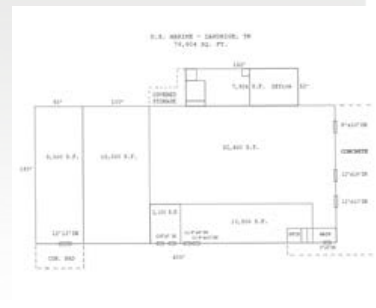


Epcoco Drive Manufacturing/Warehouse
822 Epcoco Drive
Dandridge, TN 37725



<https://tvasites.com/InSite3-local/insite3-local-rida.aspx?details=12337&Local=ETEDA>



The EPCO Building consists of approximately 5 acres improved with a 79,904 SF manufacturing/warehouse building (180 ft x 400 ft) containing 7,500 SF of office. The building was built in 1972 and expanded twice. It is constructed of pre-engineered metal with steel frame, new roof, 4-6 inch concrete floor, 12-20 ft ceiling height in the manufacturing and 16-22 ft in the warehouse, (4) loading docks, (6) drive-in doors, 200 amp-120/240 volt 3 phase electrical, gas heat, water, sewer, and gravel parking for approximately 200 cars. Located 25 miles east of Knoxville, TN, 1 mile from I-40 Exit 417 and 4 miles from I-81.

ED Contact

Jennifer Karp, Marketing Assistant
East Tennessee Economic Development Agency
10215 Technology Drive, Suite 202
Knoxville, TN 37932
Phone: 865-777-3833
Email: jkarp@eteda.org

Building Information			
Building Types:		Zoning:	Industrial
Status:	Available	Cranes:	No
Business/Industrial Park:	Jefferson County Industrial Park	Heated:	Yes
Ceiling Height:	16-22	Heat Type:	Gas
Building Size:	70,904	Air Conditioned:	No
Total Available (sq ft):	70,904	Dock:	Yes

Building Dimensions:	400' x 180'
Divisible (yes/no):	No
Expandable:	No
Office Area (sq ft):	7,500
Year Built:	1972
Primary Construction Material:	Steel
Site Size (acres):	5

Number of Truck Docks:	4
Parking:	Yes
Parking Paved:	No
Number Of Parking Spaces:	200
Multi-tenant Building:	No
Previous Tenant:	US Marine
Number of Stories:	1

Pricing Terms	
For Sale:	No
For Lease:	Yes
Lease Type:	Triple Net
Price Negotiable:	Yes
Price Per Sq Ft:	\$2.50

Geographic/Transportation Information	
Latitude:	36.032406
Longitude:	-83.425083
County:	Jefferson
Rail Access:	No
Airport Zone:	No
Foreign Trade Zone:	No
Revitalization Area:	No
Topography:	Flat
Tax Increment Financing Area:	No
Enterprise Zone:	No
Flood Plain:	No
Highway Name:	Highway 92
Distance to Highway:	0.3
Highway Name 2:	Highway 25/70
Distance to Highway 2:	1
Interstate Name:	I-40
Distance to Interstate:	0.5
Interstate Name 2:	I-81
Distance to Interstate 2:	5
Interstate Name 3:	I-75
Distance to Interstate 3:	28
Airport Name:	McGhee Tyson
Distance to Airport:	35
Airport Name 2:	Morristown
Distance to Airport 2:	15
Port Name:	Forks of the River
Distance to Port:	29
Rail Name:	Norfolk Southern
Distance to Rail:	27

Utility Information	
Service to Property (Distribution):	Yes
Electric Provider:	Appalachian Electric Coop
Amps:	2000
Electric Voltage:	120/250
KVA:	500
Electric Phase:	3
Sewer On Site:	Yes
Sewer Provider:	Dandridge Water
Sewer Main Size:	8
Septic:	No
Gas On Site:	Yes
Gas Provider:	Jefferson Cocke County Utility District
Water On Site:	Yes
Water Provider:	Dandridge Water
Telecom on Site:	Yes
DSL Available:	Yes
Fiber Optics:	Yes

Additional Information	
Region:	NE Valley





East Tennessee Economic Development Agency,
10215 Technology Drive, Suite 202, Knoxville, TN 37932 | 865-777-3833 | aclear@eteda.org

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