



# **KNOXVILLE**

## **LOGISTICS CENTER**

### **PHASES II & III**



**128 PAWNOOK FARM ROAD | 425 SAM RAYBURN PARKWAY**  
**LENOIR CITY, TN 37771**



**CBRE**

# INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE**  
**LOGISTICS CENTER**

## PROPERTY OVERVIEW

Knoxville Logistics Center—two distribution centers totaling 431,378 square feet—is located in the Roane Regional Business and Technology Park in Roane County, Tennessee. These Class A rear load facilities feature state-of-the-art building specifications ideal for a variety of e-commerce, manufacturing, and distribution users. The developments include above market trailer and auto parking counts as well as future industrial outdoor storage, situated on an approximately 72-acre site.

TPA Group, an experienced Atlanta-based developer with a national industrial development platform recently completed Phase II, a ±222,128 rear load facility, and will be delivering Phase III as a build-to-suit. With a history of over 300 speculative, build-to-suit, and re-development projects to date, TPA Group is adept at navigating the complex nature of development/construction management in order to successfully deliver an enduring, on-time, on-budget asset.

OFFERING SUMMARY		
	PHASE II	PHASE III
Lease Rate:	Upon request	Upon request
Building Size:	±222,128 SF	±209,250 SF
Available SF:	±147,668 SF	±209,250 SF
Clear Height:	32'	32'
Column:	55' x 52'	55' x 50'
Status:	Completed April 2025	Build-to-Suit
Zoning:	I-2, Medium Industrial	I-2, Medium Industrial



### PHASE II AVAILABILITY<sup>1</sup>



**147,668**

Available SF



**34**

Dock Positions



**86<sup>2</sup>**

Auto Spaces



**21<sup>3</sup>**

Trailer Spaces

<sup>1</sup> ±2 AC Future Outdoor Storage

<sup>2</sup> Plus ±97 Future Spaces

<sup>3</sup> Plus ±63 Future Spaces

### PHASE III BUILD-TO-SUIT



**209,250**

Available SF



**40**

Dock Positions



**185**

Auto Spaces



**50**

Trailer Spaces





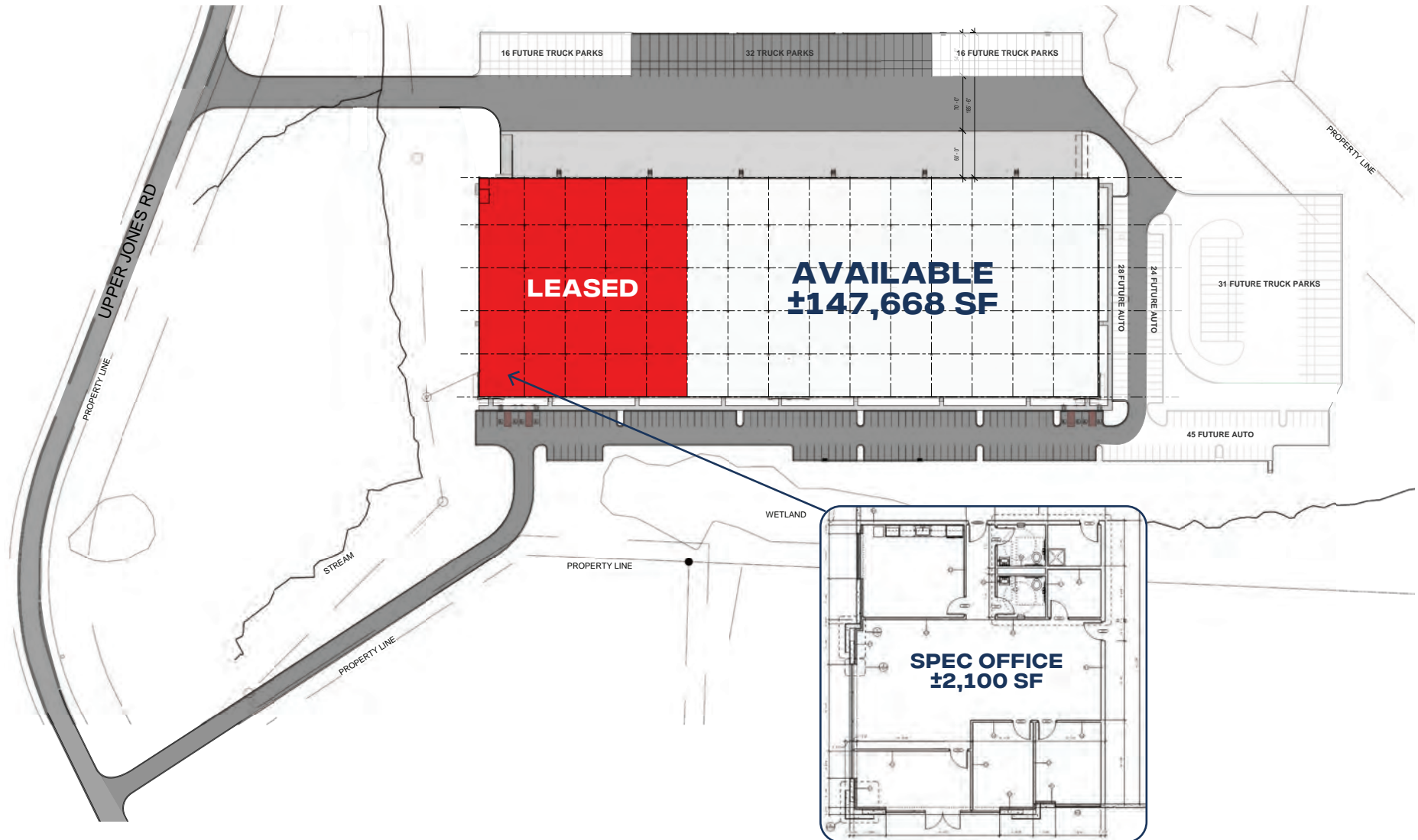
### SITE PLAN







### PHASE II FLOOR PLAN





## INDUSTRIAL PARK MASTER PLAN

### SITE

KNOXVILLE LOGISTICS CENTER  
PHASE II & III

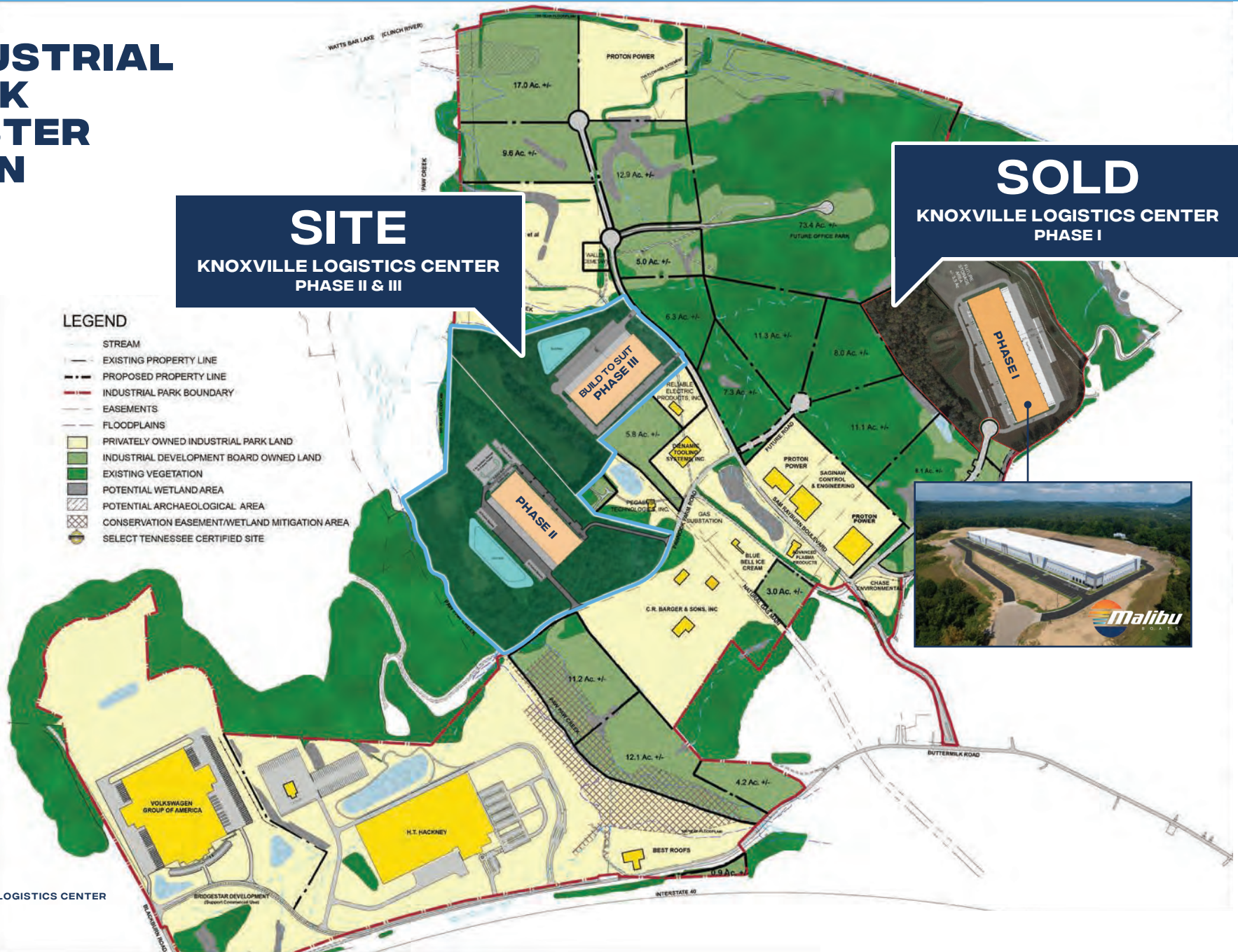
### SOLD

KNOXVILLE LOGISTICS CENTER  
PHASE I



#### LEGEND

- STREAM
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - INDUSTRIAL PARK BOUNDARY
- - - EASEMENTS
- - - FLOODPLAINS
- PRIVATELY OWNED INDUSTRIAL PARK LAND
- INDUSTRIAL DEVELOPMENT BOARD OWNED LAND
- EXISTING VEGETATION
- POTENTIAL WETLAND AREA
- POTENTIAL ARCHAEOLOGICAL AREA
- CONSERVATION EASEMENT/WETLAND MITIGATION AREA
- SELECT TENNESSEE CERTIFIED SITE





# INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE**  
**LOGISTICS CENTER**

**LEASE RATE:  
UPON REQUEST**

## LOCATION INFORMATION

Building Name:	Knoxville Logistics Center Phases II & III
Address:	Phase II - 128 Pawnook Farm Road, Lenoir City, TN 37771 Phase III - 425 Sam Rayburn Parkway, Lenoir City, TN 37771
County:	Roane
Market:	Knoxville, TN
Nearest Highway:	One mile to I-40
Nearest Airport:	27.5 Miles to Mcghee Tyson Airport

## BUILDING INFORMATION

Office Space:	±2,100 SF Spec Office
Number of Floors:	1
Construction Status:	Phase II: Completed April 2025 Phase III: Build-to-Suit

## PROPERTY INFORMATION

Property Type:	Industrial
Zoning:	I-2, Medium Industrial
Property Subtype:	Warehouse/Distribution
Lot Sizes:	Phase II: ±44 AC Phase III: ±27 AC
APN#:	Phase II - 050 024.33 Phase III - 050 024.32
Rail Access:	No

## UTILITIES & AMENITIES

Gas:	Yes
Electric:	Yes
Sewer:	Yes



# INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE**  
LOGISTICS CENTER

## UTILITY PROVIDERS

### ELECTRICITY

Lenoir City Utility Board  
Contact: Jeremy Walden  
865-988-0727  
jwalden@lcub.com

### GAS

Oak Ridge Utility District  
Contact: Jeff Patterson  
865-483-1377  
jpatterson@orud.org

### SEWER

Lenoir City Utility Board  
Contact: Herbert Sarten  
844-687-5282 ext. 1729  
hsarten@lcub.com

### WATER

Watts Bar Utility District  
Contact: Wesley Barger  
865-270-8070  
wesley@wbud.org

### FIBER

AT&T  
Contact: Alan Hill  
865-769-5799  
Ahl1732@att.com

**SITE**  
KNOXVILLE LOGISTICS CENTER  
PHASE II & III

**SOLD**  
KNOXVILLE LOGISTICS CENTER  
PHASE I





# INDUSTRIAL PROPERTIES FOR LEASE



## KNOXVILLE LOGISTICS CENTER

### LOCATION





# INDUSTRIAL PROPERTIES FOR LEASE

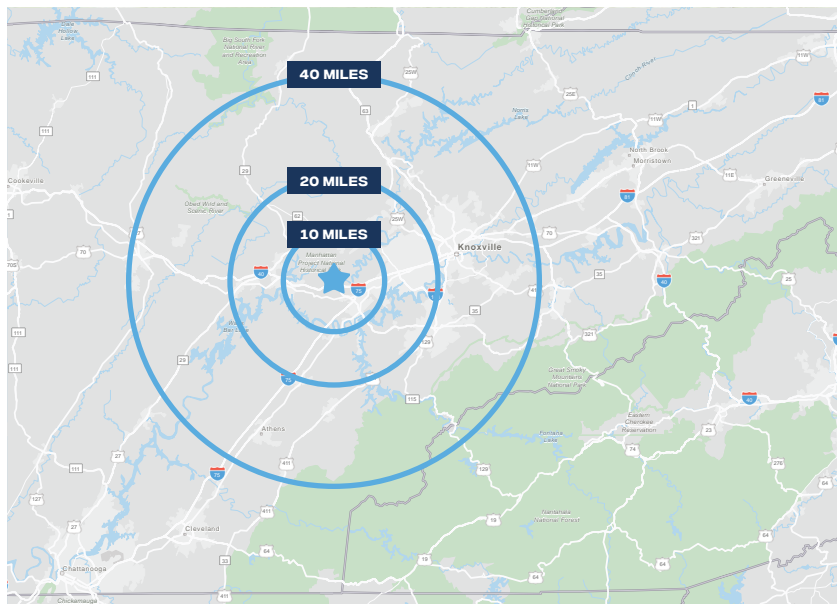


**KNOXVILLE**  
**LOGISTICS CENTER**

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Population:	89,405	423,955	1,093,099
Median Age:	44.2	42.7	42.1

HOUSEHOLDS	10 MILES	20 MILES	40 MILES
Total Households:	35,349	172,985	449,216
Average HH Size:	2.51	2.42	2.38
Average HH Income:	\$121,743	\$116,606	\$95,467
Average Housing Value:	\$385,762	\$408,091	\$366,827

Source: Esri Project ID 1456331



Address/Location:	Phase II: 128 Pawnook Farm Road, Lenoir City, TN 37771 Phase III: 425 Sam Rayburn Parkway, Lenoir City, TN 37771
Total Size:	Phase II: ±222,128 SF   Phase III: ±209,250 SF
Available SF:	Phase II: ±147,668 SF   Phase III: ±209,250 SF
Configuration:	Rear Load
Dimensions/Columns:	Phase II: 280' x 792'   Phase III: 310' x 675' 55' x 52'
Speed Bay:	60'
Clear Height:	32' at first column line
Construction:	Concrete tilt-wall
Slab:	6" 4,000 psi; Reinforced speed bay; 10 mil vapor barrier
Roof:	45 mil TPO single ply; R-15 insulation; 15-year warranty
Dock Doors:	Phase II: 34 Standard 9' x 10'   Phase III: 40 Standard 9' x 10' KO for 1 future oversized 12' x 14' 1 ramp with 12' x 14'
Dock Equipment:	Standard uninsulated doors with Vision Lite Four (4) – 40,000 lbs mechanical dock levelers
Truck Courts:	185' deep; 60' concrete apron; HD Asphalt Drive Isle and Parking
Trailer Parking:	Phase II: 21 Trailer Spaces + 63 Future Spaces   Phase III: 50 Trailer Spaces
Auto Parking:	Phase II: 86 Auto Spaces + 97 Future Spaces   Phase III: 185 Auto Spaces
Outside Storage:	Phase II: ±2 Acres Future Outdoor Storage
Office/Storefront:	Two-glass entry features at building corners; Metal entrance canopy
Office Space:	±2,100 SF Spec Office
Clerestory:	KOs 1 per bay (typical)
Paint:	Exterior: 3 color textured   Interior: White concrete panels and safety yellow columns
Fire Protection:	ESFR
Interior Lighting:	30 FC Lighting in Warehouse
Exterior Lighting:	Code minimum; Building Mounted Lighting – Owned
Air Changes:	No equipment; KOs for future equipment
Heating/Gas:	Freeze Protection
Electric:	2,000-amp service with house panel; Trough system
Water/Sewer/Telecom:	Water: 3" domestic line to building (terminated inside) Sewer: 6" line under-slab length of building Fiber: 4" Conduit to property line



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**LOGISTICS CENTER**



## FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Tapp, CCIM, SIOR**

First Vice President

T +1 865-498-6500

C +1 865-719-5703

[brian.tapp@cbre.com](mailto:brian.tapp@cbre.com)

**Andrew Wilmoth, CCIM, SIOR**

Senior Associate

T +1 865-498-6500

C +1 865-322-2556

[andrew.wilmoth@cbre.com](mailto:andrew.wilmoth@cbre.com)



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