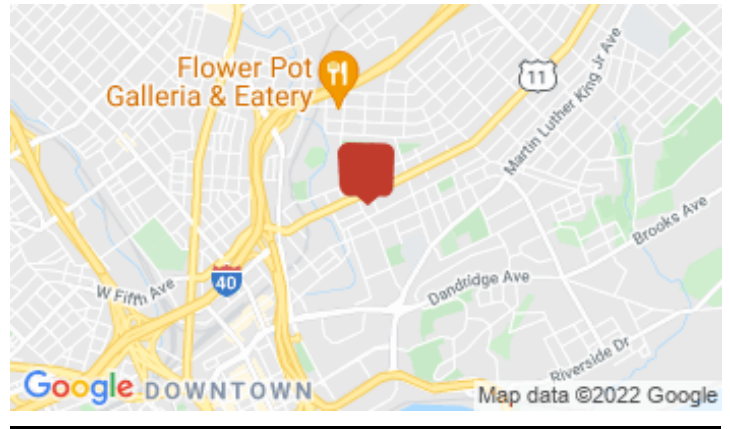


Warehouse/Industrial Space in Downtown Knoxville

300 Winona St, Knoxville, TN 37917

Status:	Active
Property Type:	Industrial/Warehouse for Lease
Industrial Type:	Flex Space, Free-Standing,
Contiguous Space:	8,330 SF
Total Available:	8,330 SF
Gross Land Area:	0.65 Acres
Lease Rate:	\$10.08 PSF (Annual)
Base Monthly Rent:	\$7,000 (Includes Expenses- More Info in Overview Below)
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	095AE01001
Zoning:	I-MU
Gross Building Area:	8,330 SF
Tenancy:	Single Tenant
Year Built:	1979
Construction/Siding:	Block, Brick
Parking Type:	Surface



Overview/Comments

8,330 SF industrial/warehouse space located near Downtown Knoxville at the corner of E. Magnolia Avenue and Winona Street, less than 1 mile from I-40.

The space includes 1,350 SF of office with the remainder configured for warehouse operations. Warehouse features include three (3) grade-level roll-up doors (14' x 12', 10' x 12' and 10' x 10'), a bridge crane, and 20'-24' clear height.

Additional features include 3-phase power, a 6" concrete slab, wet sprinkler system, and two restrooms with showers. The office area is fully heated and cooled, while the warehouse area is heated. HVAC was replaced in 2022.

Lease Rate: \$7,000 per month
Rent includes property taxes, building insurance, and garbage pickup.
Tenant responsible for utilities, internet, personal property insurance & liability insurance, and lawn maintenance.

Ideal for contractors, fabrication, automotive service, light manufacturing, or warehouse/distribution users.

Property Contacts

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