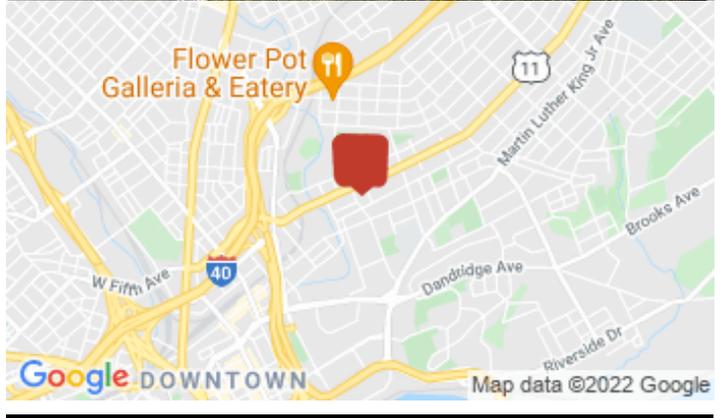


Warehouse/Industrial Space in Downtown Knoxville

300 Winona St, Knoxville, TN 37917

Status:	Active
Property Type:	Industrial/Warehouse for Lease
Industrial Type:	Flex Space, Free-Standing,
Contiguous Space:	5,054 SF
Total Available:	5,054 SF
Gross Land Area:	0.65 Acres
Lease Rate:	\$5,000 (Monthly)
	\$11.88 PSF (Annual)
Base Monthly Rent:	\$5,000
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	095AE01001
Zoning:	I-MU
Gross Building Area:	5,054 SF
Tenancy:	Single Tenant
Year Built:	1979
Construction/Siding:	Block, Brick
Parking Type:	Surface



Overview/Comments

The subject industrial/warehouse property is conveniently located in Downtown Knoxville, near the corner of E. Magnolia Avenue and Winona Street and is less than a mile to I-40. The portion of the building for lease is approximately 5,054 square feet with 952 square feet of office space. The warehouse portion of the property includes two grade level doors (14' x 12', 10' x 12'). There is one bridge crane and the eave height for the warehouse is 20'-24' at the peak. The office space is heated/cooled while the warehouse is heated only. HVAC was replaced in 2022. In addition, there is a 6" slab, 3-phase power servicing the building, a wet sprinkler system in place, and two bathrooms with showers in each. Please note that the portion of the building available for lease is the right side.

Property Contacts

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