

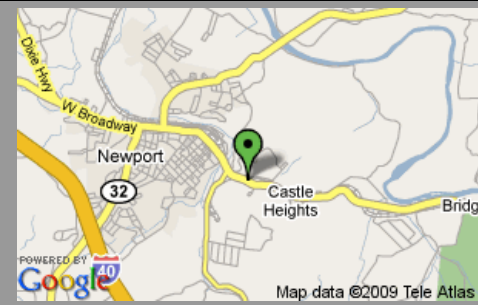
840 Highway 25/70



840 Highway 25/70 NEWPORT, TN 37821

County: COCKE
Type of space: industrial, warehouse
Available: yes
Zipcode: 37821
Site/Building Name: CF Group Building #4
Minimum Available: 68000 sqft
Maximum Available: 68000 sqft
For Sale: no
For Lease: yes
Total Sq. Ft.: 68,000 sf

Company: TVA
Contact Name: John Harenza
Address: 10215 Technology Drive, Suite 202
City: Knoxville
State: TN
Zip Code: 37932
Phone: (865) 777-3943
Fax: (865) 777-4007
Email: jharenza@tva.com
Website: www.tvaed.com



Full Property Details (840 Highway 25/70)



Property Details

Street Address	840 Highway 25/70
City	NEWPORT
County	COCKE
Parcel	046/08300
Type of space	industrial, warehouse
Available	yes
Zipcode	37821
Site/Building Name	CF Group Building #4
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Maximum Available	68000 sqft
For Sale	no
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Total Sq. Ft.	68,000 sf
Incubator	

Contact Information

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Lease Details

Lease Type	NNN
Lease Rate	\$8,400 Monthly

Building Information

Total Building Square Feet	68,800
Available Building Square Feet	68,000
Number of Stories	1
Office Space	2,500 sf
Number of Parking Spaces	25
Ownership	private
Multi-tenant	No
Previous Major Tenants:	CF Group American Appliance
Building Construction Material	Masonry/Metal
Concrete Floor Thickness	4-6"
Ceiling Height Minimum	14
Ceiling Height Maximum	22
Number of Dock High Doors with Levelers	0
Number of Dock High Doors without Levelers	5
Number of Drive in Doors	1
Building Dimensions	200 x 340
Column Spacing	22 x 50

Telecommunications

Internet Connection	DSL
Building Networked	no
Telecommunications	AT&T

Infrastructure Information

Enterprise Zone/LAMBRA	no
Foreign Trade Zone	no
Brownfield	no
Industrial Park	no
Phase I Environmental Report Available	yes
Soil Boring Report Available	yes

Utilities

Electric Service	yes
Electric Service Provider	Newport Utilities
KVA	1500
AMP	3000
Voltage	240/480
Phase	single
Natural Gas Service	yes
Natural Gas Service Provider	Jefferson-Cocke County Utility
Sewer Service	yes
Sewer Service Provider	Newport Utilities
Sewer Line Size	8"
Water Service	yes
Water Service Provider	Newport Utilities
Water Line Size	8"

Transportation Access

Distance to Major Interstate	I-40 - 1.2 miles
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840 Highway 25/70

Distance to Major Highway	Highway 25/70 - Fronts site
Distance to Major Commercial Airport	62 miles - Knoxville McGhee Tyson (TYS)
Rail Access	NO

Report provided by TVA <http://www.tvasites.com>

840 Highway 25/70

