

# Freudenberg NOK Building



**131 Verner Avenue - Freudenberg NOK Bldg.**  
NEWPORT, TN 37821

**County:** COCKE  
**Type of space:** industrial  
**Available:** yes  
**Zipcode:** 37821  
**Site/Building Name:** Freudenberg NOK Building  
**Minimum Available:** 105100 sqft  
**Maximum Available:** 105100 sqft  
**For Sale:** yes  
**For Lease:** no  
**Total Sq. Ft.:** 105,100

**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](mailto:jharenza@tva.com)  
**Website:** [www.tvaed.com](http://www.tvaed.com)



## Full Property Details (131 Verner Avenue - Freudenberg NOK Bldg.)



### Property Details

Street Address	131 Verner Avenue - Freudenberg NOK Bldg.
City	NEWPORT
County	COCKE
Type of space	industrial
Available	yes
Zipcode	37821
Site/Building Name	Freudenberg NOK Building
Minimum Available	105100 sqft
Maximum Available	105100 sqft
For Sale	yes
For Lease	no
Total Sq. Ft.	105,100
Incubator	

### Contact Information

Company	TVA
Contact Name	John Harenza
Address	10215 Technology Drive, Suite 202
City	Knoxville
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Phone	(865) 777-3943
Fax	(865) 777-4007
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Website	<a href="http://www.tvaed.com">www.tvaed.com</a>

### Sale Details

Sale Price \$1,050,000

### Building Information

Total Building Square Feet	105,100
Available Building Square Feet	105,100
Number of Stories	1
Office Space	10,000
Multi-tenant	No
Previous Major Tenants:	Detroit Gasket Company
Building Construction Material	Brick & Masonry
Concrete Floor Thickness	4"
Ceiling Height Minimum	15
Ceiling Height Maximum	17
Number of Dock High Doors with Levelers	2
Number of Drive in Doors	2
Building Dimensions	200' X 450" irregular

### Infrastructure Information

Brownfield	no
Industrial Park	no
<b>Utilities</b>	
Electric Service	yes
Electric Service Provider	Newport Utility District
AMP	2400
Voltage	240
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Jefferson/Cocke County Gas
Natural Gas Line Size	3"
Sewer Service	yes
Sewer Service Provider	Newport Utility District
Sewer Line Size	6"
Water Service	yes
Water Service Provider	Newport Utility District
Water Line Size	3"

### Transportation Access

Distance to Major Interstate	I-40, 2.5 miles
Distance to Major Highway	US 70/ US25W, 0.2 miles
Distance to Major Commercial Airport	Knoxville McGhee Tyson Airport, 69 miles
Rail Access	NO

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