

TECHCON BUILDING

2717 Topside Road
Louisville, TN 37777
Blount County



Property Type: Office/Warehouse

Available: 7,200 Total SF
3,600 SF Finished
3,600 SF Unfinished

Lease Rate: \$5.59+\$1.20 CAM (Unfinished Space)
\$13.95+\$1.20 CAM (Finished Space)



Building Information

T & I: Negotiable
Year Built: 2007

Lot Size: 3.12 +/- Acres
Zoning: C-1

Property Description:

Located in the Techcon Business Park in Blount County, Tennessee, the facility offers (2) 10' x 12' overhead door, a standing seam metal roof, and ceiling heights of 12' - 14'. The building is split into two suites of 3,600 SF each and can be leased separately, or combined for a lease space of 7,200 SF. The finished space contains 3,600 SF of office and warehouse/storage area with a drive-in door. The unfinished 3,600 SF can be built out to Tenant's exact specifications. Beautifully landscaped lot with plenty of paved parking. The property is located on Topside Road in Louisville, Blount County, Tennessee, approximately (3) miles from Pellissippi Parkway (I-140), and has excellent access to West Knoxville and the McGee Tyson Airport.



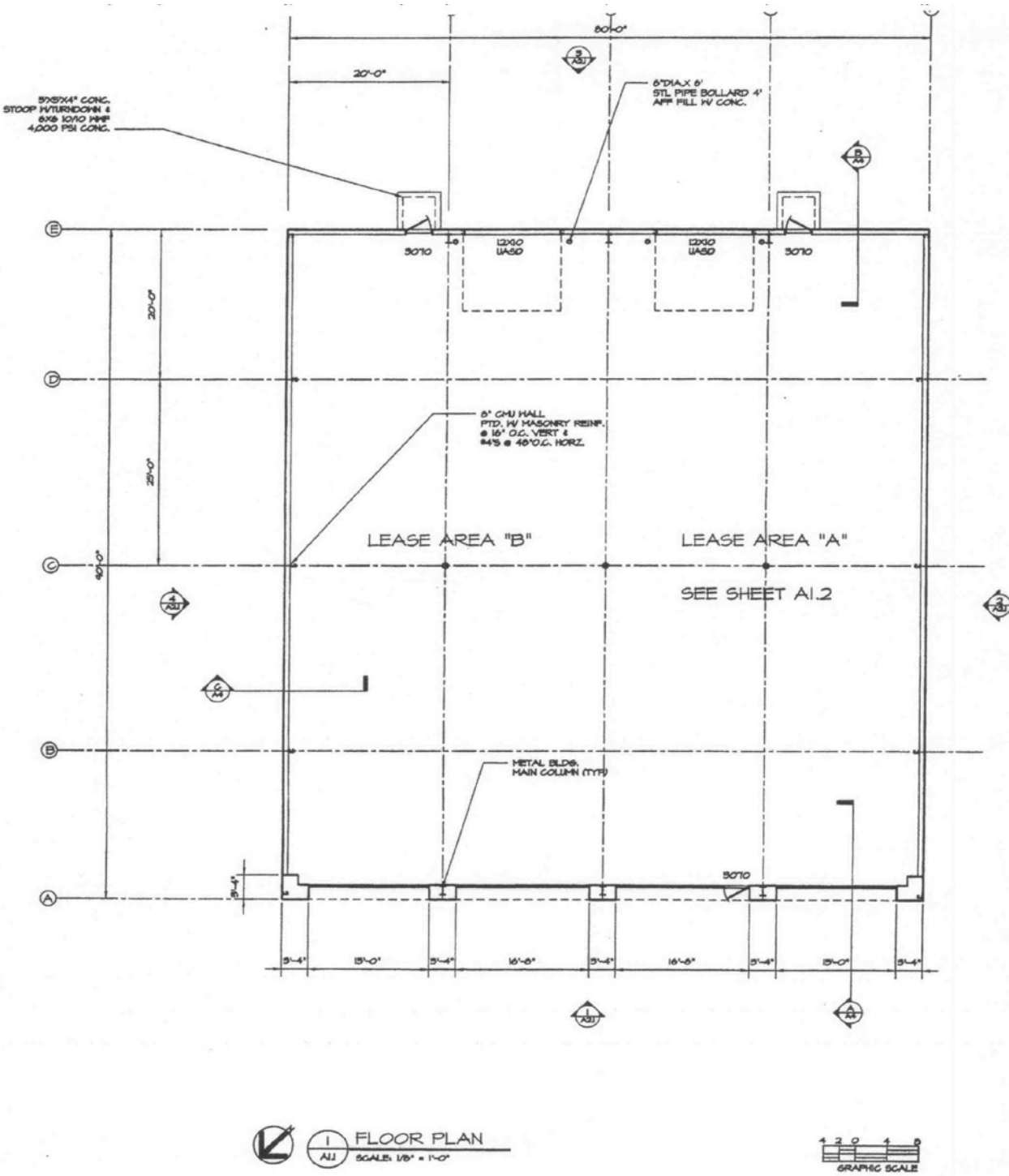
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Techcon Building Floor Plan



TECHCON BUSINESS
DEVELOP
2717 TOPSIDE B
LOUISVILLE, TENN

R. LEN JOHNSON & ASSOCIATES
Architects, Construction Analysts & Inspectors
J & A

Drawing Description:
FLOOR PLANS

No.	Date
0	REVISED TO 11 APR 06
1	FORWARD TO CD 08 FEB 06
2	ISSUE FOR CONSTRUCTION 08 FEB 06
3	CONSTRUCTION STOP 21 APR 06

Plot Scale 1/8"=1'-0"
Des. RLJ
Appd. RLJ
Project No. 05028
Date 21 APR 06
Sh. No. 3
of 13

A1.
of 4