

**AVAILABLE INDUSTRIAL BUILDING
MARKET PLACE SHOPPING CENTER**

BUILDING

BUILDING NAME: MARKET PLACE SHOPPING CENTER
ADDRESS: 4798 NEW HWY 68 CITY: MADISONVILLE ZIP: 37354
COUNTY: MONROE REGION: KNOXVILLE
CITY LIMITS: YES ZONED: COMMERCIAL YEAR BUILT: 1996
BUILDING OWNERSHIP: PRIVATE NUMBER OF BUILDINGS: 1
BUILDING CONDITION: GOOD NEAREST POPULATION CENTER: MADISONVILLE
CITY LIMITS: YES POPULATION: 4000 NEAREST METRO CENTER: KNOXVILLE
FORMER OCCUPANT: PREVIOUSLY USED AS FOOD LION GROCERY STORE

SQUARE FEET/ PRICES

BUILDING INFORMATION:

TOTAL SQUARE FEET: 45,000
AVAILABLE SPACE: 34,800 SQUARE FEET
SALE PRICE: NEGOTIABLE
PER SQ FT LEASE: NEGOTIABLE

TRANSPORTATION

<u>HIGHWAY NAME</u>	<u>DISTANCE TO</u>	<u>HIGHWAY TYPE</u>	<u>LANES</u>
HIGHWAY 68	ADJACENT	STATE	2
HIGHWAY 411	ADJACENT	US	4
HIGHWAY 72	8 MILES	STATE	2
I-75	13 MILES	INTERSTATE	4

<u>RIVER NAME:</u>	<u>DISTANCE TO</u>	<u>NAVIGABLE</u>
LITTLE TENNESSEE RIVER	10 MILES	YES
TENNESSEE RIVER	22 MILES	YES

TRANSPORTATION (CONTINUED)

<u>AIRPORT NAME</u>	<u>CITY</u>	<u>DISTANCE TO</u>	<u>LENGTH</u>	<u>TYPE</u>
MONROE COUNTY	MADISONVILLE	11 MILES	3500 FEET	GENERAL
MCGHEE TYSON	KNOXVILLE	40 MILES	10,000 FEET	COMMERCIAL GENERAL

CONSTRUCTION TYPE

CONSTRUCTION TYPE: BRICK MASONRY BUILDING TYPE: CALL CENTER
WAREHOUSE
OFFICE

ROOF TYPE: EPDM (RUBBERIZED) FLOOR TYPE: CONCRETE

NUMBER OF FLOORS: 1

CEILING MINIMUM (in feet): 10 CEILING MAXIMUM (in feet): 15

PARKING LOT: YES (LARGE PARKING LOT)

HEAT TYPE: NATURAL GAS A/C AVAILABLE: YES
ELECTRIC

UTILITIES

SEWER LINE: 8 INCH MADISONVILLE UTILITIES

WATER LINE: 6 INCH MADISONVILLE UTILITIES

GAS LINE: 6 INCH MADISONVILLE UTILITIES

CONTACTS

SHANE BURRIS
DIRECTOR
MONROE CO. ECONOMIC DEVELOPMENT
103 COLLEGE STREET, SUITE 6
MADISONVILLE, TN 37354
PHONE: (423) 442-3652
FAX: (423) 442- 7933
EMAIL: shaneb@monroegovernment.org
WEBSITE: www.monroegovernment.org

GARY HUMAN
BUSINESS DEVELOPMENT CONSULTANT
TN DEPT. OF ECONOMIC & COMM. DEV.
10215 TECHNOLOGY DRIVE
KNOXVILLE, TN 37932
PHONE: (865) 777-4068
FAX: (865) 777-4568
EMAIL: gary.human@state.tn.us