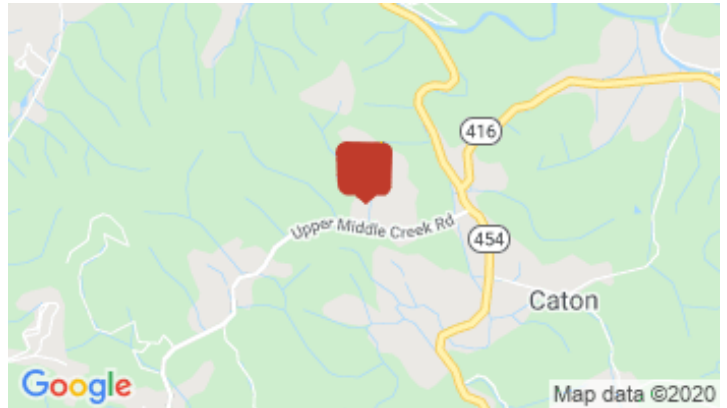


# Sevierville Warehouse For Lease

## 2912 Creative Way, Sevierville, TN 37876



Listing ID:	30580463
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Manufacturing
Gross Land Area:	0.71 Acres
Sale Price:	\$31,500
Unit Price:	\$4.50 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	085 089.02
Zoning:	A-1
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	7,000 SF
Highway Access:	Upper Middle Creek Road; Creative Way
Tenancy:	Single Tenant
Year Built:	1996
Construction/Siding:	Steel Frame
Parking Type:	Surface



### Overview/Comments

7,000 sq.ft. Sevierville warehouse FOR LEASE, located just off Upper Middle Creek Road near Dollywood Theme Park. 3-phase power, 3 six-foot doors, bathroom, loading dock with eight-foot door. Could be used for light manufacturing, warehouse distribution, and storage. Convenient location to Gatlinburg, Pigeon Forge, and Sevierville.

Modified Gross Lease. Owner/Landlord pays property tax and fire and extended coverage insurance. Tenant pays base rent, minor maintenance and repairs, utilities, liability and tenant's personal property insurance.