



INDUSTRIAL FOR LEASE

**CBRE**

1470 E Weisgarber Rd  
Knoxville, TN 37919

# Property Details

## Property Summary

This 24,250 SF industrial facility offers a mix of office, clean room, warehouse, and mechanical space. The building includes:

- 18,250 SF Warehouse
- 950 SF Mechanical Shop
- 2,900 SF Office
- 2,150 SF Clean Room (two rooms: 1,650 SF with 12' drop ceiling and 500 SF with 8'10" drop ceiling)
- 17' Clear Height up to 20'8" at Peak
- Previously Fully Conditioned—HVAC infrastructure remains in place for reactivation

## Power & Sprinkler

- 1,000 amps, 208V, 3-phase power
- Wet-pipe OH2 sprinkler system. Designed at 0.20 GPM/SF over 1,500 SF (13-head design area) with a 613 GPM system demand

## Dock/Loading

- Three (3) dock-high doors:
- Two (2) 8'W × 8'9"H with seals, electric openers, one pit leveler, one edge-of-dock leveler, and one dock lock
- One (1) 8'W × 8'H with electric opener
- The building previously featured a drive-in door and it can be reinstalled

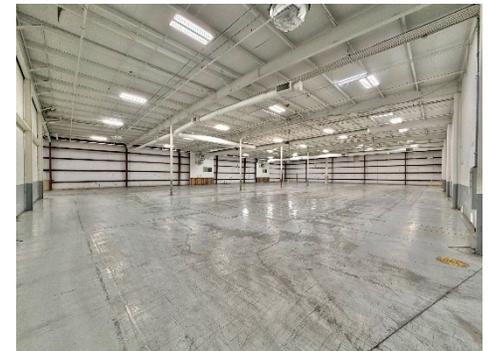
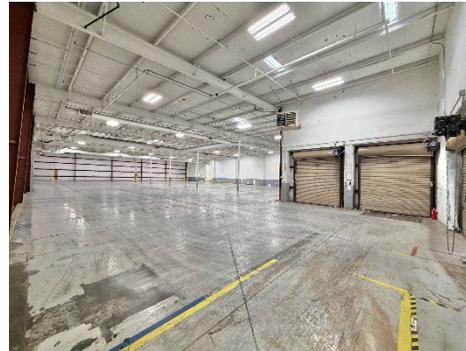
## Floor Slab Construction

- 5" reinforced concrete slab with 6×6×10/10 wire mesh, 6-mil vapor barrier, and 4" gravel base



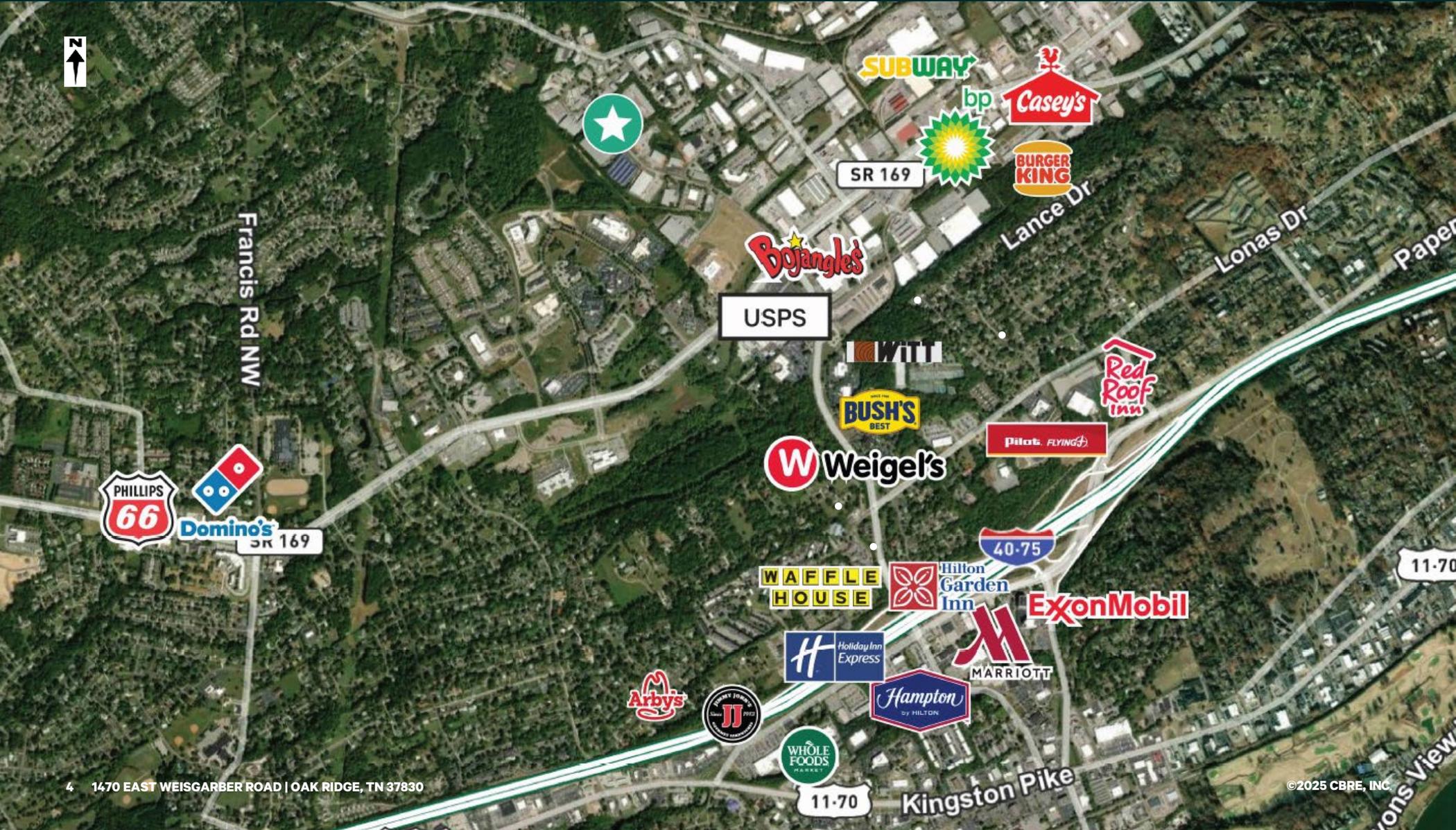
1470 EAST WEISGARBER ROAD

# Photo Gallery



1470 EAST WEISGARBER ROAD

# Market Overview



1470 EAST WEISGARBER ROAD

# Demographics

**1 MILE**

4,632

2024 Population

383

2024 Businesses

\$83,128

2024 Average Household Income

**3 MILES**

64,176

2024 Population

3,079

2024 Businesses

\$102,840

2024 Average Household Income

**5 MILES**

151,363

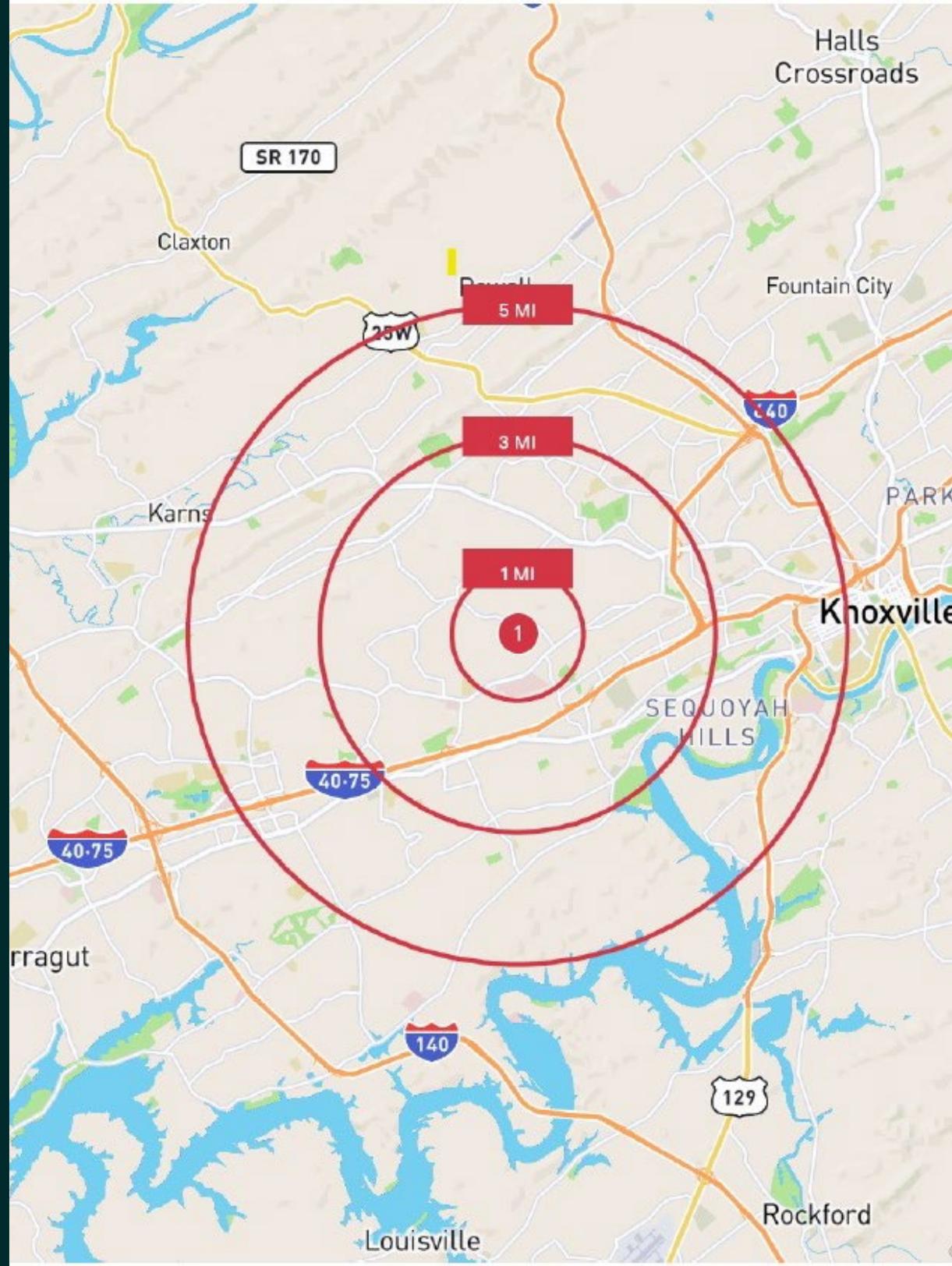
2024 Population

6,865

2024 Businesses

\$103,157

2024 Average Household Income



1470 EAST WEISGARBER ROAD

# Meet the Team



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