

# Industrial Finish-To-Suit





## FOR LEASE

43,200 SF - 280,800 SF


Mollenhour Gross Real Estate, LLC is delivering a 280,800-square-foot industrial building in Q1 2027 in Knox County TN's Eastbridge Business Park. Designed for maximum flexibility, the facility can be leased as the entire 280,800 SF building or divided into five sections to meet a range of manufacturing, distribution, or warehousing needs.

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EST 2004  
  
**MOLLENHOUR**  
**GROSS**  
REAL ESTATE

## How Finish-To-Suit Works

The building is delivered with key infrastructure already in place, so you get the speed of an existing structure with the flexibility of custom build-out.

### Pick Your Space

Select one section, multiple sections, or the entire building depending on your operational needs.

### Define Your Specs

Work with our team to customize features - dock door count, utility needs, trailer parking spots, slab thickness, offices, restrooms, and more.

### Fast-Track Delivery

With key infrastructure in place, the space can be finished, with standard building specifications, and move-in ready within 120 days.

### Built for Certainty

Each space is designed to function independently, with the infrastructure and features you need to run efficiently from day one.

*Finish-to-Suit means your operations drive the design - not the other way around.*

## Standard Building Specifications

### *\*Upgradable Features*

<b>Total Available:</b>	280,800 SF
<b>Demisable Sections:</b>	43,200 SF or 64,800 SF
<b>Zoning:</b>	Industrial
<b>Delivery Date:</b>	Q1 2027
<b>Ceiling Height:</b>	32' at eave
<b>Clear Height:</b>	28' at eave
<b>Column Spacing</b>	60' x 60'
<b>*Slab:</b>	6" Rebar Reinforced Concrete
<b>Wall Type:</b>	Steel Panel
<b>*Demising Wall:</b>	12' wall & suspended insulated curtain
<b>Roof Type:</b>	Butler MR-24 Standing Seam Metal
<b>Concrete Apron:</b>	80'
<b>Asphalt:</b>	HD drive aisles & LD employee parking
<b>*Sprinkler System:</b>	Ordinary Hazard 2 (Upgradable to ESFR)
<b>Insulation:</b>	R-30 ceilings // R-19 walls
<b>Lighting:</b>	High efficiency, high-bay LED
<b>*Power:</b>	3-Phase // 480V // 2000A (Ample capacity)
<b>Utilities:</b>	Electricity, water, wastewater, gas, fiber



## Building Features

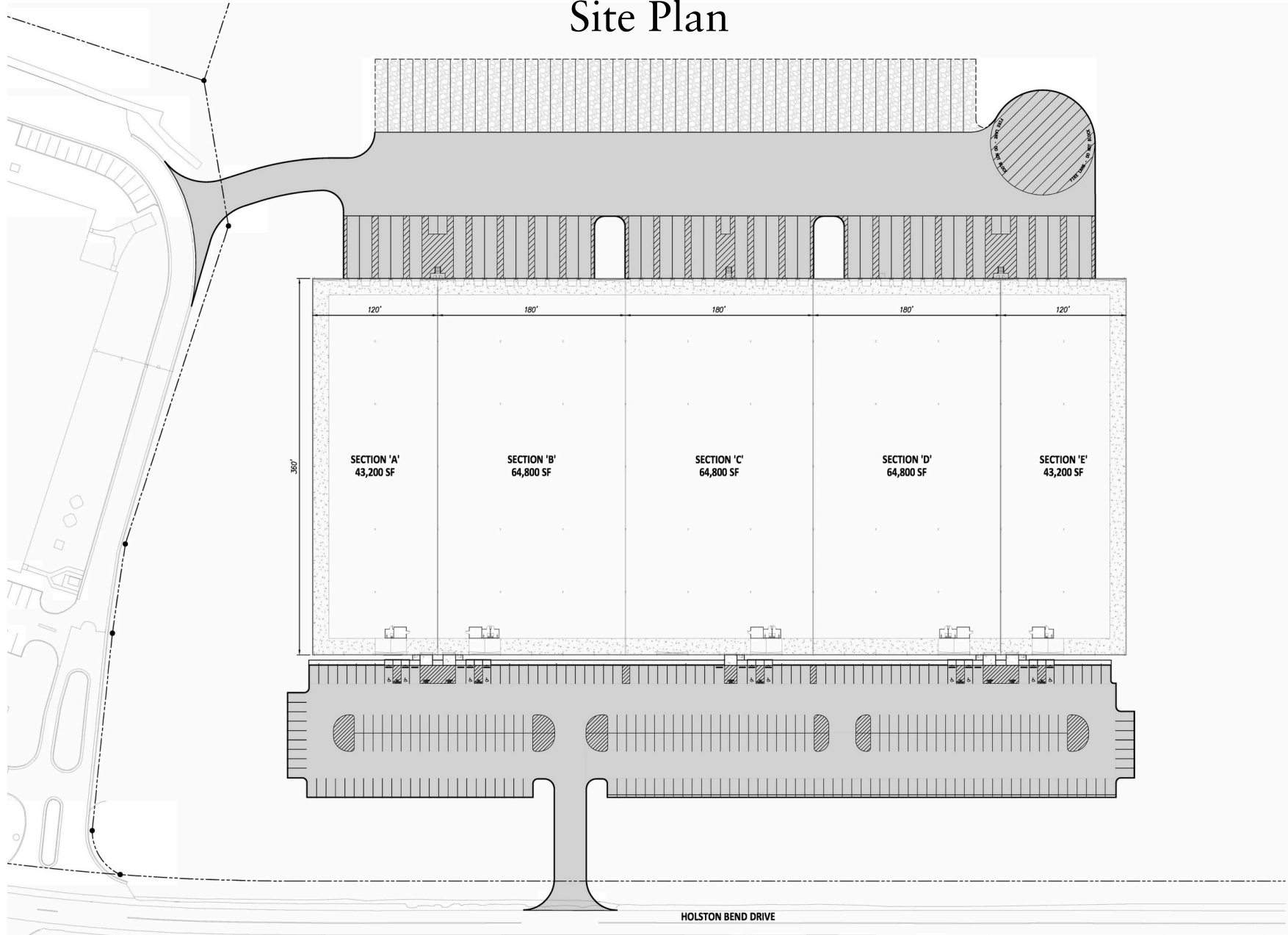
Building Sections	A	B	C	D	E	Entire Building
<b>Square Footage</b>	<b>43,200</b>	<b>64,800</b>	<b>64,800</b>	<b>64,800</b>	<b>43,200</b>	<b>280,800</b>
<b>Mechanical Dock Doors (9'W x 10'H)*</b> Upgradable to Electric Openers	<b>3</b> Upgradable to 5	<b>3</b> Upgradable to 9	<b>3</b> Upgradable to 11	<b>3</b> Upgradable to 9	<b>3</b> Upgradable to 5	<b>15</b> Upgradable to 39
<b>Mechanical Dock Pit Levelers</b> Upgradable to Hydraulic Levelers	<b>3</b> Upgradable to 5	<b>3</b> Upgradable to 9	<b>3</b> Upgradable to 11	<b>3</b> Upgradable to 9	<b>3</b> Upgradable to 5	<b>15</b> Upgradable to 39
<b>Mechanical Ground Level Doors (12'W x 16'H)</b> Upgradable to Electric Openers	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>
<b>Employee Parking Spaces</b>	<b>19</b> Upgradable to 44	<b>28</b> Upgradable to 67	<b>28</b> Upgradable to 66	<b>28</b> Upgradable to 67	<b>19</b> Upgradable to 44	<b>122</b> Upgradable to 288
<b>Trailer Parking Spaces</b>	<b>2</b> Upgradable to 9	<b>6</b> Upgradable to 17	<b>8</b> Upgradable to 20	<b>6</b> Upgradable to 17	<b>2</b> Upgradable to 9	<b>24</b> Upgradable to 72
<b>Electrical Capacity (3-Phase // 480V)</b>	<b>400A</b> Upgradable Capacity	<b>400A</b> Upgradable Capacity	<b>400A</b> Upgradable Capacity	<b>400A</b> Upgradable Capacity	<b>400A</b> Upgradable Capacity	<b>2,000A</b> Upgradable Capacity
<b>Heaters</b>	<b>1.2 million BTU</b> Upgradable Capacity	<b>1.2 million BTU</b> Upgradable Capacity	<b>1.2 million BTU</b> Upgradable Capacity	<b>1.2 million BTU</b> Upgradable Capacity	<b>1.2 million BTU</b> Upgradable Capacity	<b>6 million BTU</b> Upgradable Capacity
<b>Vent Fans</b>	<b>10,000 CFM</b> Upgradable Capacity	<b>10,000 CFM</b> Upgradable Capacity	<b>10,000 CFM</b> Upgradable Capacity	<b>10,000 CFM</b> Upgradable Capacity	<b>10,000 CFM</b> Upgradable Capacity	<b>50,000 CFM</b> Upgradable Capacity
<b>Bathrooms (Modular Single-Stall)</b>	<b>1</b> Additional stalls upgradable	<b>2</b> Additional stalls upgradable	<b>2</b> Additional stalls upgradable	<b>2</b> Additional stalls upgradable	<b>1</b> Additional stalls upgradable	<b>8</b> Additional stalls upgradable
<b>Office Buildout (Modular Industrial)</b>	<b>144 SF (12' x 12')</b> Additional SF upgradable	<b>144 SF (12' x 12')</b> Additional SF upgradable	<b>144 SF (12' x 12')</b> Additional SF upgradable	<b>144 SF (12' x 12')</b> Additional SF upgradable	<b>144 SF (12' x 12')</b> Additional SF upgradable	<b>720 SF (12' x 12')</b> Additional SF upgradable

\*Activating each additional dock door results in the loss of one unit of trailer parking



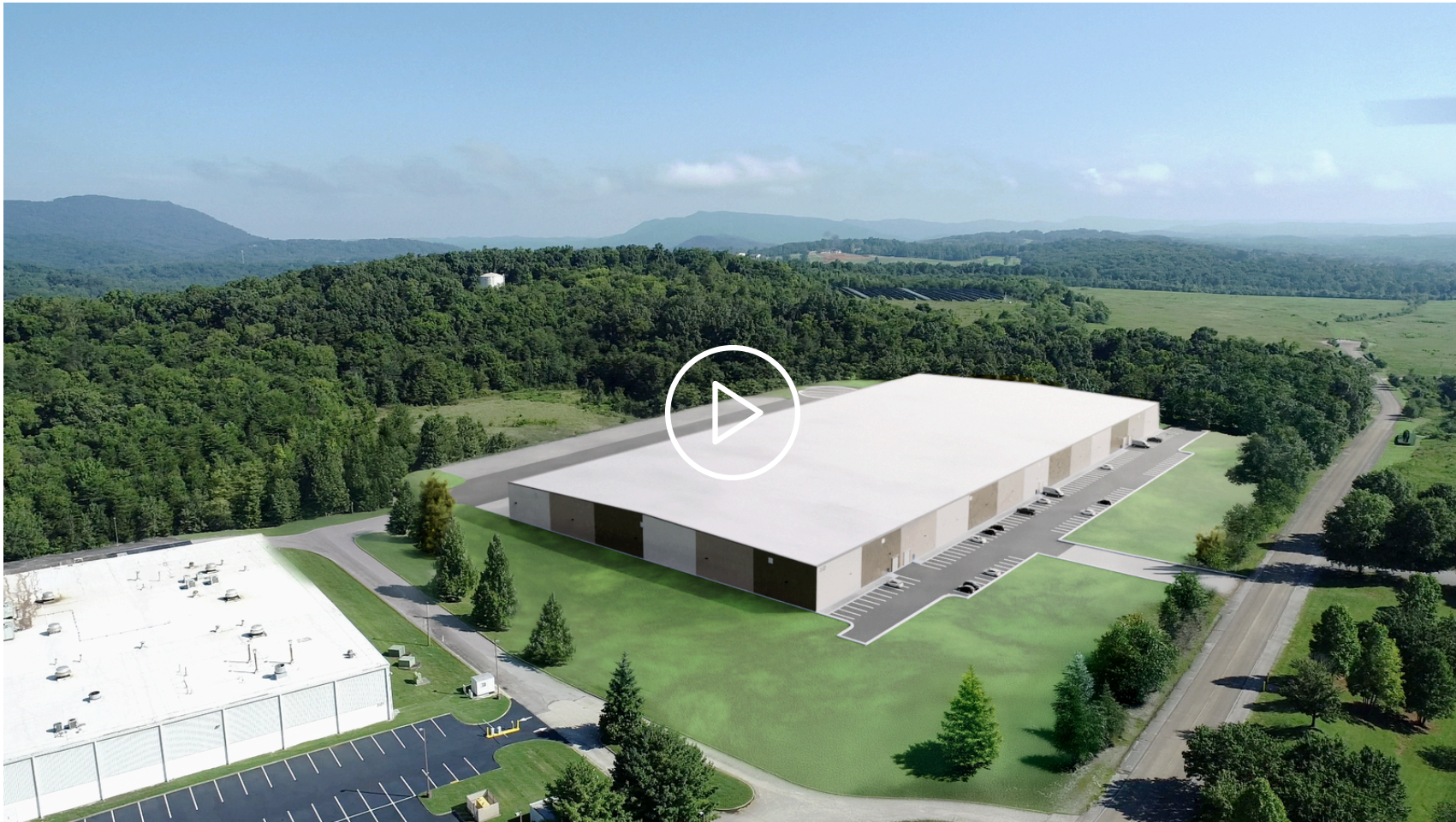
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## Site Plan



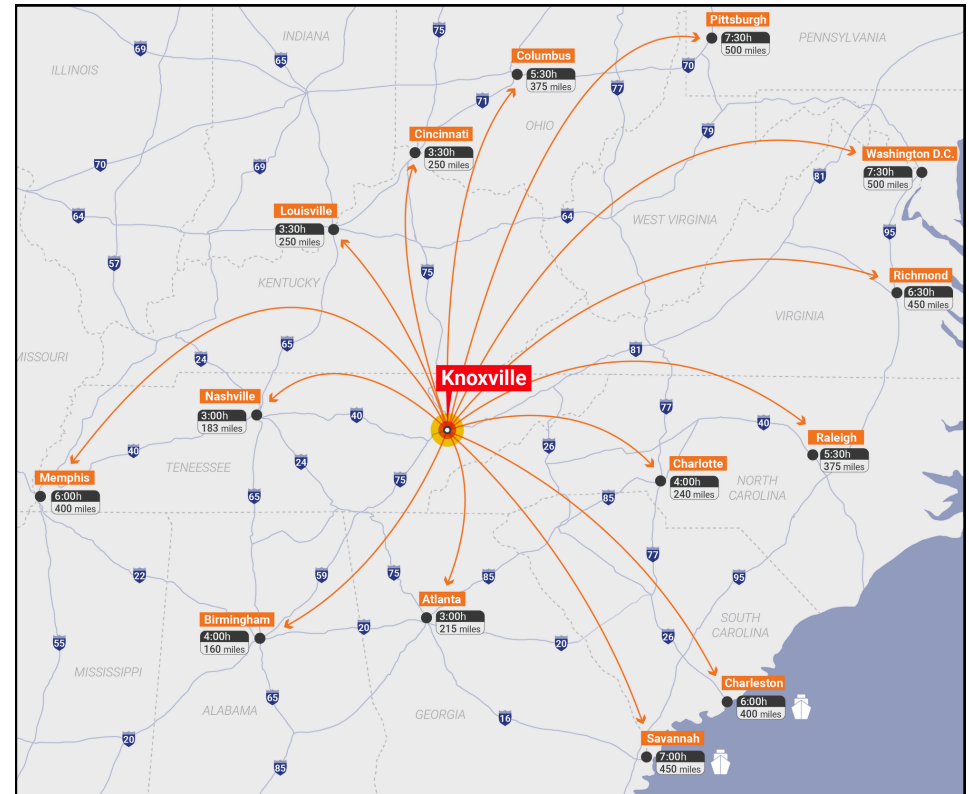
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Watch the Full Project Video Below



## Knoxville Overview

- Located in Knox County's Eastbridge Business Park, this property sits just 14 miles from downtown Knoxville, TN.
- Knoxville has a growing MSA population (~957,608), with an eager workforce (3.2% unemployment rate), and a cost of living 14% below the national average.
- The area has a vibrant economy, anchored by institutions like the University of Tennessee, the Oak Ridge National Laboratory, and the Tennessee Valley Authority.
- Situated at the intersection of I-40, I-75, and I-81, Knoxville is a centralized transportation hub for several major population centers.
- McGhee Tyson Airport was the nation's fastest-growing airport in 2024, with 32 non-stop destinations and 130 flights per day to places like NYC, DC, DFW, ATL, etc.
- Residents enjoy a dynamic outdoor lifestyle, with 6,414 acres of parks and 218 miles of greenway, a thriving lake and boating culture, and less than an hour drive to the Great Smoky Mountains National Park.
- Knoxville is home to a lively arts and culture scene, supported by the Tennessee Theatre, the Bijou Theatre, the Knoxville Museum of Art, Big Ears Festival, and numerous other galleries and festivals.



Companies locating or expanding in Knoxville can benefit from a business-friendly tax and incentive structure overseen by the State of Tennessee, the Tennessee Valley Authority, and our local governing bodies.

Scan the QR code for more information.



## Mollenhour Gross Real Estate

Since 2004, Mollenhour Gross Real Estate has been developing, acquiring, and managing real estate in East Tennessee. Founded by entrepreneurs who have built and operated manufacturing, distribution, and service businesses, we understand the challenges that our clients face. We know what it means to be a tenant, to make payroll, to be constrained in congested space, to need more employee parking, to be a buyer, and to be a seller. Those personal experiences help us serve you and our other clients better.

One of our team's guiding principles is to "treat others as we would wish to be treated if roles were reversed". With this in mind, we strive to communicate clearly, to make decisions efficiently, and to follow through on all of our commitments. We welcome the opportunity to serve you and to help solution your needs.



*For more information,  
[click here](#) or scan the QR  
code to visit our website.*