

# Warehouse with Office @ I-75/US 441

## 190 Longfield Rd, Rocky Top, TN 37769



Listing ID: 30714730  
 Status: Active  
 Property Type: Industrial For Sale  
 Industrial Type: Light Industrial, Office Showroom  
 Size: 7,200 SF  
 Sale Price: \$850,000  
 Unit Price: \$118.06 PSF  
 Sale Terms: Cash to Seller  
 Ceiling: 20 ft. / 16 ft. Clear  
 Office SF: 1,200 SF  
 Drive-In Bays: 7 Bays



### Overview/Comments

Exceptional warehouse location with 6 acres of land. Three minutes from I-75/441 (Norris Freeway) Exit and highly visible from I-75 northbound. 23 minutes north of I-75/640 Interchange.

Three warehouse spaces totaling 6,000 SF, with 1,200 SF of office space (main lobby, 3 private offices, kitchen, 3 bathrooms), plus a substantial mezzanine with nearly 1,200 SF of additional storage space. 20 x 20 attached annex building for utilities and storage, with drive-in door.

Seven 14' drive-in doors (4 are drive-through); 16 feet ceiling clearance; 3-phase power; fenced and gated lot; large open areas for trailer/other storage.

Call Listing Agent for showings. Gated and locked.

### More Information Online

<https://www.kaarcie.com//listing/30714730>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	001008 07200	Property Use Type:	Vacant/Owner-User
Industrial Type:	Light Industrial, Office Showroom, Truck Terminal, Warehouse/Distribution	Building/Unit Size (RSF):	7,200 SF
Zoning:	COMMERCIAL	Land Area:	6 Acres
		Sale Terms:	Cash to Seller

### Area & Location

Site Description: Mostly gravel, some flat and some rolling topography.

Area Description In Anderson County, located 20 minutes from North Knoxville. I-75 to 441 (Exit 128); go west to Longfield Rd. Turn right onto Longfield. Enter driveway next door to Clayton Homes property and building is in the rear, on the right. Gated and locked entry.

### Building Related

Tenancy:	Multiple Tenants	Ceiling Height:	20
Total Number of Buildings:	1	Clear Height:	16
Number of Stories:	1	Drive-In Bays:	7
Office Space SF:	1,200 SF	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Built:	1999	Sprinklers:	None
Roof Type:	Other	X-Phase:	3-Phase
Construction/Siding:	Metal Siding, Steel Frame	Heat Type:	Natural Gas
Exterior Description:	Metal with stone.	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Other
Total Parking Spaces:	30		

Interior Description Two warehouse spaces with three offices, main entry and 1,200 SF of mezzanine space for additional storage. Kitchen, 3 bathrooms, plus a 20 x 20 annex area for utilities and storage.

**Land Related**

Lot Frontage: 31  
Easements: Electric Lines, Utilities  
Easements Description: Utility easement along drive to property.

**Financials**

Finance Data Year:	2020	Tax Value Improvements:	\$201,100
Real Estate Taxes - Annual(\$):	\$6,373 (Annual)	Assessed Value - Total(\$):	\$344,200 (Annual)
Tax Value Land:	\$143,100		

**Location**

Address: 190 Longfield Rd, Rocky Top, TN 37769  
County: Anderson  
MSA: Knoxville



## Property Images



2. Front Entry



3. Drive through bays



4. 3600SF open span



5. Drive through roll up



6. Mezzanine



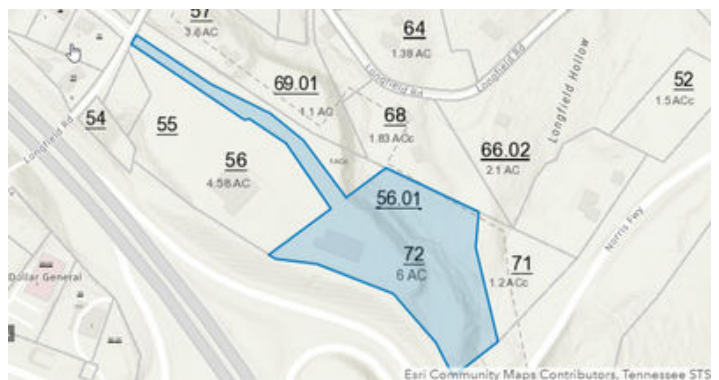
7. Entry-Lobby



8 Office Corridor



9. Aerial View



10. Tax Map

## Property Contacts

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