

**VIDEO**

**PROPERTY DESCRIPTION**

Flex Warehouse for lease at 10201 Upper Ridge way convenient to Pellissippi Parkway and I-40/75 in the middle or West Knoxville. Approximately 4,500 SF of finished office space provides quality workspace for employees and customer meetings along with modern fully conditioned warehouse built in 2005. Two dock doors and one drive-in with 21' ceiling height (19' Clear at Center) and 3 phase 400 AMP 208V power. Building is in CB/TO Zoning.

Square footage taken from Tax Record.

**PROPERTY HIGHLIGHTS**

- Rare Availability in High Demand Market
- Quality 4,500+/- Office
- Fully Conditioned Warehouse
- 21' Ceiling Height (19' Clear at Center)
- 2 dock height doors

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>Available SF:</b>	10,920 SF
<b>Lot Size:</b>	40,211 SF
<b>Building Size:</b>	10,920 SF

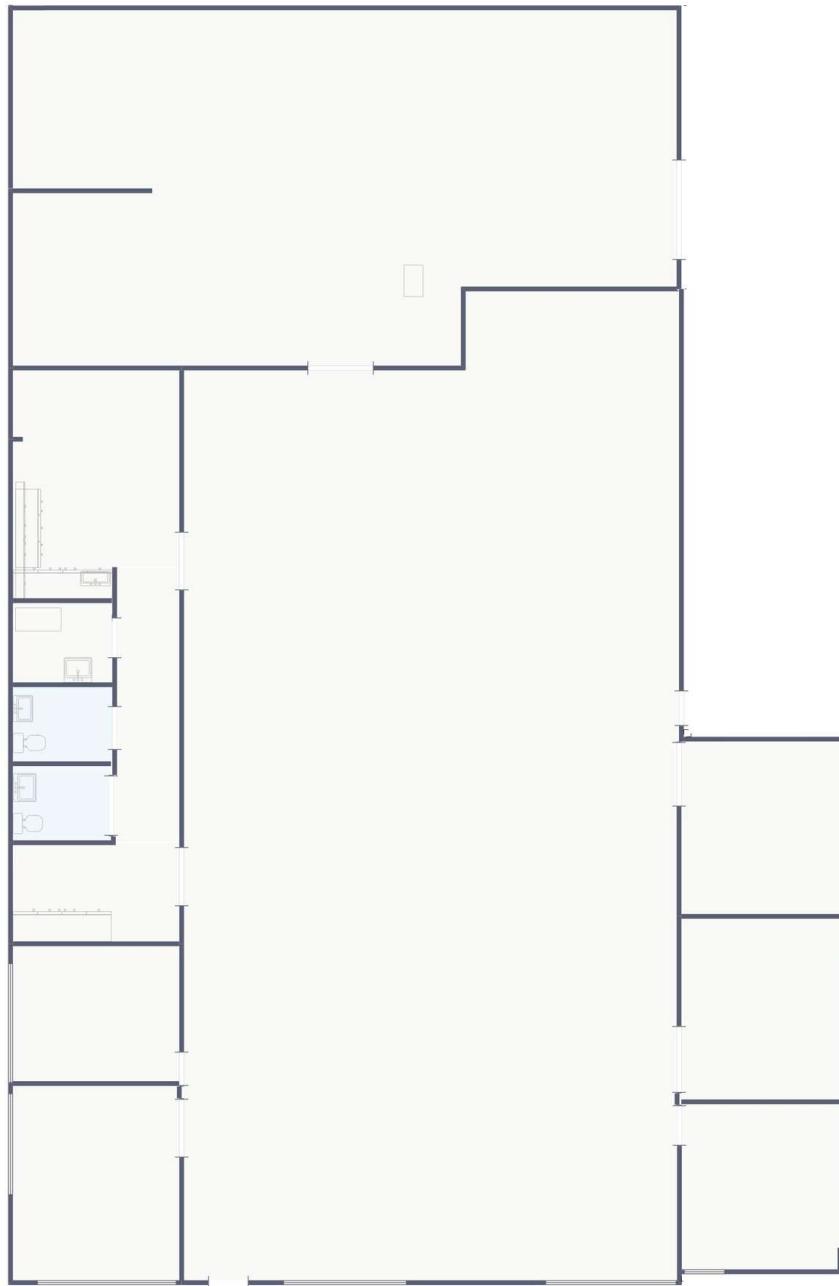
	<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	764	19,276	53,501	
<b>Total Population</b>	1,878	47,078	131,491	
<b>Average HH Income</b>	\$112,318	\$124,183	\$123,837	

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OFFICE BUILDING FOR LEASE

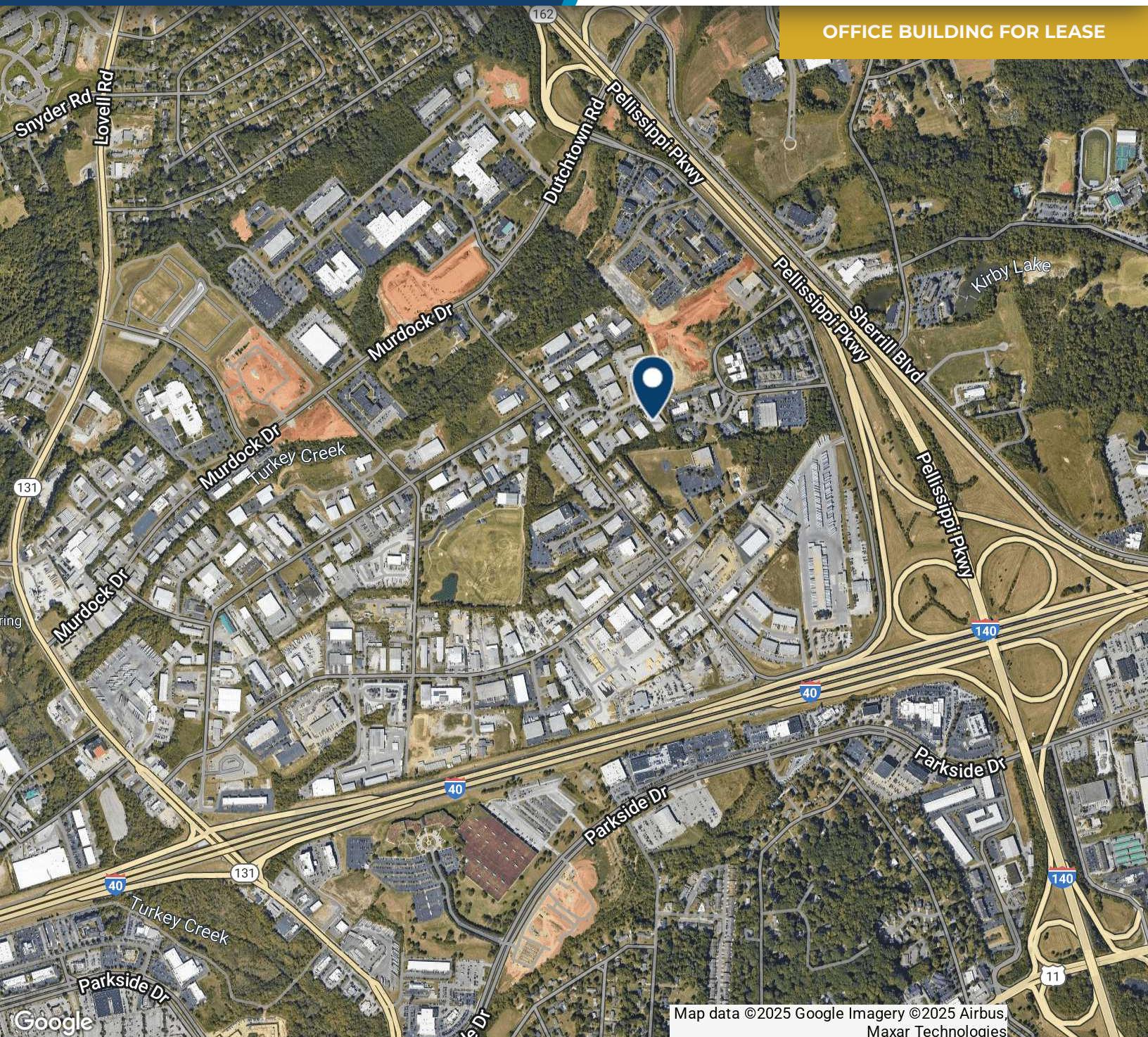


Office Layout

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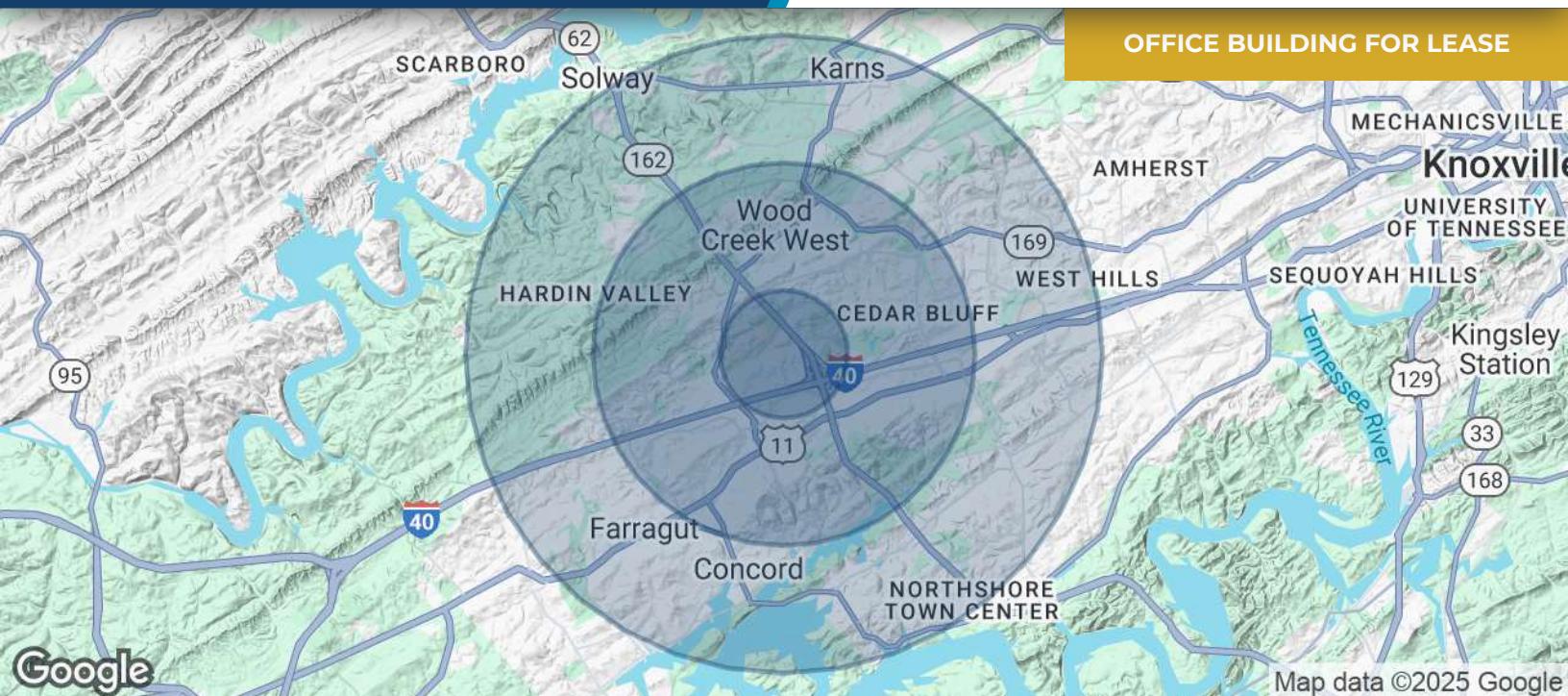
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	1,878	47,078	131,491
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	764	19,276	53,501
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$112,318	\$124,183	\$123,837
Average House Value	\$358,323	\$422,652	\$440,742

Demographics data derived from AlphaMap

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