



INDUSTRIAL PROPERTY FOR LEASE

CBRE

121 W Oak Hill Ave, Ste B
Knoxville, TN 37917

Property Summary



Step into the John H. Daniel building and discover 19,765 square feet of prime warehouse space awaiting your business. Boasting two dock doors, a 16' x 16' grade-level door, and a convenient ramped door, this spacious warehouse provides seamless logistics for your operations. The property is thoughtfully equipped with heating, full sprinkler systems, and is meticulously maintained, ensuring a comfortable and safe working environment. With multiple restrooms, two well-appointed offices, and a generous 1,310 square foot mezzanine, this warehouse offers the perfect blend of functionality and flexibility for your business. Elevate your warehouse operations at the John H. Daniel building and unlock the potential for seamless, efficient business growth.

OFFERING SUMMARY

Lease Rate:	\$7.45 SF/yr (NNN)
Available SF:	19,765 SF
Office Space:	300 SF
Est. OPEX:	\$0.53
Lot Size:	2.7 Acres

121 WEST OAK HILL AVENUE, SUITE B, KNOXVILLE, TN 37917

Property Details

Building Information

Minimum Ceiling Height	16'
Column Spacing	20' x 30'
Dock doors	2 - 10' x 12'
Drive-in doors - grade level	1 - 16' x 14'
Drive-in doors - ramped	1 - 10' x 12'
Power	225 amps, 120/208V, 3-phase
Warehouse %	100.0%
Condition	Excellent

Property Information

Property Type	1962/2014
Property Subtype	Warehouse/Distribution
Zoning	I-MU
Building Size	98,528 SF
Tenancy	Multiple
Year Built/Year Renovated	1962/2014



Complete Highlights

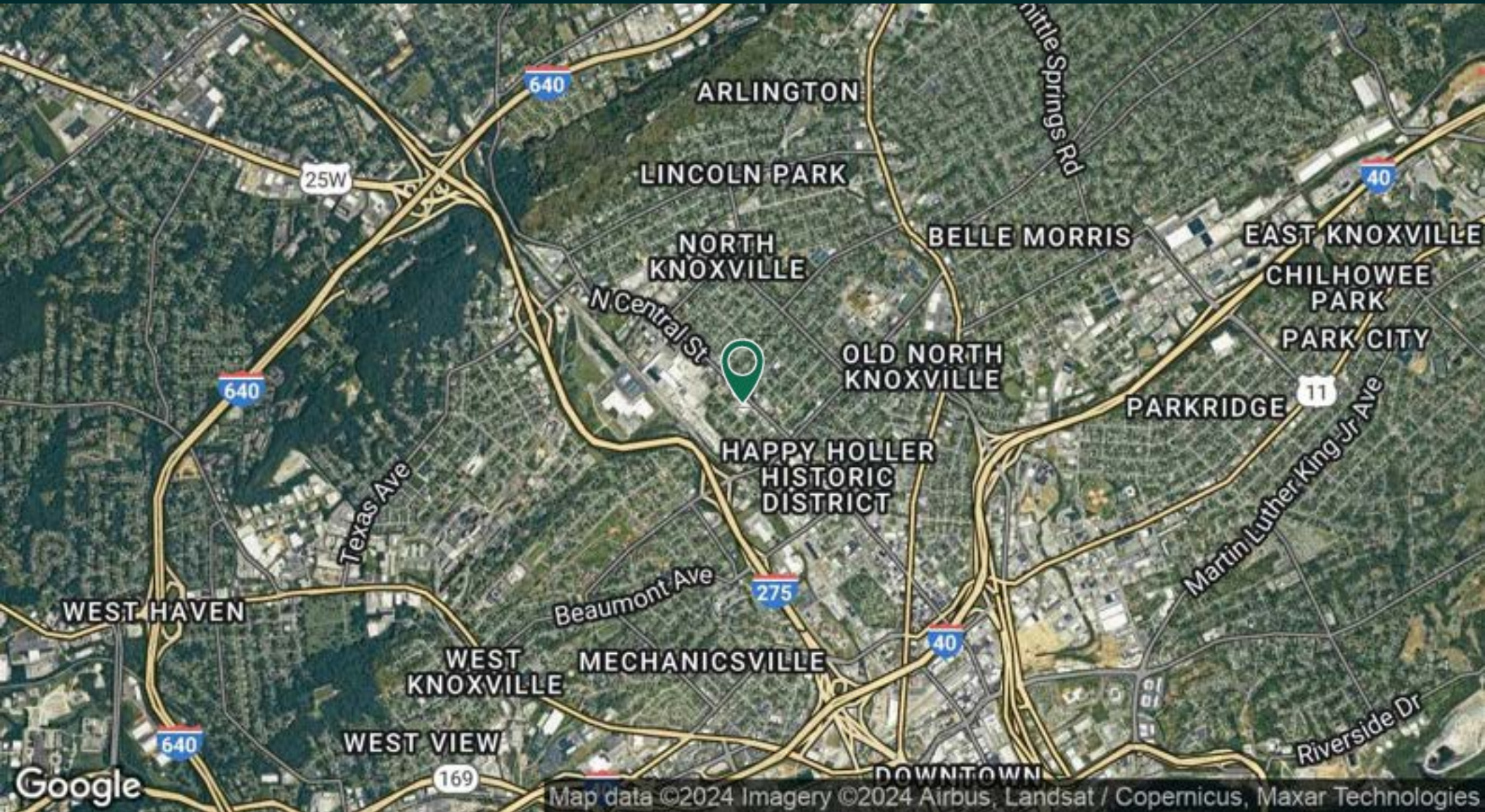


PROPERTY HIGHLIGHTS

- Spacious drive-in door for convenient access
- Two well-equipped dock doors for efficient loading
- Abundant parking space for staff and visitors
- Complete sprinkler system for safety and peace of mind
- High capacity power supply to support various operations

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Location Map



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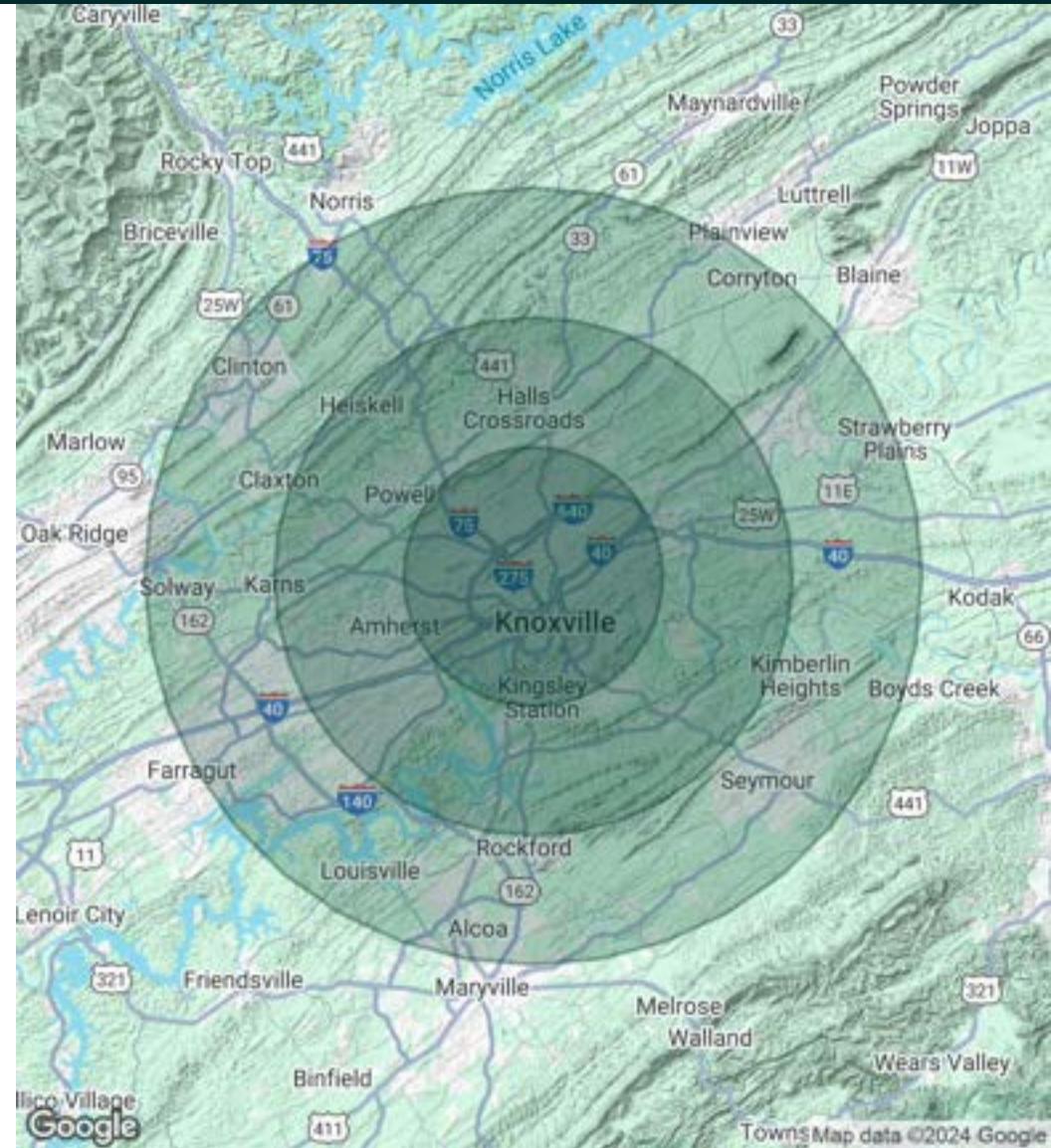
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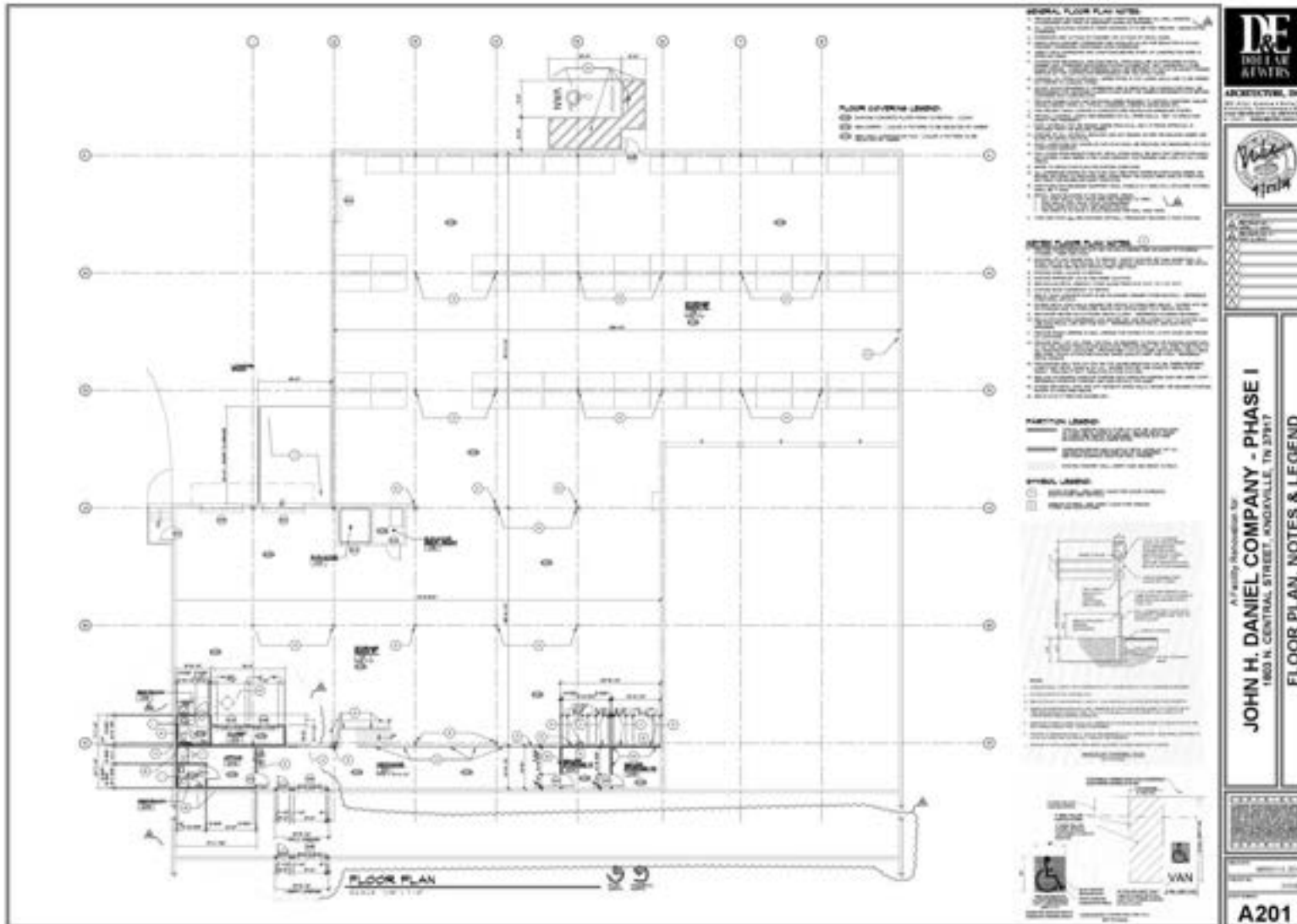
Demographics

Population	5 Miles	10 Miles	15 Miles
Total Population	166,059	374,090	622,678
Average Age	38	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	71,260	157,047	254,765
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,354	\$85,748	\$94,072
Average House Value	\$269,659	\$322,348	\$347,298

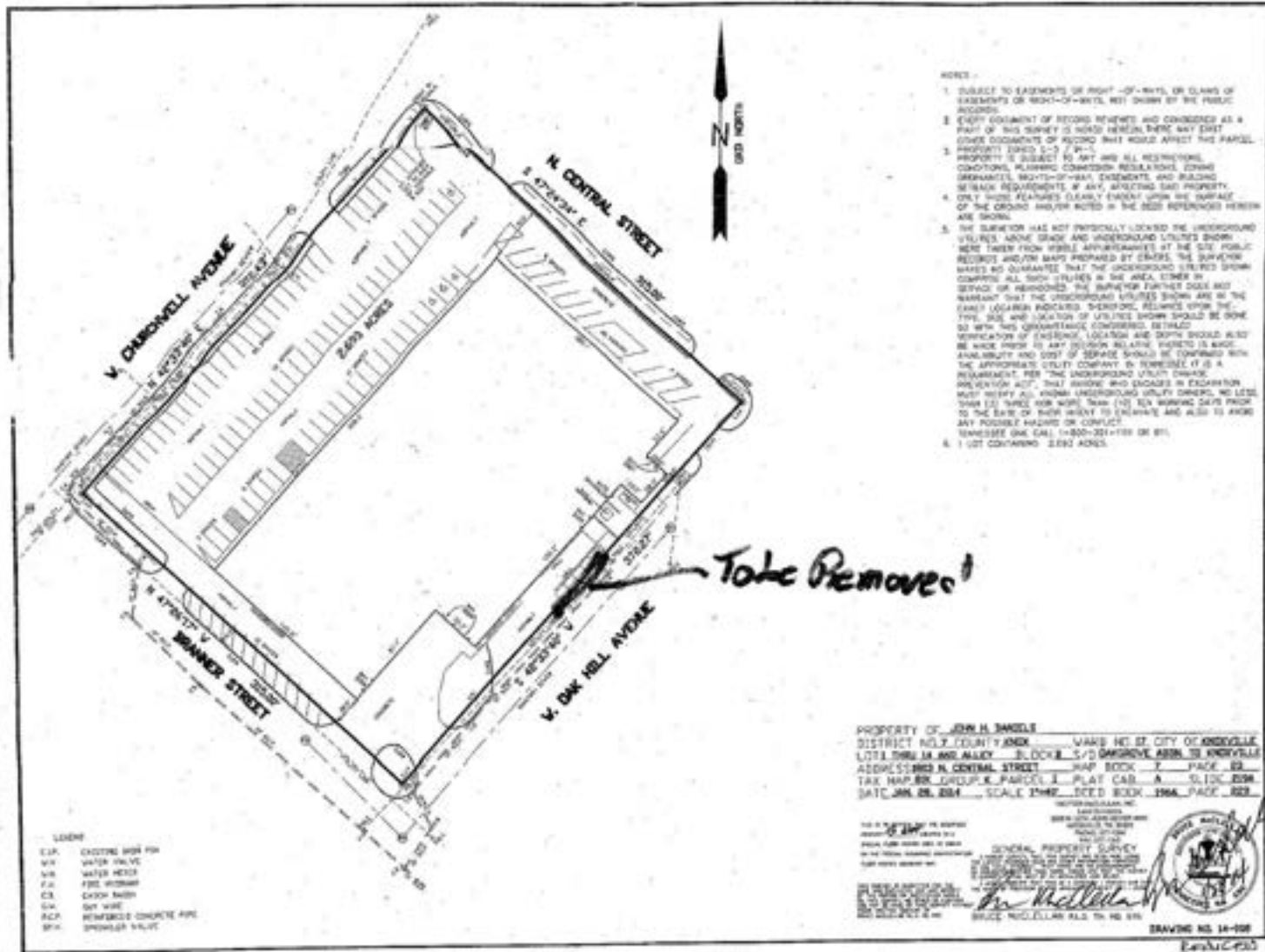
Demographics data derived from AlphaMap



Floor Plan



Site Plan



Meet the Team



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