

## OFFERING MEMORANDUM

# FULLY LEASED INDUSTRIAL

**BELLCORNERSTONE**  
Commercial Real Estate

2425 Burnside St., Knoxville, TN 37921

**FOR SALE: \$2,550,000 | 8% CAP RATE | \$203,892 NET INCOME**



**23,847 SF | 1.7 ACRES | BUILT IN 1967**

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## OFFERING MEMORANDUM

# 2425 BURNSIDE ST

Knoxville, TN 37921

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 2425 BURNSIDE ST

## Knoxville, TN 37921

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2425 Burnside Street presents a fully leased industrial investment opportunity in one of Knoxville's most established industrial corridors. The property consists of approximately 23,847 square feet situated on 1.7 acres, offering a well-balanced mix of warehouse and office functionality with roughly 20% office buildout. The warehouse features 17'–19' clear heights, four dock-high doors, and one drive-in door, providing efficient loading capabilities to accommodate a variety of distribution, service, and light manufacturing users.

Strategically positioned just minutes from I-40 and I-275, the property offers immediate access to Knoxville's primary transportation routes, allowing seamless connectivity throughout East Tennessee and into key Southeast markets such as Nashville, Atlanta, and Charlotte. Its central infill location within the Knoxville industrial submarket enhances long-term tenant demand, making this asset an attractive, stabilized investment with reliable in-place cash flow.



# MARKET OVERVIEW

## Knoxville, TN



Knoxville, Tennessee, is a dynamic city in eastern Tennessee, situated along the Tennessee River and serving as a regional hub for commerce, education, and healthcare. As home to the University of Tennessee, Knoxville plays a significant role in driving economic activity, research, and workforce development. Key industries include advanced manufacturing, energy (notably through nearby Oak Ridge National Laboratory), healthcare, and logistics, all contributing to a diverse and stable economic base. Culturally, Knoxville blends Appalachian heritage with a growing urban energy. The revitalized downtown and Market Square offer a vibrant mix of restaurants, retail, and entertainment, while the city maintains strong ties to outdoor recreation, including easy access to the Great Smoky Mountains National Park. The presence of a major university adds a youthful demographic and supports a steady pipeline of talent, events, and innovation. Strategically located, Knoxville benefits from its position at the intersection of major transportation corridors in the Southeast. The city provides convenient access to nearby metropolitan areas such as Nashville, Atlanta, and Charlotte, making it an attractive location for businesses seeking regional connectivity without the cost burden of larger markets. This balance of accessibility, affordability, and quality of life continues to drive both population and economic growth.



# DEMOGRAPHIC SUMMARY

KNOXVILLE, TN

## POPULATION

Knoxville  
**198,162**

State: Tennessee 7.13 Million

## MEDIAN AGE

Knoxville  
**32.8 Years**

State: Tennessee 39.0 Years

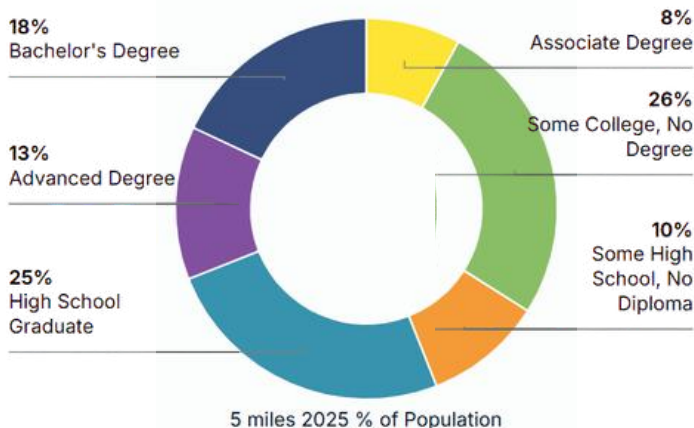
## MEDIAN HOUSEHOLD INCOME

Knoxville  
**\$51,902**

State: Tennessee \$65,254

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Tennessee at large.



## 2025 STATISTICS

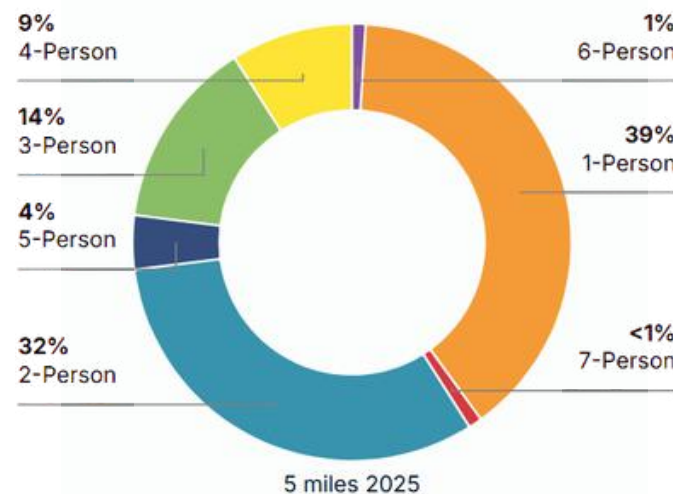
	2 Mile	5 Mile	10 Mile
Population 2025	31,302	177,427	403,213
Total Households	12,653	75,512	167,966
Avg Household Size	2.3	2.1	2.3
Avg Household Income	\$51,838	\$73,102	\$91,631

## ECONOMIC INDICATORS

**3.1%** Knoxville Unemployment Rate

**4.1%** U.S. Unemployment Rate

## HOUSEHOLDS

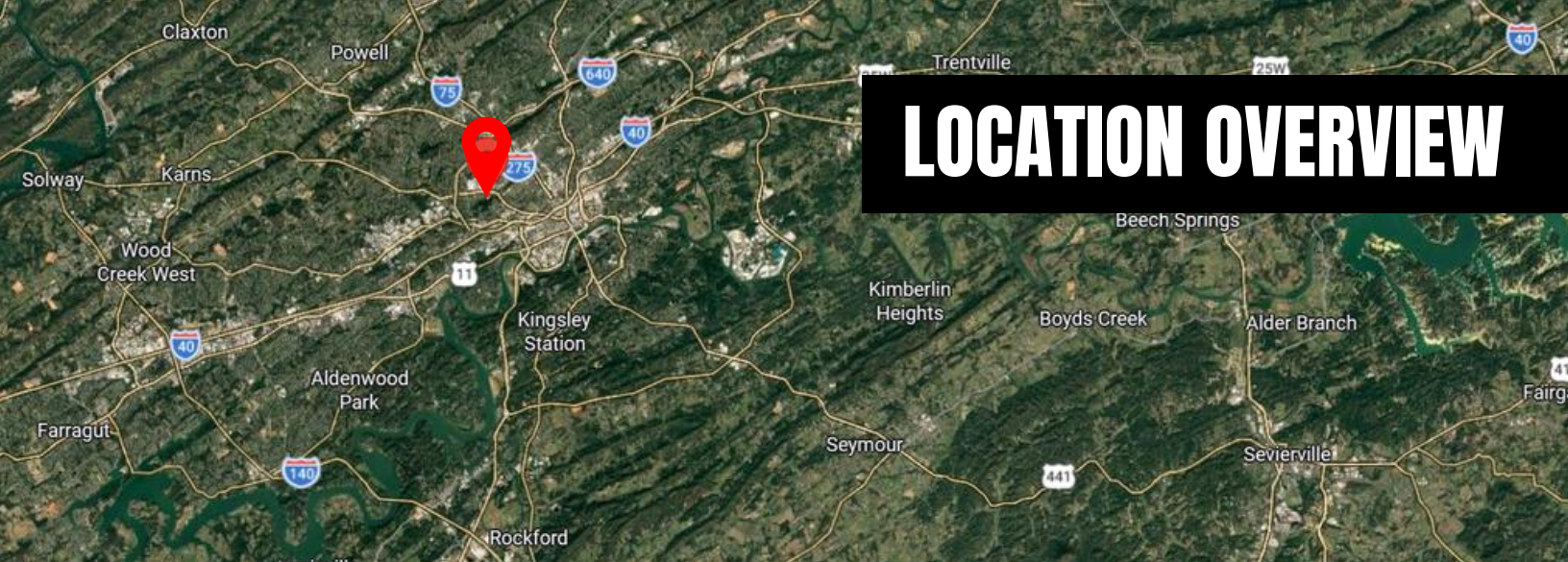


Knoxville  
**86,872**

State: Tennessee 2.90 Million



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

- **I-40** – Major east–west interstate running directly through Knoxville; connects the city to Nashville (west) and Asheville (east), serving as a primary freight and commuter corridor across Tennessee.
- **I-75** – North–south interstate intersecting I-40 in Knoxville; provides direct access to Cincinnati (north) and Atlanta (south), making it a critical logistics route in the Southeast.
- **I-640** – Northern bypass loop around downtown Knoxville; allows through-traffic to avoid central congestion and provides efficient connectivity between I-40 and I-75.
- **US-129 (Alcoa Highway)** – Key north–south arterial linking downtown Knoxville to McGhee Tyson Airport and Alcoa; supports both commuter and regional airport traffic.
- **US-11 / US-70 (Kingston Pike)** – Commercial corridor running parallel to I-40; lined with retail, office, and service-based businesses, offering strong local accessibility.



## AIRPORT PROXIMITY

- **McGhee Tyson Airport (TYS):** Located approximately 12 miles south of downtown Knoxville, this is the region’s primary commercial airport. TYS offers a range of domestic flights with connections through major hubs and is easily accessible via US-129 (Alcoa Highway), making it the most convenient option for business and leisure travel.
- **Chattanooga Metropolitan Airport (CHA):** Situated about 110 miles southwest of Knoxville, CHA provides additional domestic flight options and serves as a secondary regional airport. It is accessible via I-75 and is often used as an alternative for specific routes or pricing advantages.
- **Nashville International Airport (BNA):** Located roughly 180 miles west of Knoxville, BNA is a major airport offering extensive domestic and international service. Accessible via I-40, it serves as a key option for long-haul travel and a broader range of direct flights.

# SITE OVERVIEW

## SITE

Property Type:	Industrial
Zoning:	I-H
Parcel ID:	0810A-002
Year Built:	1967
Total SF:	23,847 SF
Acres:	2.03 AC
Clear Height:	17'-19'
Dock Doors:	4
Drive Ins:	1



# FINANCIAL SUMMARY

	IN PLACE	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>GROSS REVENUE</b>					
BASE RENTAL REVENUE	\$203,892	\$208,989	\$214,214	\$219,659	\$225,059
TAX & INS; MANAGEMENT FEE	\$31,242	\$31,867	\$32,685	\$33,154	\$33,817
EFFECTIVE GROSS REVENUE	\$235,134	\$240,765	\$246,718	\$252,723	\$258,876
<b>OPERATING EXPENSES</b>					
PROPERTY TAX	\$22,896	\$23,353	\$23,821	\$24,297	\$24,783
INSURANCE	\$8,346	\$8,513	\$8,864	\$8,857	\$9,034
TOTAL OPERATING EXPENSES	\$31,242	\$31,867	\$32,685	\$33,154	\$33,817
NET OPERATING INCOME	\$203,892	\$208,989	\$214,214	\$219,569	\$225,059

# RENT ROLL

TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	LEASE FROM	LEASE TO
Downey Ridge Environmental Company	23,847	\$203,892	\$8.55	7/18/2025	7/31/2030
<b>TOTAL</b>	<b>23,847</b>	<b>\$203,892</b>			

## TENANT SUMMARY

### DOWNEY RIDGE ENVIRONMENTAL COMPANY

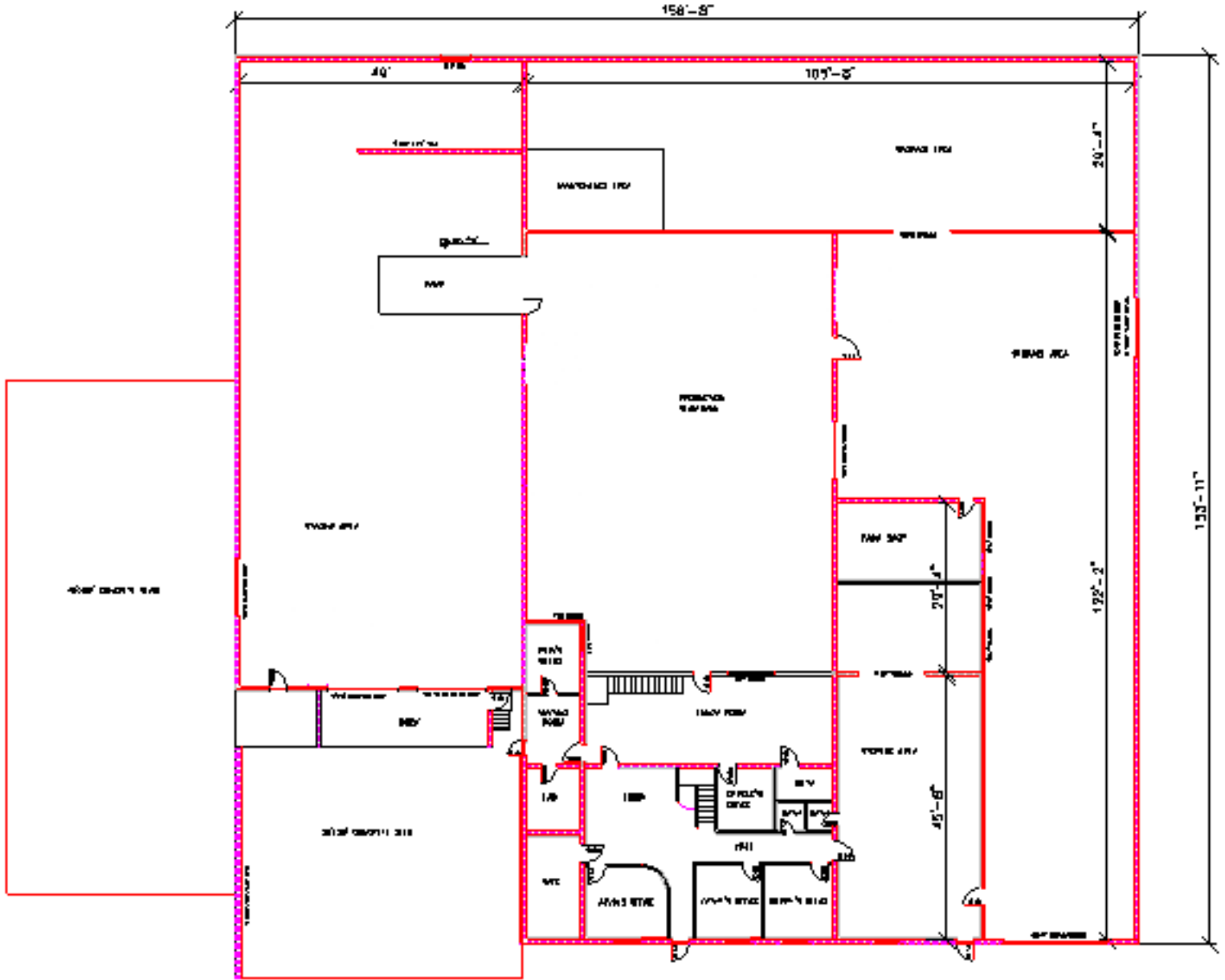
Downey Ridge Environmental Company is an environmental technology firm specializing in the processing and repurposing of fats, oils, and grease (FOG) waste. Through its patented Greasezilla system, the company converts grease trap waste into reusable feedstock for renewable diesel and other biofuels, helping reduce landfill use and wastewater system strain while supporting sustainable energy production.

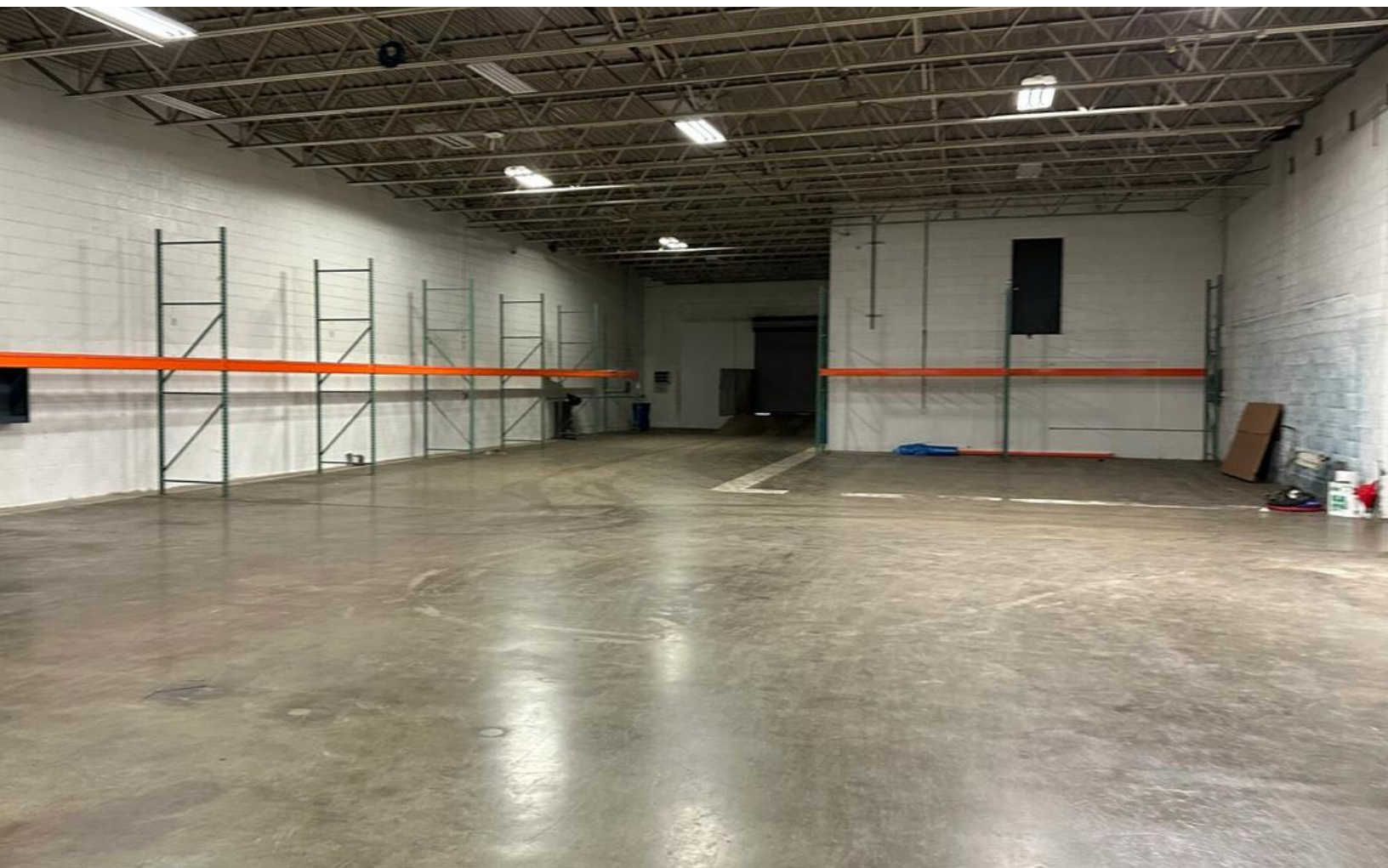
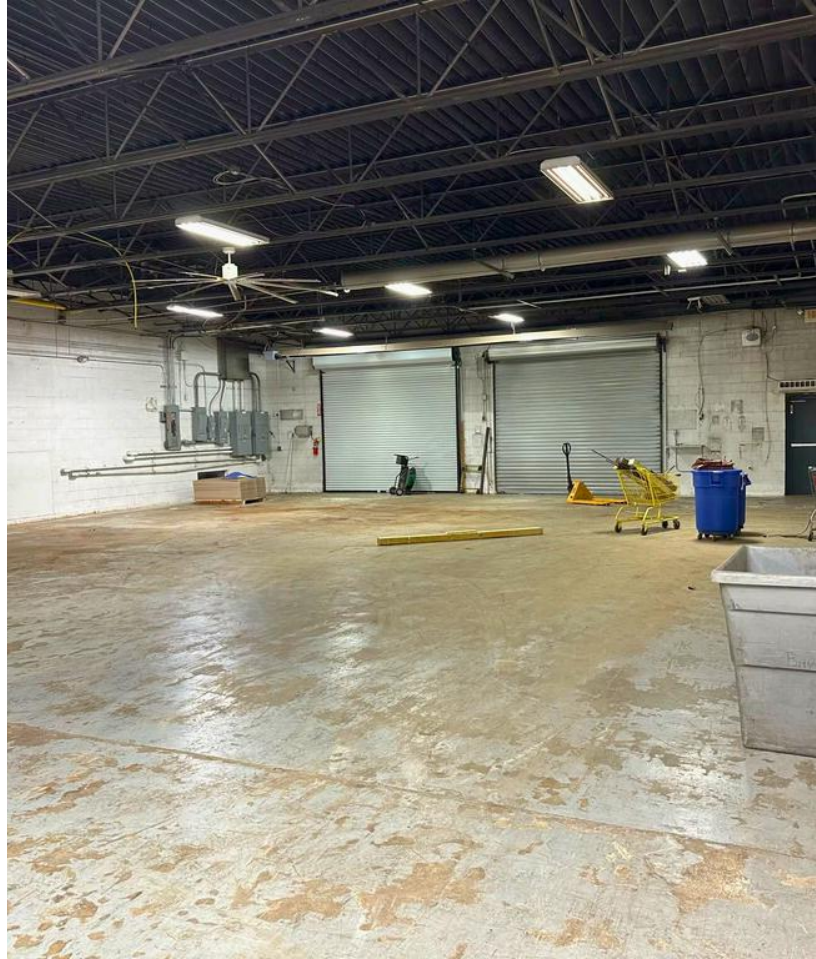


## LEASE OVERVIEW

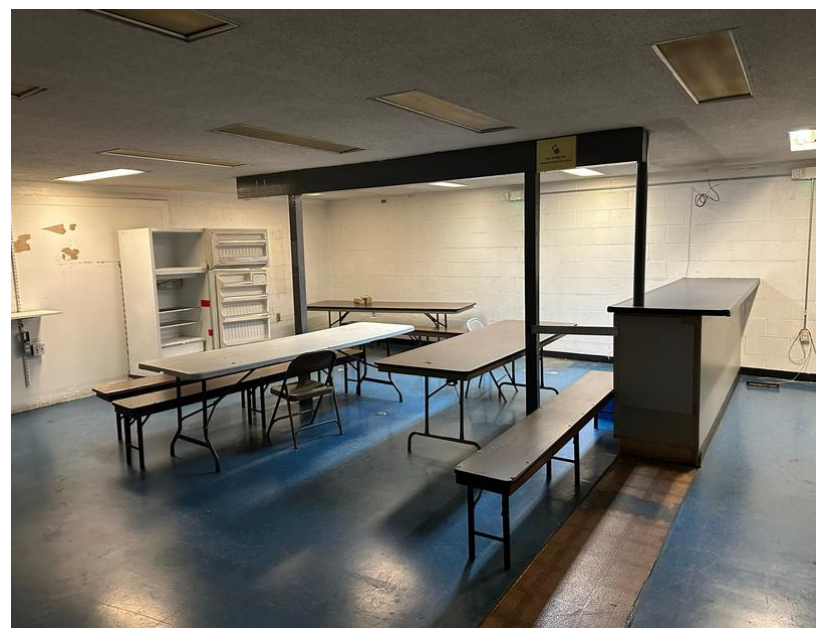
LEASE TYPE	Triple Net
LEASE COMMENCEMENT	8/1/2025
LEASE EXPIRATION	9/30/2030
BASE TERM REMAINING	4 years
OPTIONS	One (1) Options to Extend for Five (5) years
RENTAL INCREASE	2.5% annually

# FLOOR PLAN











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2023 2024 2025

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