

Industrial - For Sale or Lease

6128 US Highway 411 S, Maryville, TN, 37742

Industrial: Warehouse/Office For Sale

Prepared on July 14, 2025

1 of 1 Listings



For Sale or Lease
6128 US Highway 411 S, Maryville, TN
\$2,750,000 for Purchase
\$7.50/SF NNN for Lease



Listing Details | Industrial For Sale

Secondary Uses	Flex/R&D
Total Available Space	28,858 SF
Asking Price	\$2,750,000
Listing Price Per SF	\$95.29
Cap Rate (Actual)	-
Total Expenses	\$25,481
Terms	Cash to seller
Investment	Yes
Possession	On Available Date
Insurance	\$15,000
Water/Sewer	\$1,200
Landscaping	\$1,200
Tax Year	2023
Real Estate Taxes	\$8,081 in 2023
Vacant	No

Vacant Date	10/01/2025
Available Date	1/15/2025
Days On Market	180 days
Date Listed	1/15/2025
Last Modified	7/06/2025
Listing ID	41638168
Electric Service	-
Ceiling Height	18 - 25 ft
Dock High Doors	Not present
Grade Level Doors	3
Owner Occupied	Yes
Parking Spaces	-
Water	Yes
Sanitary Sewer	Yes

Description

Industrial Facility – For Sale or Lease

Manufacturing facility located in Maryville, TN, is available for sale or lease. The property offers approximately 28,858 SF of industrial and office space, making it an excellent fit for manufacturers or industrial users. With its strategic proximity to the boating industry and Maryville's growing market, this facility provides both functionality and convenience for a growing business.

The current owner will occupy the space until Q4 2025, presenting a potential short-term leaseback opportunity for added flexibility.

Property Highlights:

Total Area: 28,858 SF

Manufacturing Space: 25,129 SF (1st Floor)

Office Space: 3,729 SF (Upstairs, conditioned)

Addition: Constructed in 2017

Other Features:

Concrete parking and driveway

Drop-yard area at the rear for additional functionality

Site Security: Fully fenced with a gated entry

Loading Options: 3 drive-in doors for easy access

Property Features

Location Details

Address	6128 US Highway 411 S, Maryville, T...	Parcels	110 00102
Zoning	RAC	Name	6130 Us-411
County	Blount	Nearest MSA	Knoxville

Building Details

Sub Type	Warehouse/Office	Ceiling Height	18 - 25 ft
Building Status	Existing	Dock High Doors	Not present
Building Size	28,858 SF	Grade Level Doors	3
Land Size	2.5 Acres / 108,900 SF	Rail Doors	Not present
Number of Buildings	1	Sprinklers	Yes
Number of Floors	2	Water	Yes
Year Built/Renovated	1995, 2019	Sanitary Sewer	Yes
Primary Constr. Type	Framed	Rail Service	No
Occupancy Type	Single Tenant	Cranes	0
Yard	-	Rentable Space	25,000 SF
Electricity	-		

Property Listings

2 Listings | 28,858 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Manufac...	-	28,858 SF	\$7.50 Annual/SF NNN	1/15/2025	10-17 ft	3 GD	-	Yes	- / - / 3Ø
For Sale	Manufac...	-	28,858 SF	\$2,750,000	1/15/2025	-	-	-	-	-

Additional Photos





