**TWO 5-TON CRANES
AVAILABLE**



PROPERTY DETAILS

128 RIVER BEND DR | SEVIERVILLE, TN

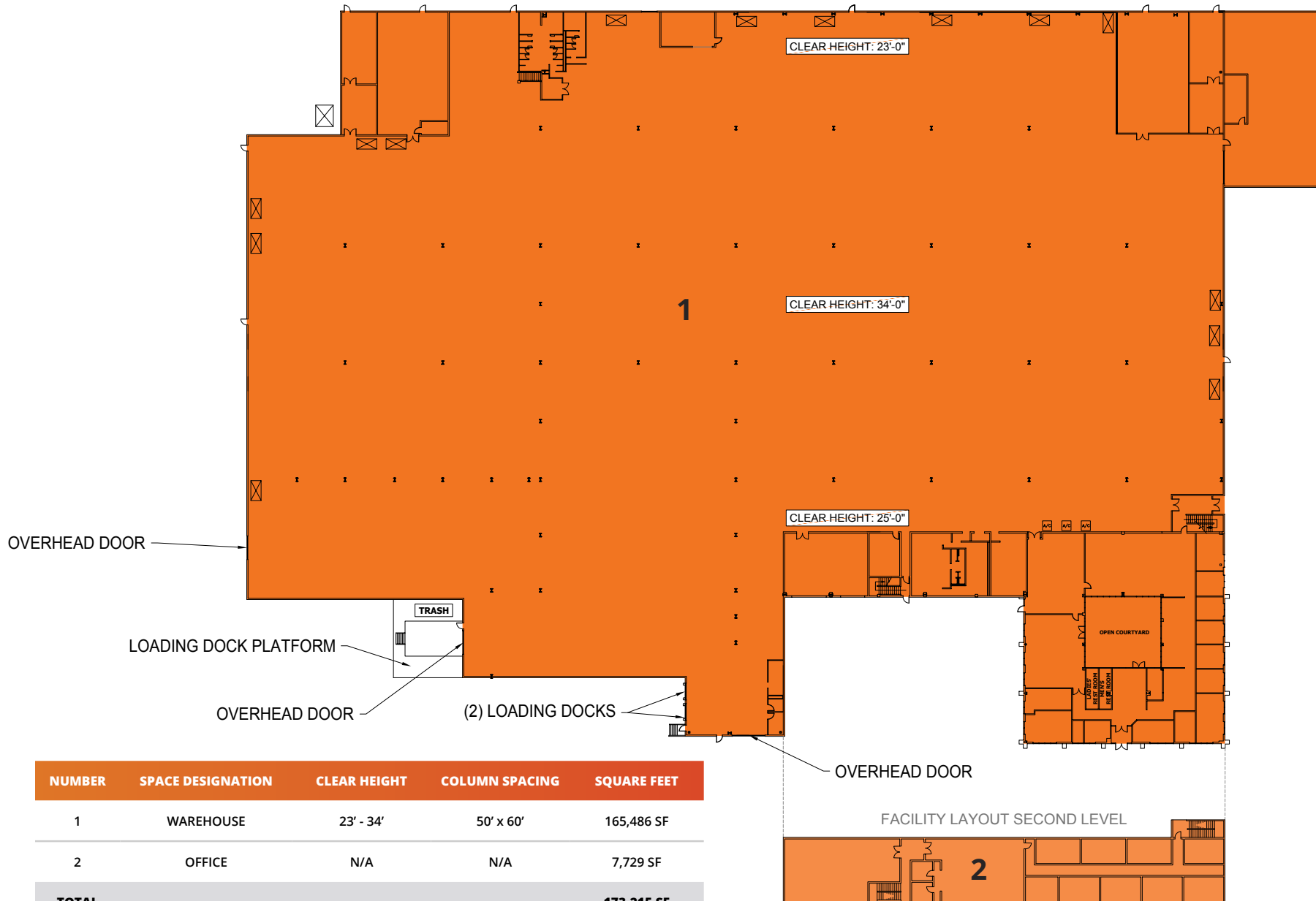
AVAILABLE SPACE	173,215 SF
FLOORS	2
CLEAR HEIGHT	23' - 34'
COLUMN SPACING	50' x 60'
DOCKS	3
OVERHEAD DOORS	2
ROOF	Steel
WALLS	Masonry, Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1989
YEAR RENOVATED	1995
FIRE SUPPRESSION	Wet
PARKING	196 Parking Spaces
LAND AREA	19.95 Acres
CRANES	Two 5-Ton
ZONING	I-1: Industrial District
PARCEL ID	078050-07001
OPEX ESTIMATE	\$0.55/SF



FLOOR PLAN

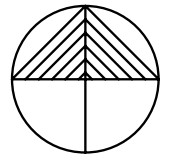
128 RIVER BEND DR | SEVIERVILLE, TN

[VIEW A VIDEO OF THIS PROPERTY](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	23' - 34'	50' x 60'	165,486 SF
2	OFFICE	N/A	N/A	7,729 SF
TOTAL				173,215 SF

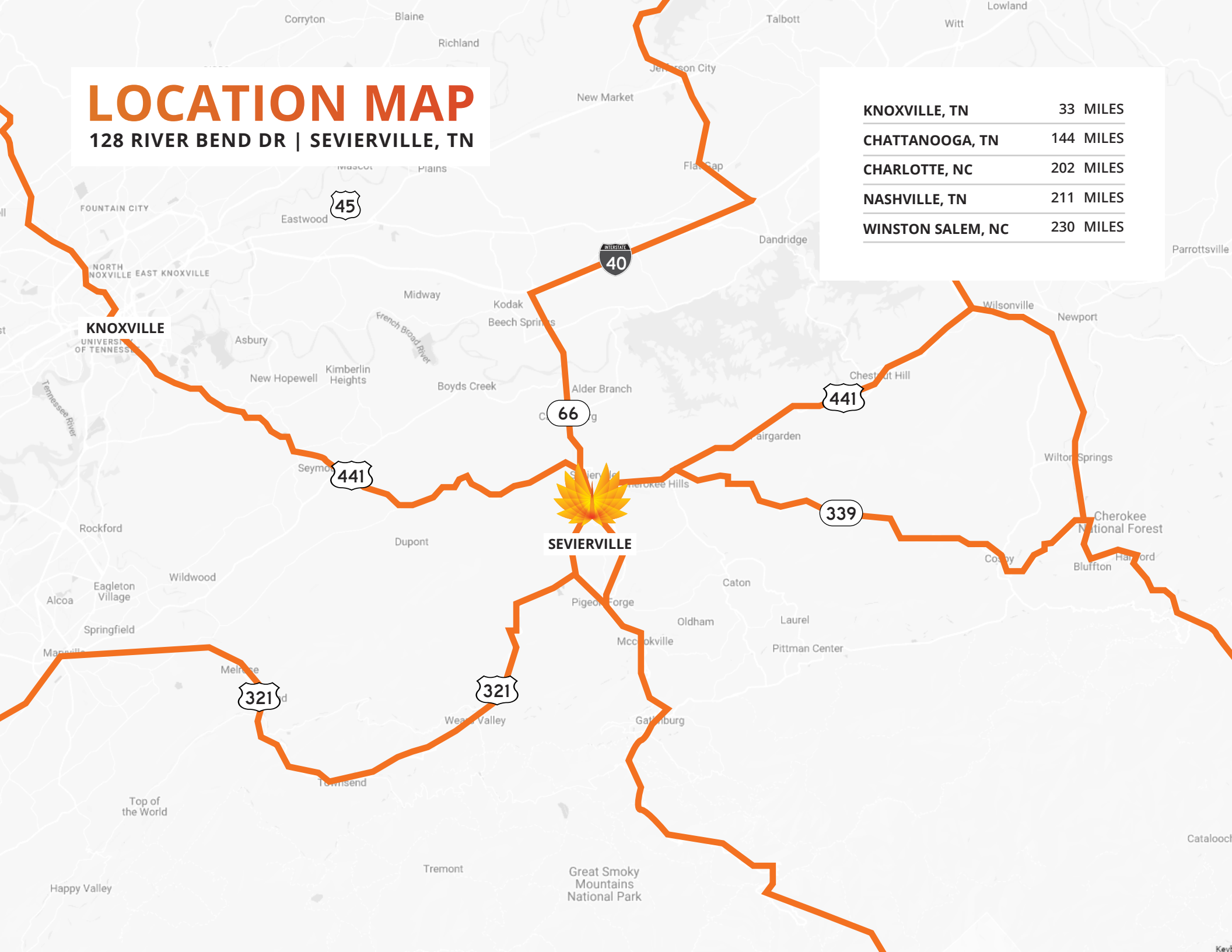
FACILITY LAYOUT SECOND LEVEL



LOCATION MAP

128 RIVER BEND DR | SEVIERVILLE, TN

KNOXVILLE, TN	33 MILES
CHATTANOOGA, TN	144 MILES
CHARLOTTE, NC	202 MILES
NASHVILLE, TN	211 MILES
WINSTON SALEM, NC	230 MILES





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