

Office/Flex Space
For Lease
 47,588 SF



1059 E Tri County Blvd
 Oliver Springs, TN 37840

Property Highlights

- Current layout is for office, can be converted for warehousing
- 45,488 SF main building with dock access, fenced exterior storage plus 2,100 freestanding warehouse
- Endcap with office/flex interior buildout
- Suspended ceilings at 8'-10'. Structure clear ht is 14.5'
- Fully climate controlled (all new units are being installed).
- Updates to building will include fire suppression system.
- 800 AMP single phase. 3 phase can be made available.
- New roof is being completed.
- Parking for up to 150
- 6 minutes to Oak Ridge Turnpike (3 miles)
- Available for occupancy 2nd Qtr 2026.

For more information

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OFFERING SUMMARY

For Lease	\$13.25 per SF Modified Gross
Lot Size	3.78 Acres
Building Size	47,588 SF
Power	800 Amp single phase
Zoning	C-3
Parking Ratio	3.16 per 1,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	7,955	\$65,847
5 Miles	30,090	\$63,541
10 Miles	62,629	\$78,655
Knox Metro	1,172,792	\$77,766

Prominent Facilities





Aerial



Aerial



Exterior



Interior



Lab Space



Warehouse Space



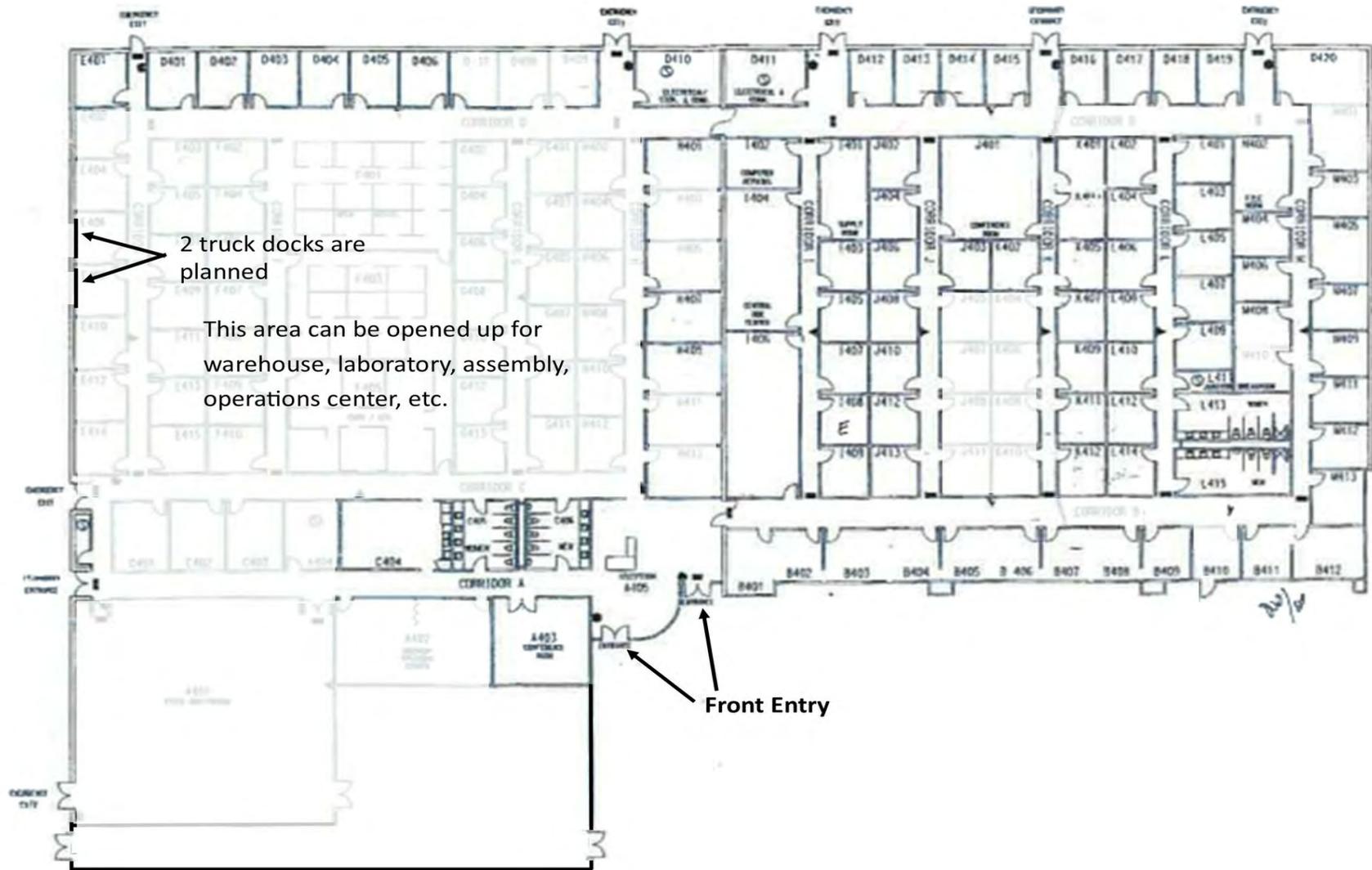
Private Offices



Accessory Warehouse



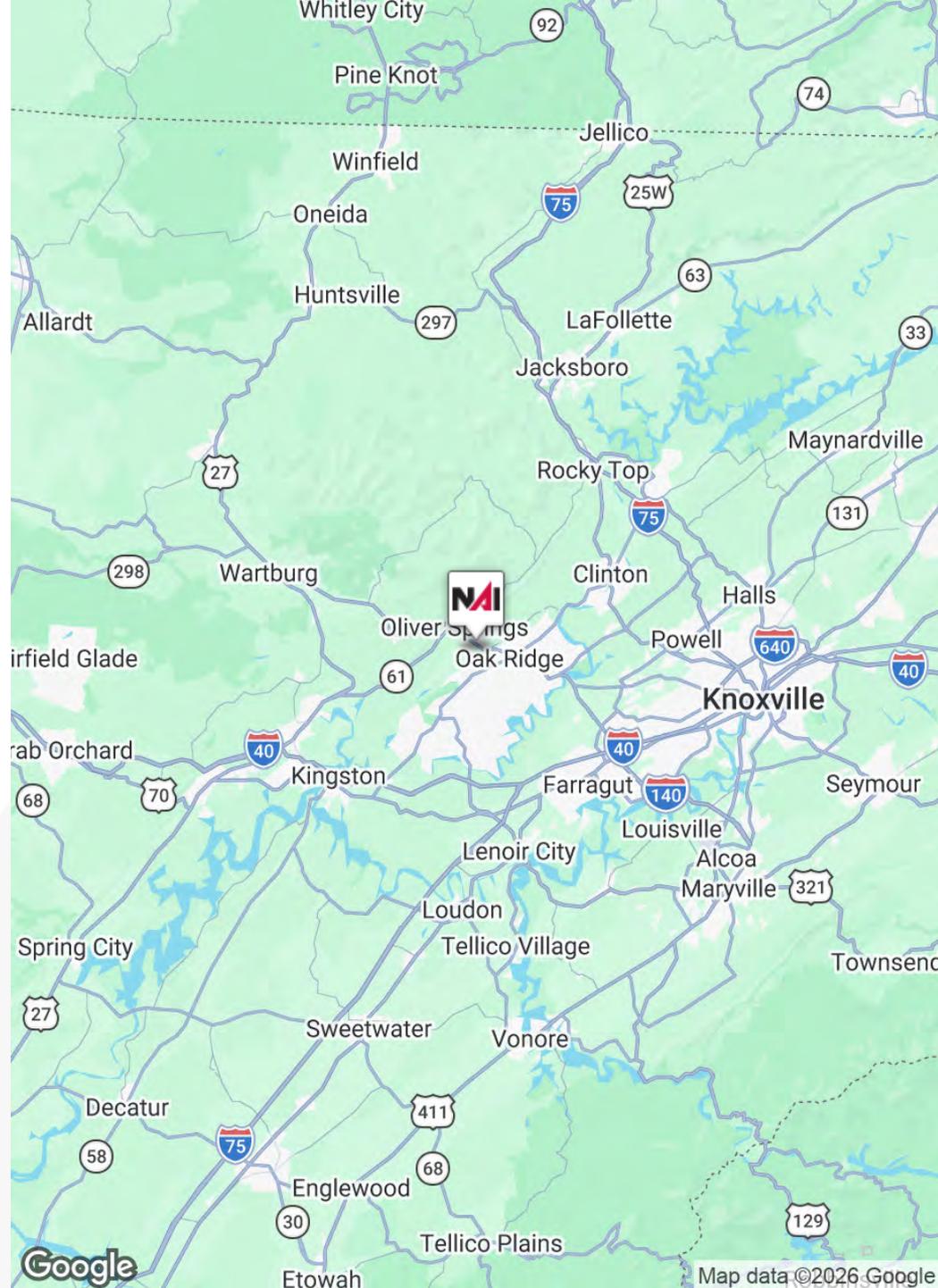
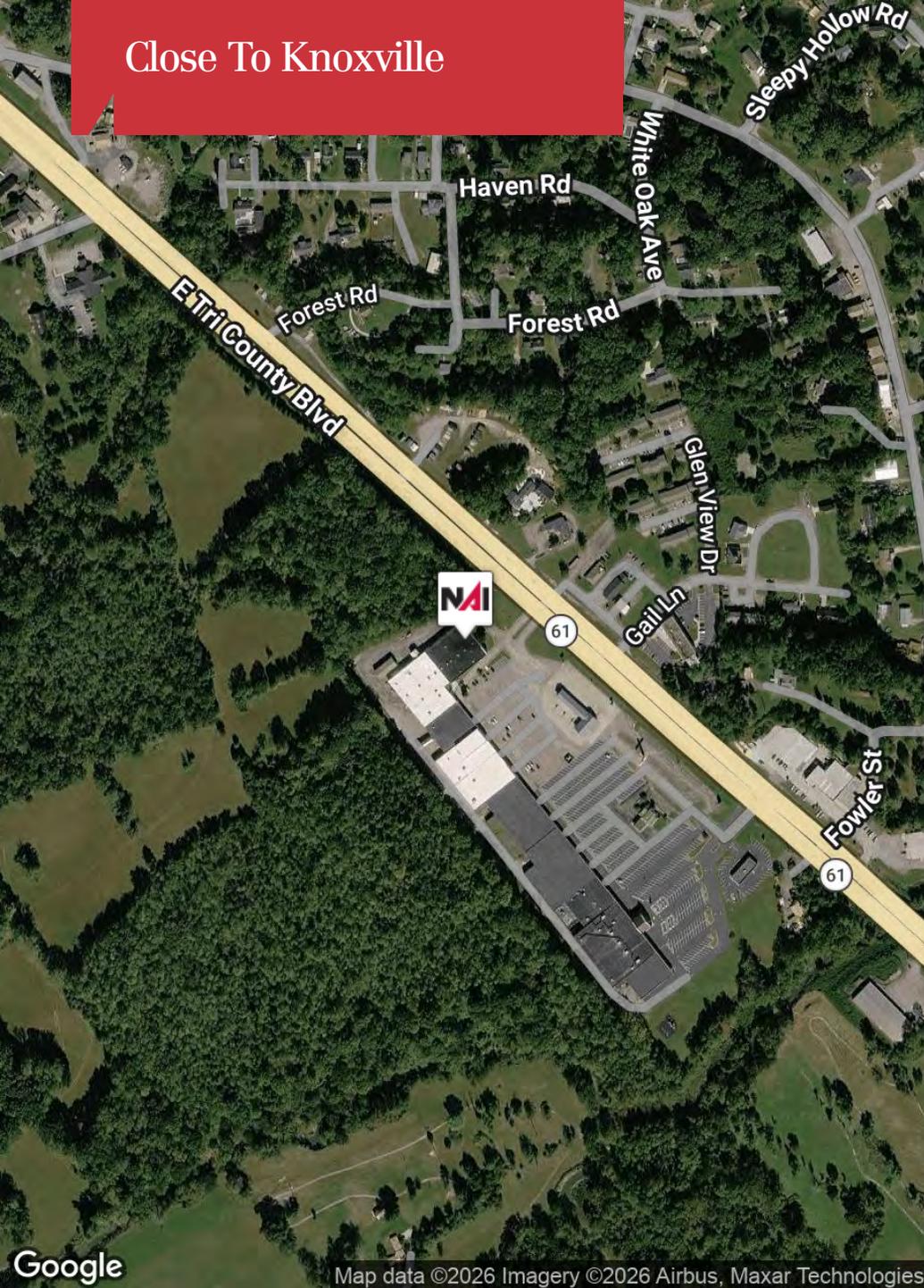
Floorplan



Traffic Count



Close To Knoxville



Google

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Google

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