

For Lease

Industrial Property

6,201 SF | \$8.50 SF/yr

112 Belgrade Rd - 6,201 SF
For Lease

112 Belgrade Rd

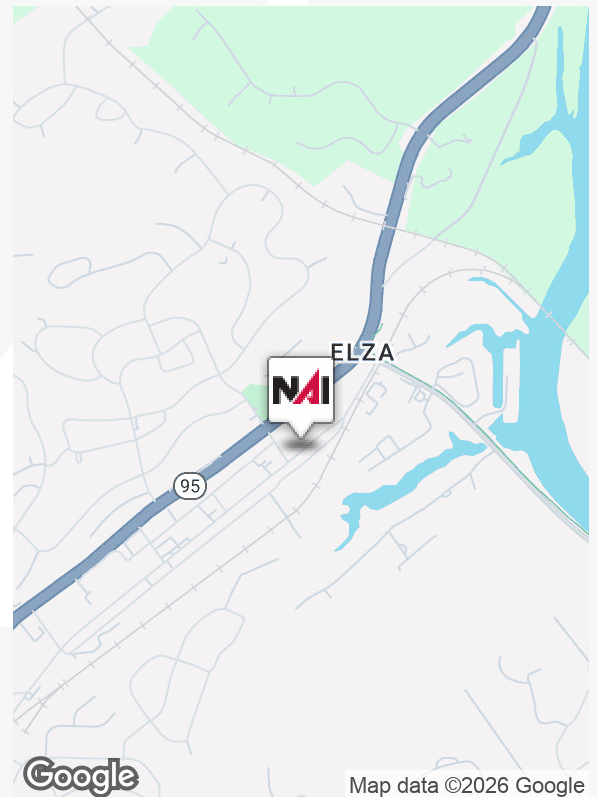
Oak Ridge, Tennessee 37830

Highlights

- 100% Warehouse
- 3 dock doors. Open covered dock for multiple dock positions.
- Docks are 38" high, could be ramped if grade level access is needed
- Gas heat (separately metered)
- Zoning is IND-1 (City of Oak Ridge)
- 1 bathroom
- Dry sprinkler system
- East end of Oak Ridge close to Melton Lake Drive
- Newly renovated building
- 200 Amp 3 phase (separately metered electrical)
- Base rent is \$4,392 per month
- Pass throughs (CAM, taxes and insurance) are \$916 per month.

Property Description

Inquire about additional space.



For more information

Sam Tate, CCIM

O: 865 777 3035

state@koellamoore.com



255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



112 Belgrade Rd

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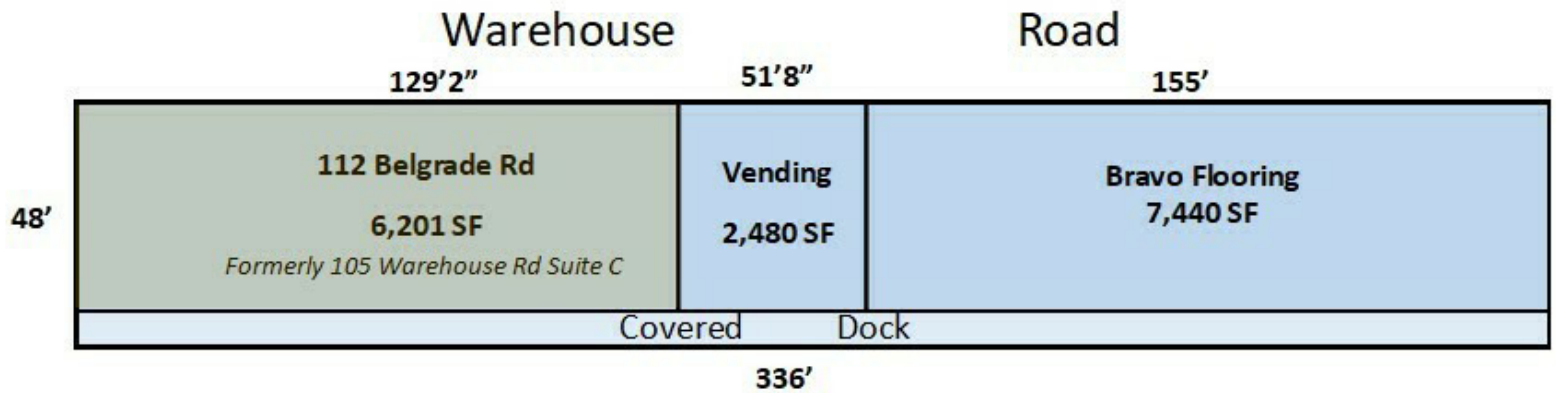


Additional Photos

112 Belgrade Rd - 6,201 SF



Building Layout - 105 Warehouse Road

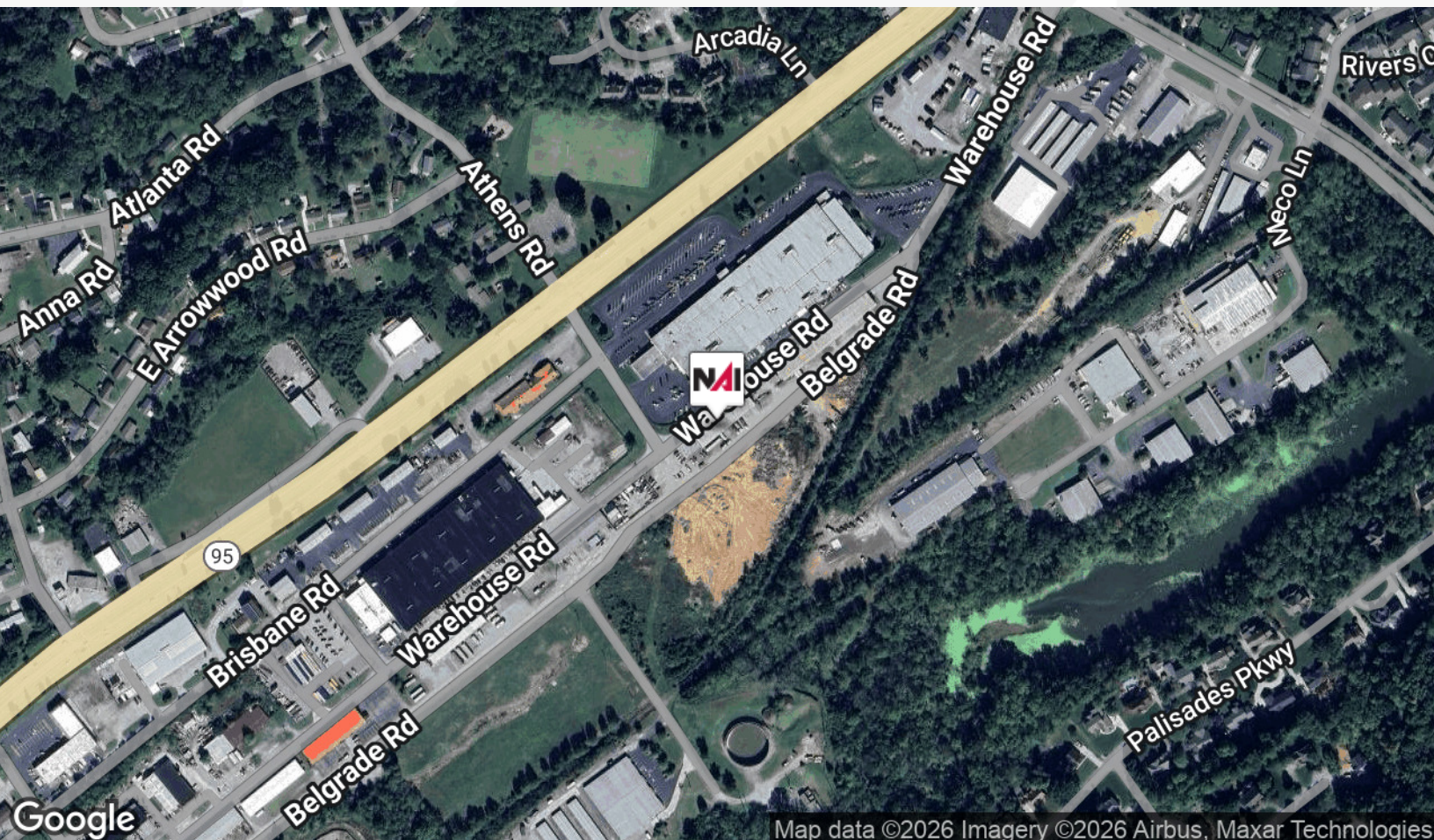
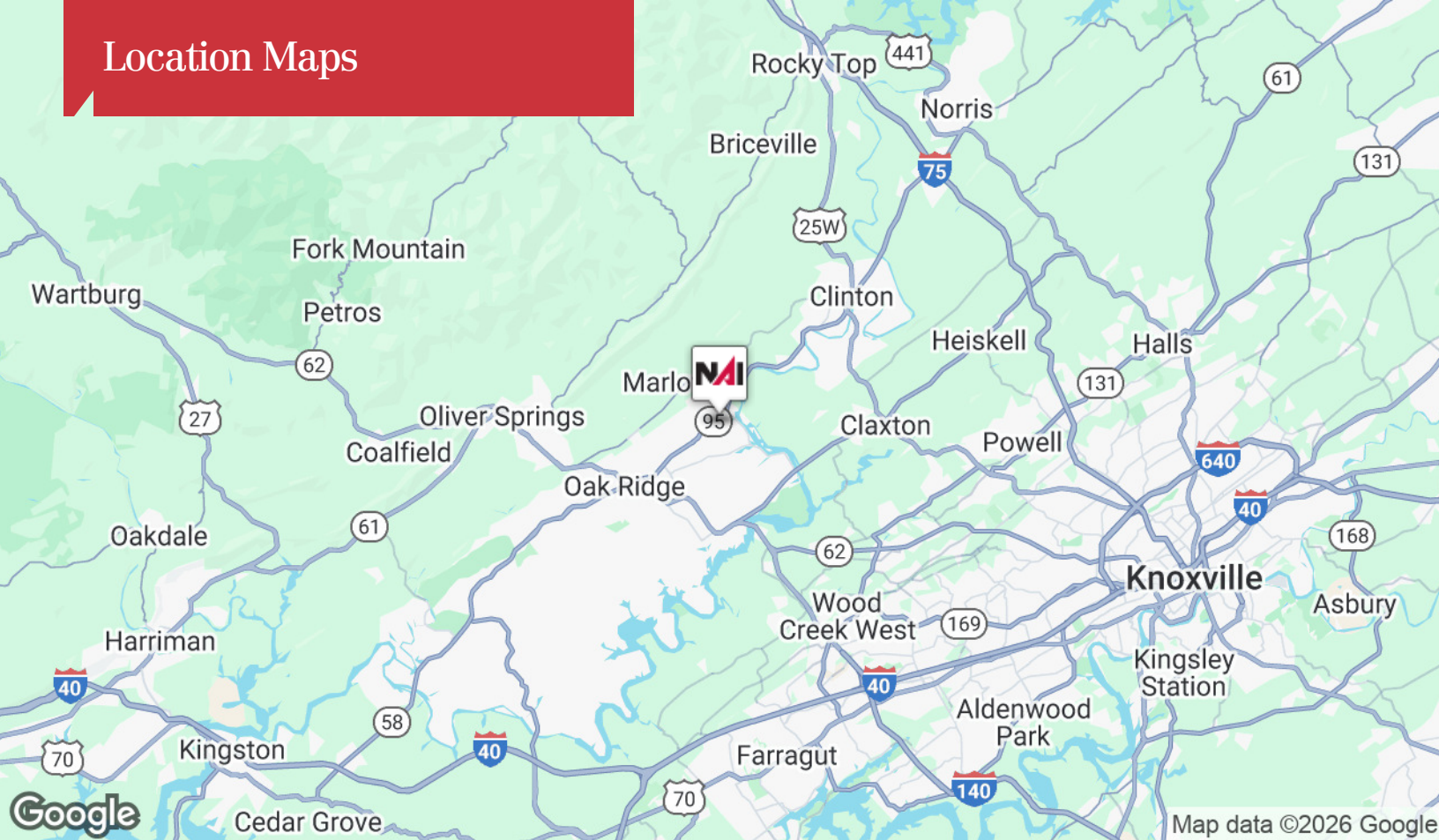


Belgrade

Road



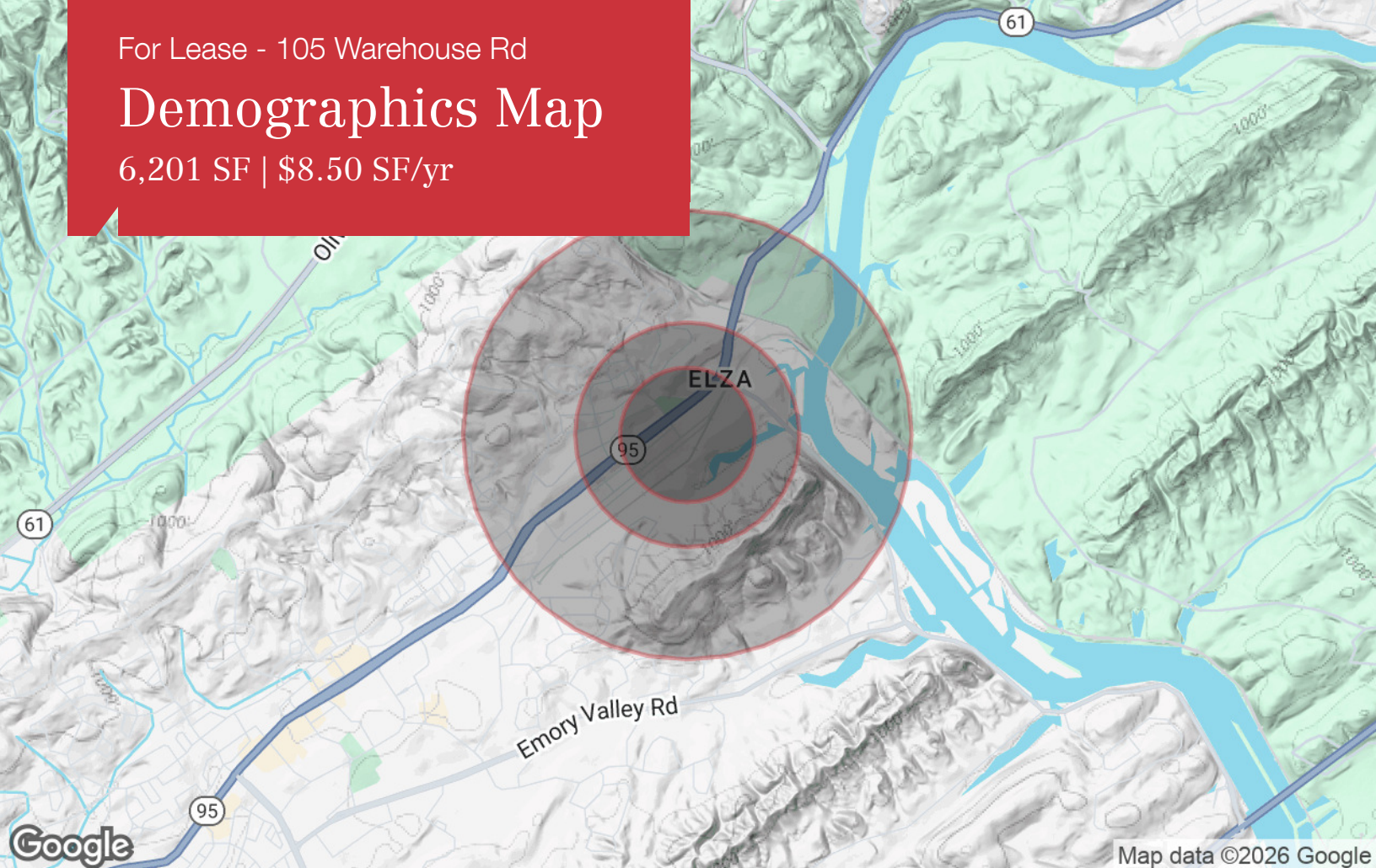
Location Maps



For Lease - 105 Warehouse Rd

Demographics Map

6,201 SF | \$8.50 SF/yr



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	177	855	3,156
MEDIAN AGE	43	41	43
MEDIAN AGE (MALE)	43	40	42
MEDIAN AGE (FEMALE)	44	43	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	71	337	1,263
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$105,283	\$96,760	\$108,983
AVERAGE HOUSE VALUE	\$258,485	\$227,904	\$248,152

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	91.4%	91.9%	92.3%
% BLACK	3.6%	3.7%	3.7%
% ASIAN	1.8%	1.3%	1.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.5%	0.5%
% OTHER	2.5%	2.5%	2.2%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	4.5%	5.8%	4.9%

* Demographic data derived from 2020 ACS - US Census



SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Broker with NAI since May 1996 specializing in the sales/leasing of commercial and industrial property. Selected Clientele include: Boeing Realty Corp. Charter Communications First Tennessee Bank Kindred Healthcare Lucent Technologies Walgreen Company Pitney Bowes Aaron Rents The Venator Group Air Products Interstate Brands Corp. Jones Brothers Cumberland Materials International Paper SunTrust Bank Mastec North America Carolina Pottery Advance Auto U.S. Postal Service Georgia-Pacific Rail Bearing Michigan Bulb Company Universal Tire Robertshaw Ind. Products Food Lion BASF Nova Information Systems Eckerd. Sam is a Senior Advisor with NAI Koella | RM Moore and specializes in the sale/leasing of commercial and industrial properties. Sam has over 40 years of experience as a Realtor is an active member of the East TN CCIM Chapter and East Tennessee Industrial Council and has served on numerous committees with the Knoxville Area Association of Realtors. Aaron Rents Advance Auto Averitt Express BASF Charter Communications City Employees Credit Union Fenders & More Food Lion Interstate Brands Corp. Jones Brothers Lucent Technologies Mastec North America Pitney Bowes Robertshaw Industrial Products The Boeing Company USEC

EDUCATION

B.S. degree from University of Tennessee Knoxville | Real Estate and Urban Development Designee of CCIM (Certified Commercial and Investment Member Institute)

MEMBERSHIPS

YMCA of Knoxville Camping Services Board Past Chairman Knoxville Association of Realtors Member and Past President of East Tennessee Industrial Council CCIM Designee and Member of the East TN CCIM Chapter.

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400