



INDUSTRIAL FOR LEASE

CBRE

425 N Gateway Avenue,
Rockwood, TN 37854

The Offering

Property Description

±64,679 SF of warehouse space available for lease. Located in Roane County between Knoxville and Crossville with immediate highway access. Many recent renovations including new roof, LED lighting, new parking lot with heavy-duty truck court, and freshly painted interior. Fully sprinklered with 1 drive-in door and 5 dock doors equipped with awning and levelers.

Offering Summary

Premises:	±64,679 SF Available
	<ul style="list-style-type: none">• ±57,309 SF Warehouse• ±7,370 SF Office
Asking Rate:	\$5.50 SF/Year NNN
Dock Doors	5 equipped with awnings and levelers
Drive-in Doors	1
Ceiling Height	18' 2"
Column Spacing	32'x 42'

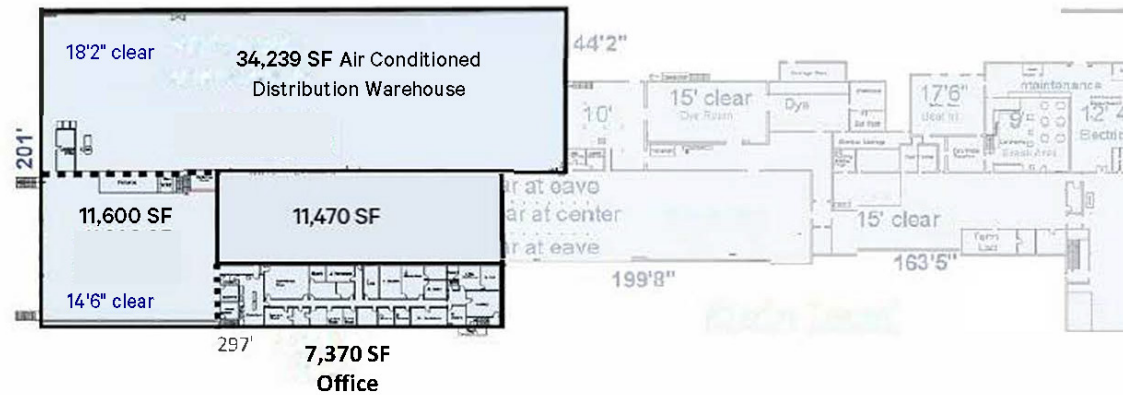


Property Highlights

- 34k SF Warehouse area is air conditioned
- Large Truck Court and Ample Parking
- Recently Renovated
- Immediate Highway Access

Floor Plan

TOTAL 64,679 SF



425 N GATEWAY AVENUE

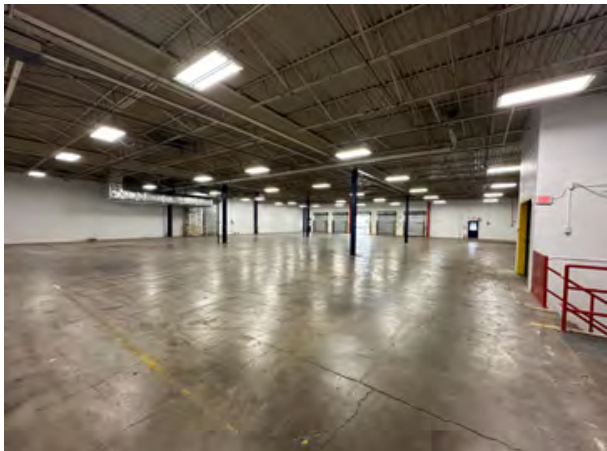
Photo Gallery



425 N GATEWAY AVENUE

Photo Gallery

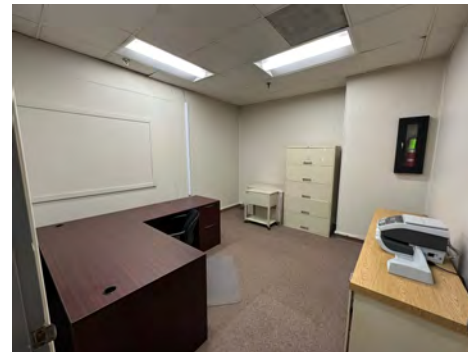
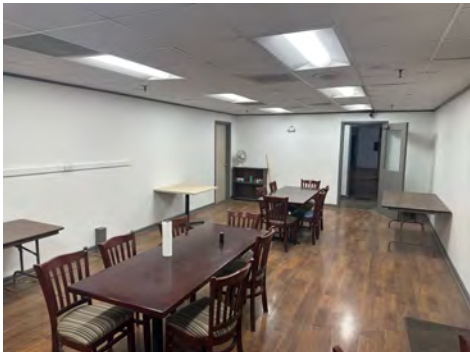
Warehouse



425 N GATEWAY AVENUE

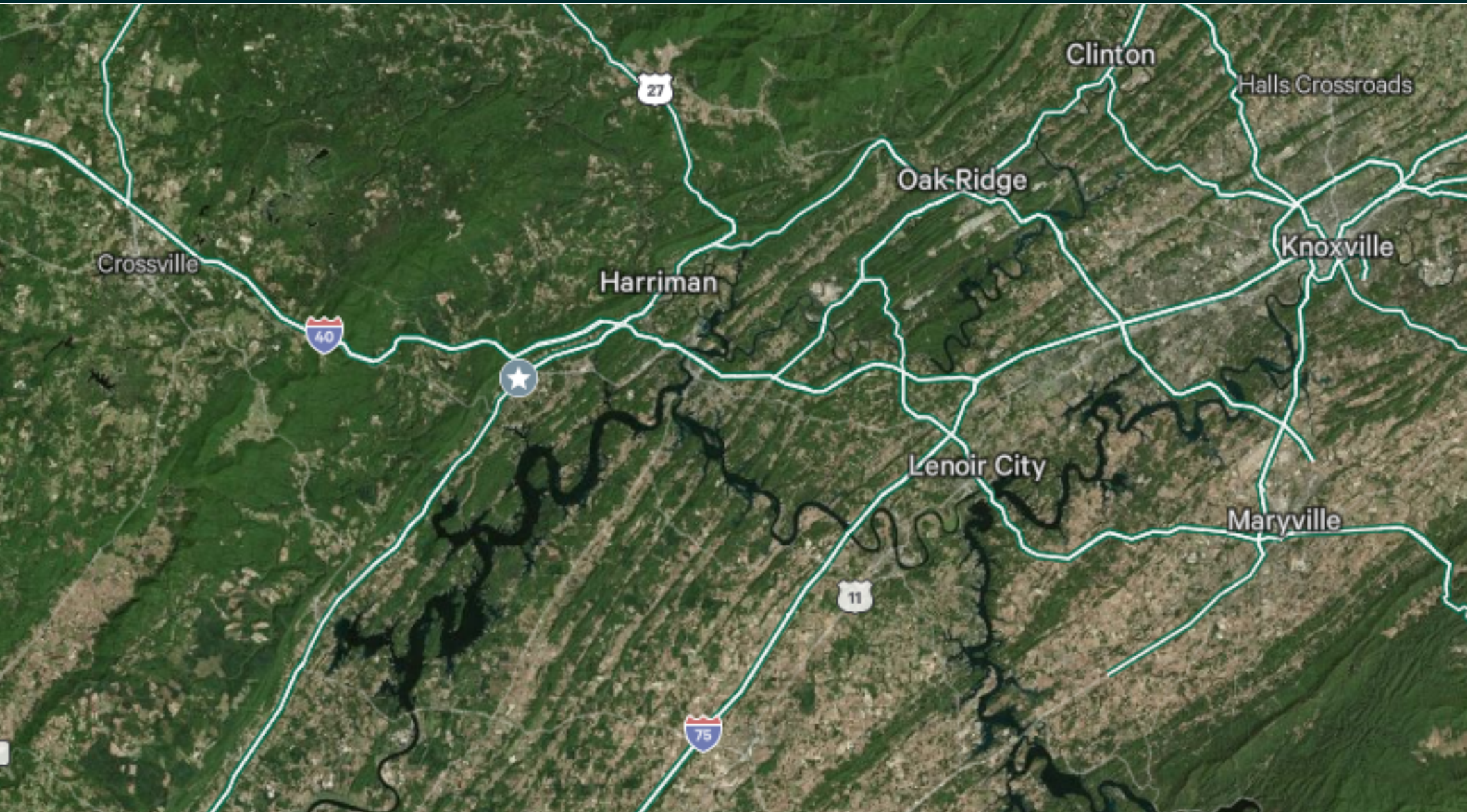
Photo Gallery

Office



425 N GATEWAY AVENUE

Location



425 N GATEWAY AVENUE

Demographics

10 MILES

33,348

2024 Population

1,0199

2024 Businesses

\$82,746

2024 Average Household Income

15 MILES

60,959

2024 Population

1,393

2024 Businesses

\$87,143

2024 Average Household Income

20 MILES

111,735

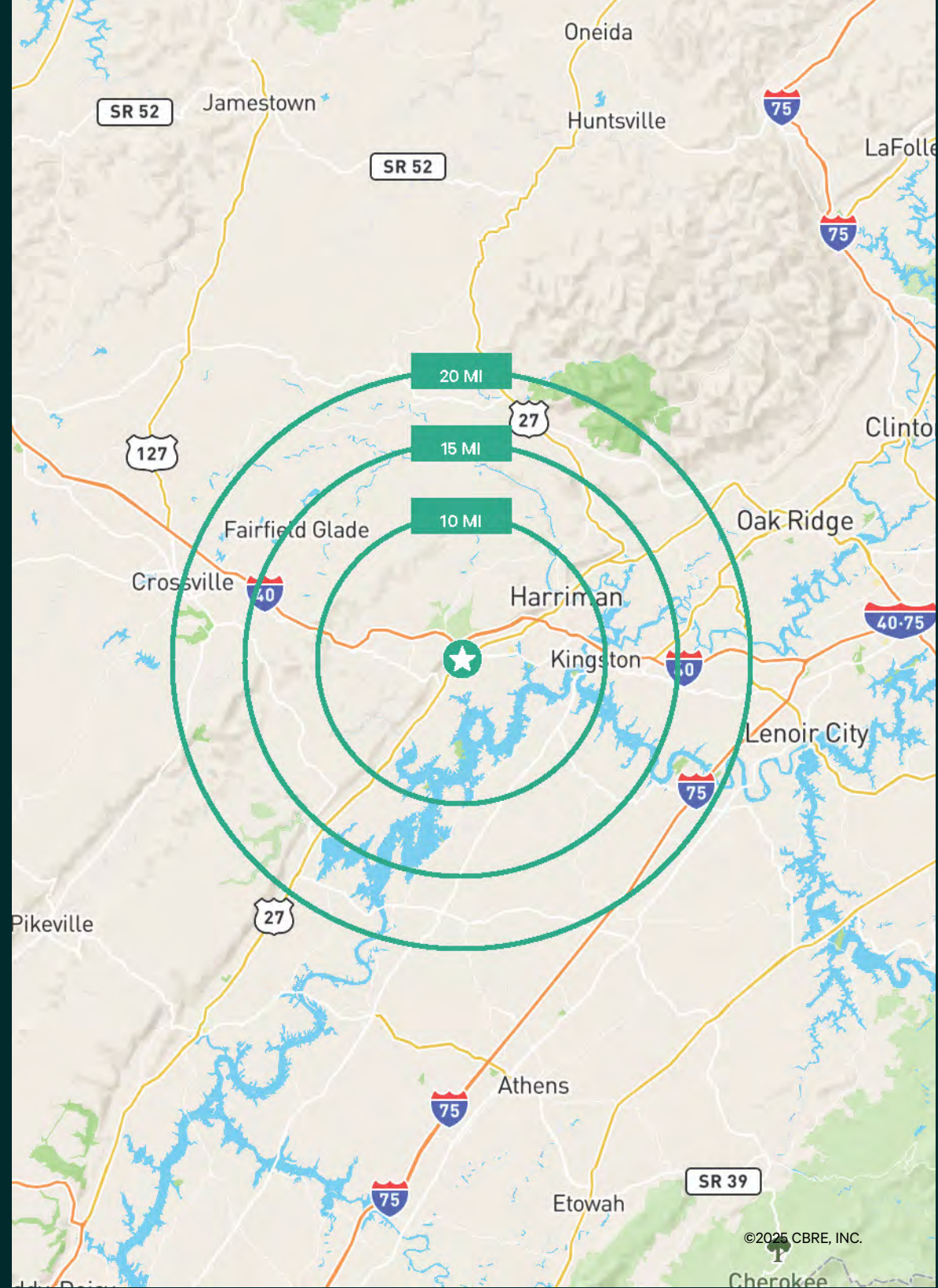
2024 Population

2,568

2024 Businesses

\$86,303

2024 Average Household Income



Contact Us

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