

For Lease

# Industrial Property

15,120 SF | \$8.25/SF NNN

## Middlebrook Warehouse

3900 Middlebrook Pike  
Knoxville, TN 37921

### Property Highlights

- 15-16' warehouse clear height
- Great visibility from I-640 interchange
- 2,497 SF airconditioned office/showroom
- (1) 14'x14' drive-in rollup, (1) 14'x12' covered dock

For more information

**Sam Tate, CCIM**

O: 865 777 3035 | C: 865 806 6517  
state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 531 6400 | C: 865 567 0232  
rmcelveen@koellamoore.com

### OFFERING SUMMARY

Lease Rate	\$8.25/SF NNN
Building Size	15,120 SF
Zoning	I-G General Industrial
I-640 Traffic Counts	88,000 Cars per Day

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	165,720	\$67,652
10 Miles	393,457	\$78,086
Knox Metro	1,172,792	\$77,766

For Lease

# Industrial Property

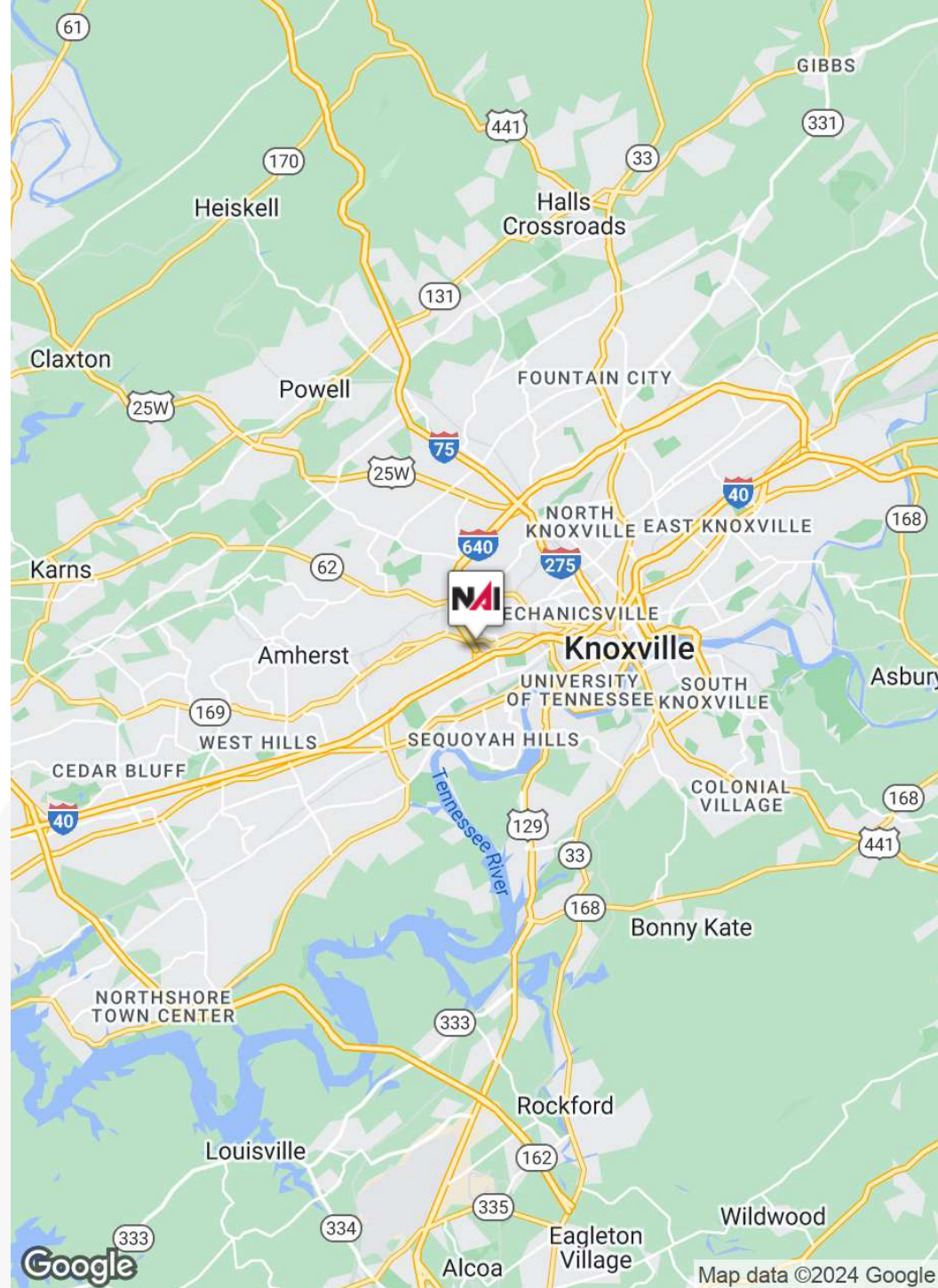
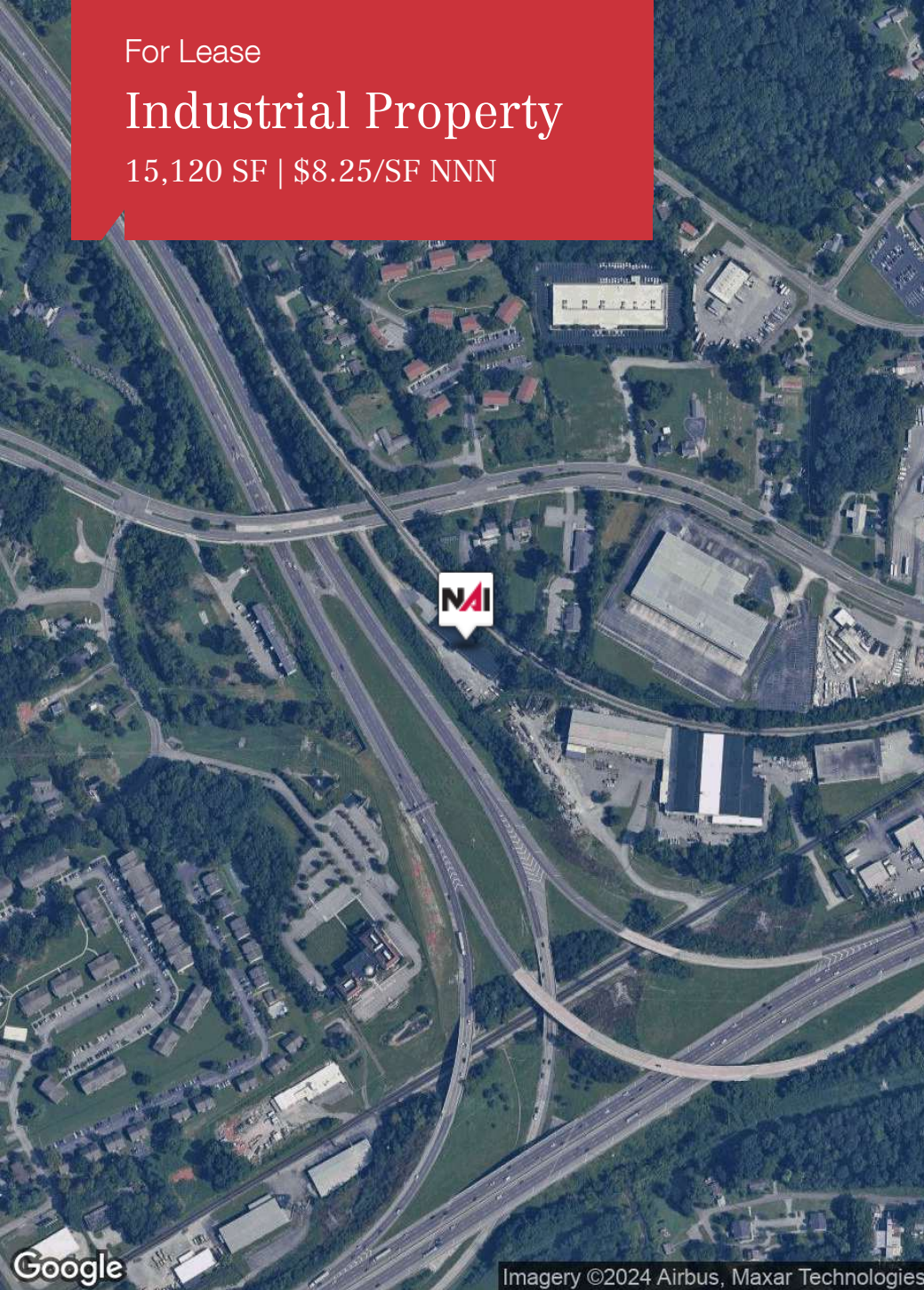
15,120 SF | \$8.25/SF NNN



For Lease

# Industrial Property

15,120 SF | \$8.25/SF NNN



For Lease

# Industrial Property

15,120 SF | \$8.25/SF NNN



**SAM TATE, CCIM**

Senior Advisor

**Direct:** 865.777.3035 **Cell:** 865.806.6517  
state@koellamoore.com

TN #207699



**RYAN MCELVEEN, MBA**

Advisor

**Direct:** 865.531.6400 **Cell:** 865.567.0232  
rmcelveen@koellamoore.com

CalDRE #01850467