



# 19,286 SF Industrial Space

## For Lease

**Heavy Industrial Space**

9533 Commission Drive  
Mascot, TN 37806  
Knox County, TN

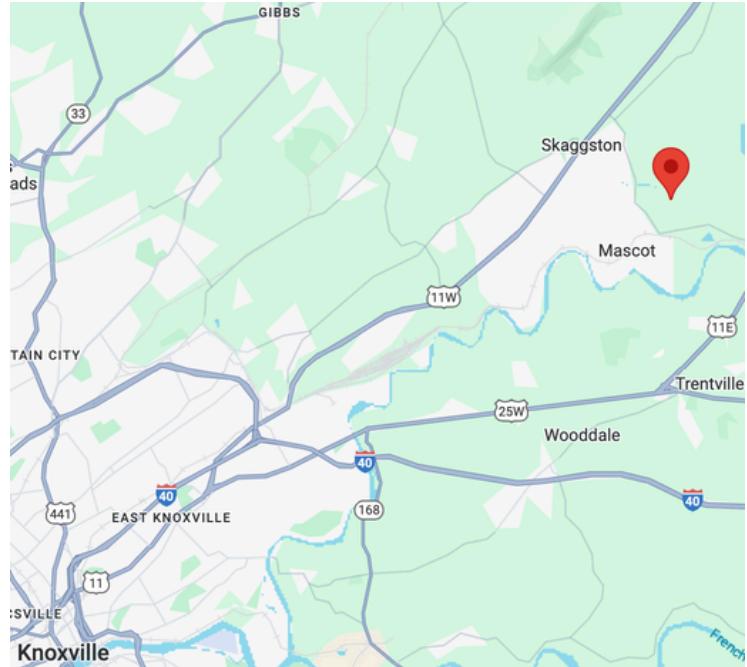


# PROPERTY INFORMATION

Located in Eastbridge Business Park in Knox County, TN, this 19,286 SF manufacturing facility spans 3 acres and features high-capacity utilities, flexible warehouse and office space, and convenient access to major transportation routes just 14 miles from downtown Knoxville.

## Specifications

Total Available:	19,286 SF
Gross Land Area:	~3 acres
Year Built:	2007
Date Available:	4/1/2025
Electrical:	1,600A / 480V
Clear Height:	34' down to 30'
Column Spacing:	26'8" x 50'
Overhead Doors:	4 (20' x 25')
Loading Docks:	0
Warehouse SF:	17,686
Office SF:	1,600
Sprinklers:	Not sprinklered
Parking Spaces:	26
Lease Type:	NNN
Lease Rate:	\$9.80
Utilities:	Heavy
Lighting:	LED
Climate Control:	Heated and Cooled Throughout



## Eastbridge Business Park

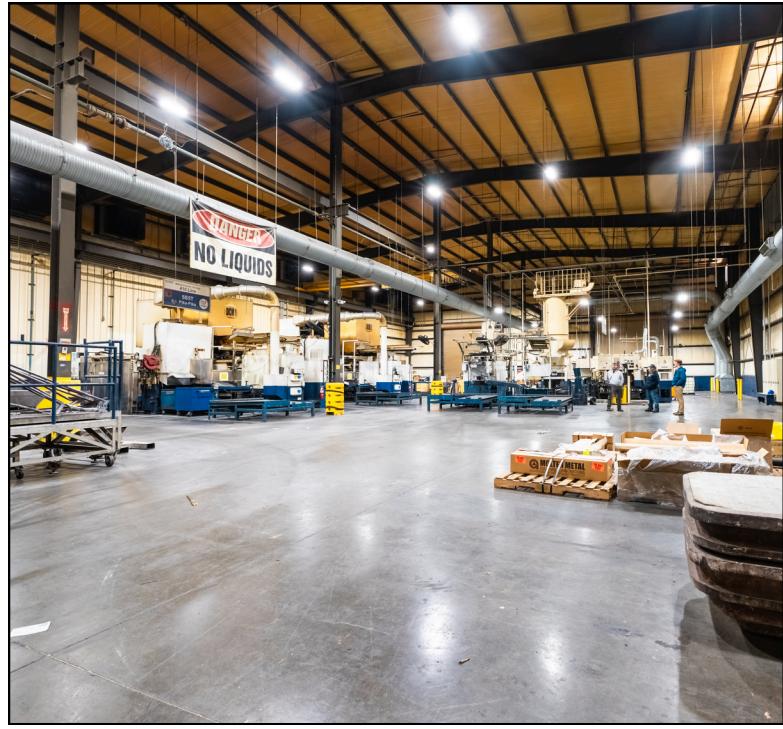
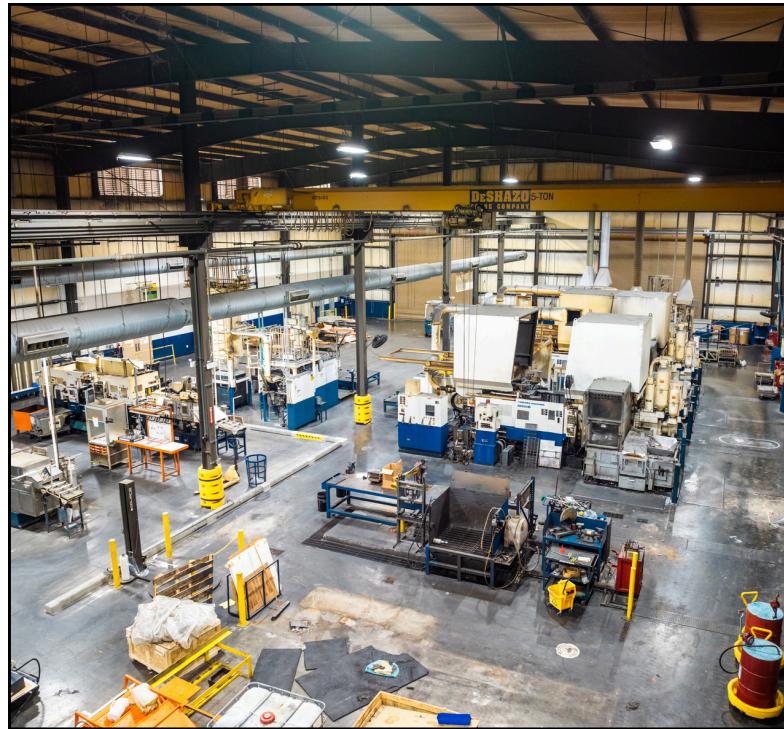


## Additional Features

- 1 (5-ton) Bridge Crane
- Facility-wide Compressed Air System
- Chilled Water System
- Wastewater Holding Tank
- Integrated Dust Collection System

# Warehouse and Office Space

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# Additional Offerings

In addition to the 20K square foot facility, we have two other adjacent real estate solutions available.

## Adjacent Heavy Industrial Campus

<b>Total Available:</b>	436,332 SF
<b>Gross Land Area:</b>	~ 23 acres
<b>Year Built:</b>	1995   Additions in 2002 & 2005
<b>Electrical:</b>	20,000A   480V
<b>Ceiling Heights:</b>	24' clear on East and West side 51' clear in high bay
<b>Column Spacing</b>	50' x 50'
<b>Overhead Doors:</b>	9
<b>Docks:</b>	11
<b>Warehouse SF:</b>	Approx. 367,324 SF
<b>Office SF:</b>	Approx. 69,008 SF
<b>Sprinklers:</b>	Wet-sprinklered
<b>Parking Spaces:</b>	301
<b>Lease Type:</b>	NNN
<b>Lease Rate:</b>	\$7.50 / SF
<b>Date Available:</b>	4/1/25
<b>Utilities:</b>	Heavy
<b>Lighting:</b>	LED
<b>Climate Control:</b>	Heated & Cooled Throughout



## Adjacent ± 13 Acres For Build-To-Suit Development





# MOLLENHOUR GROSS

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## REAL ESTATE

Since 2004, Mollenhour Gross Real Estate has been developing, acquiring, and managing real estate in East Tennessee. Founded by entrepreneurs who have built and operated manufacturing, distribution, and service businesses, we understand the challenges that our clients face. We know what it means to be a tenant, to make payroll, to be constrained in congested space, to need more employee parking, to be a buyer, and to be a seller. Those personal experiences help us serve you and our other clients better.

One of our team's guiding principles is to "treat others as we would wish to be treated if roles were reversed". With this in mind, we strive to communicate clearly, to make decisions efficiently, and to follow through on all of our commitments. We welcome the opportunity to serve you and to help solution your needs.

For more information, click [here](#) or scan the below QR code to visit our website.

