



Highlands Building
1700 Elizabeth Lee Parkway
Loudon, TN 37774



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 [Highlands Building Flyer.pdf](#)

ED Contact

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Highlands Building

104,000 SF food grade bldg situated on 8 acres with visibility of I-75. Off Exit 72 in Loudon. All utilities located on site. Minimum ceiling height of 24 feet with a maximum height of 27 feet. Twelve truck docks and one drive-in door.

Building Information			
Building Types:	Food Grade	Heat Type:	Natural Gas
Status:	Available	Number of Truck Docks:	12
Business/Industrial Park:	Highlands Business Park	Number of Drive In Doors:	1
Ceiling Height:	24-27	Bay Length:	50
Total Available (sq ft):	104,000	Bay Width:	40
Divisible (yes/no):	No	Parking Paved:	Yes
Year Built:	2001	Number Of Parking Spaces:	110
Primary Construction Material:	tilt-up concrete with steel frame	Sprinkler Type:	wet
Site Size (acres):	8	Floor Thickness:	5
Is Contiguous:	Yes	Previous Use:	Distribution
Zoning:	Industrial	Number of Stories:	1
Cranes:	No	Parcel ID:	039, 153.00
Heated:	Yes		

Pricing Terms			
For Sale:	No	Price Negotiable:	Yes
For Lease:	Yes	Price Per Sq Ft:	\$5.00
Lease Type:	Modified Gross		

Geographic/Transportation Information			
Latitude:	35.726082	Distance to Interstate:	0.2
Longitude:	-84.404065	Interstate Name 2:	I-40
County:	Loudon	Distance to Interstate 2:	12
Rail Access:	No	Airport Name:	Nashville International
Airport Zone:	No	Distance to Airport:	164
Foreign Trade Zone:	No	Airport Name 2:	McGhee Tyson
Revitalization Area:	No	Distance to Airport 2:	33.8
Topography:	Graded/developed	Airport Name 3:	Monroe County Airport
Tax Increment Financing Area:	No	Distance to Airport 3:	22.2
Highway Name:	Hwy 72	Port Name:	Fort Loudon Terminal
Distance to Highway:	0.5	Distance to Port:	10.5
Interstate Name:	I-75		

Utility Information			
Service to Property (Distribution):	Yes	Septic:	No
Electric Provider:	Loudon Utilities Board	Gas On Site:	Yes
Amps:	400	Gas Provider:	Loudon Utilities Board
Electric Voltage:	4890/277	Size of Gas Main:	4
Sewer On Site:	Yes	Water On Site:	Yes
Sewer Provider:	Loudon Utilities Board	Water Provider:	Loudon Utilities Board
Sewer Main Size:	8	Water Main Size:	12

Additional Information			
County Tax Rate:	1.8587	Region:	NE Valley

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