

OFFERING MEMORANDUM

Mullins Warehouse Park

1605 PROSSER ROAD

Knoxville, TN 37914

PRESENTED BY:

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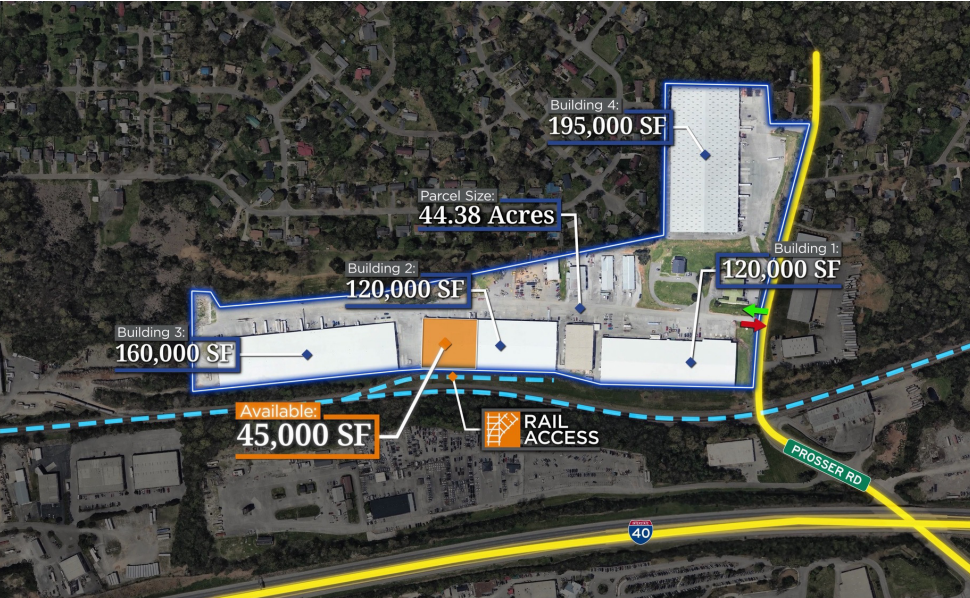
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property
Information

PROPERTY SUMMARY



LEASE RATE	\$5.95 /SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	660,000 SF
AVAILABLE SF:	45,000 SF
YEAR BUILT:	1975
ZONING:	I-MU
APN:	070NC001
VIDEO:	View Here

PROPERTY OVERVIEW

Mullins Warehouse Park is a multi-building industrial complex located at 1605 Prosser Road in Knoxville, Tennessee. The property totals approximately 660,000 square feet and is positioned just off I-40, providing direct access to the interstate and convenient connectivity throughout the Knoxville region.

The park features clear heights ranging from 16 to 22 feet, dock-high and drive-in loading options, and 25' × 40' column spacing that supports a variety of warehouse and distribution layouts. The buildings are fully sprinklered, heated, and equipped with 24-hour security. Rail service is available on-site, offering an additional logistics advantage.

Located minutes from downtown Knoxville and key industrial corridors, Mullins Warehouse Park provides efficient access to I-40, I-75, and I-640, allowing tenants to easily serve both local and regional markets.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Mullins Warehouse Park
STREET ADDRESS	1605 Prosser Road
CITY, STATE, ZIP	Knoxville, TN 37914
COUNTY	Knox

BUILDING INFORMATION

TENANCY	Multiple
CEILING HEIGHT	22 ft
MINIMUM CEILING HEIGHT	16 ft
NUMBER OF FLOORS	1
YEAR BUILT	1975

PROPERTY HIGHLIGHTS

- Centrally Located
- Adjacent to I-40
- 24 Hour Security
- Sprinkler System
- Heated Warehouse
- 16' Eave 22' Center
- Dock High Doors 10' x 12'
- Drive-in Doors
- 25' x 40' Column Spacing
- Rail Access

LEASE SPACES

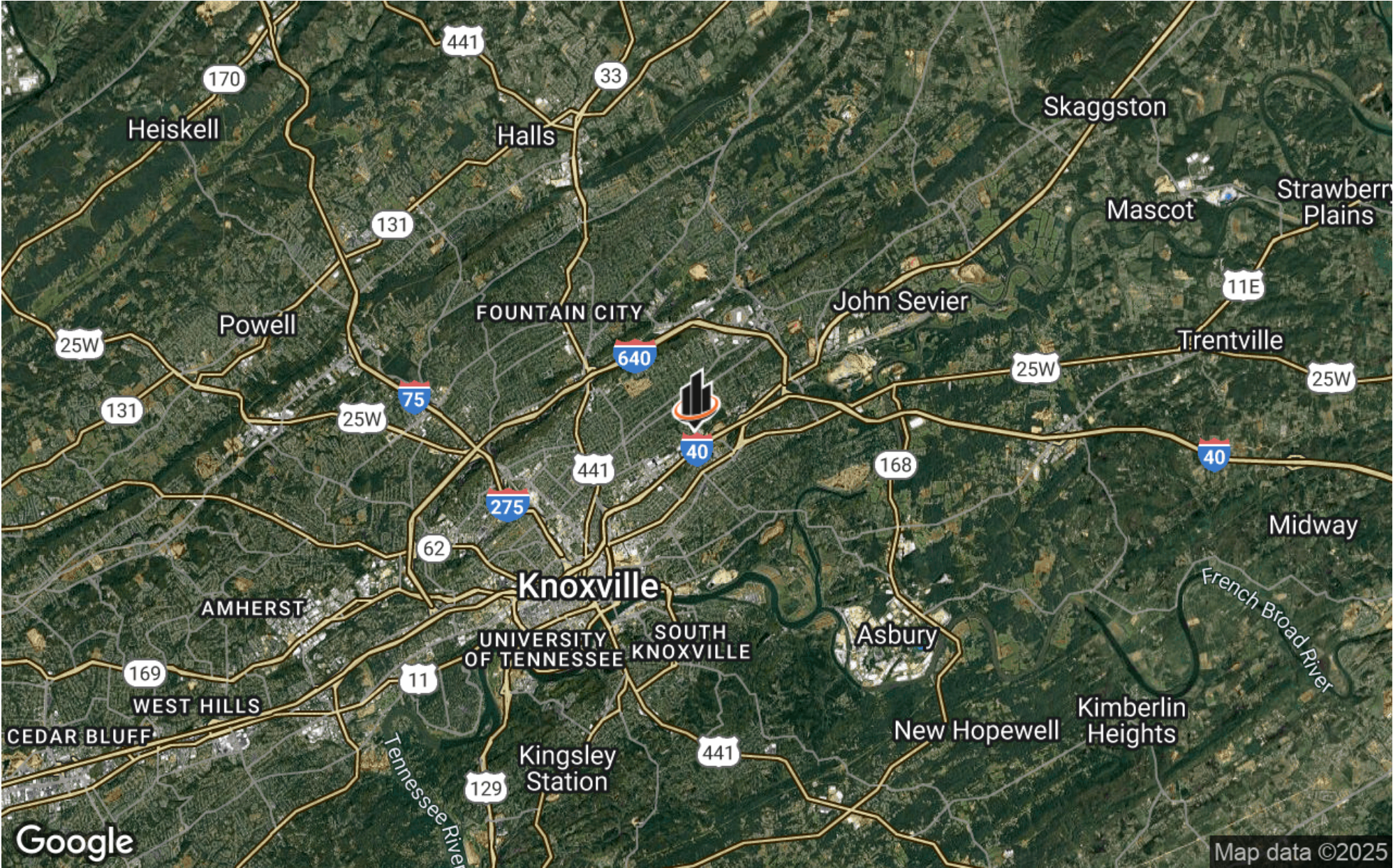


LEASE INFORMATION

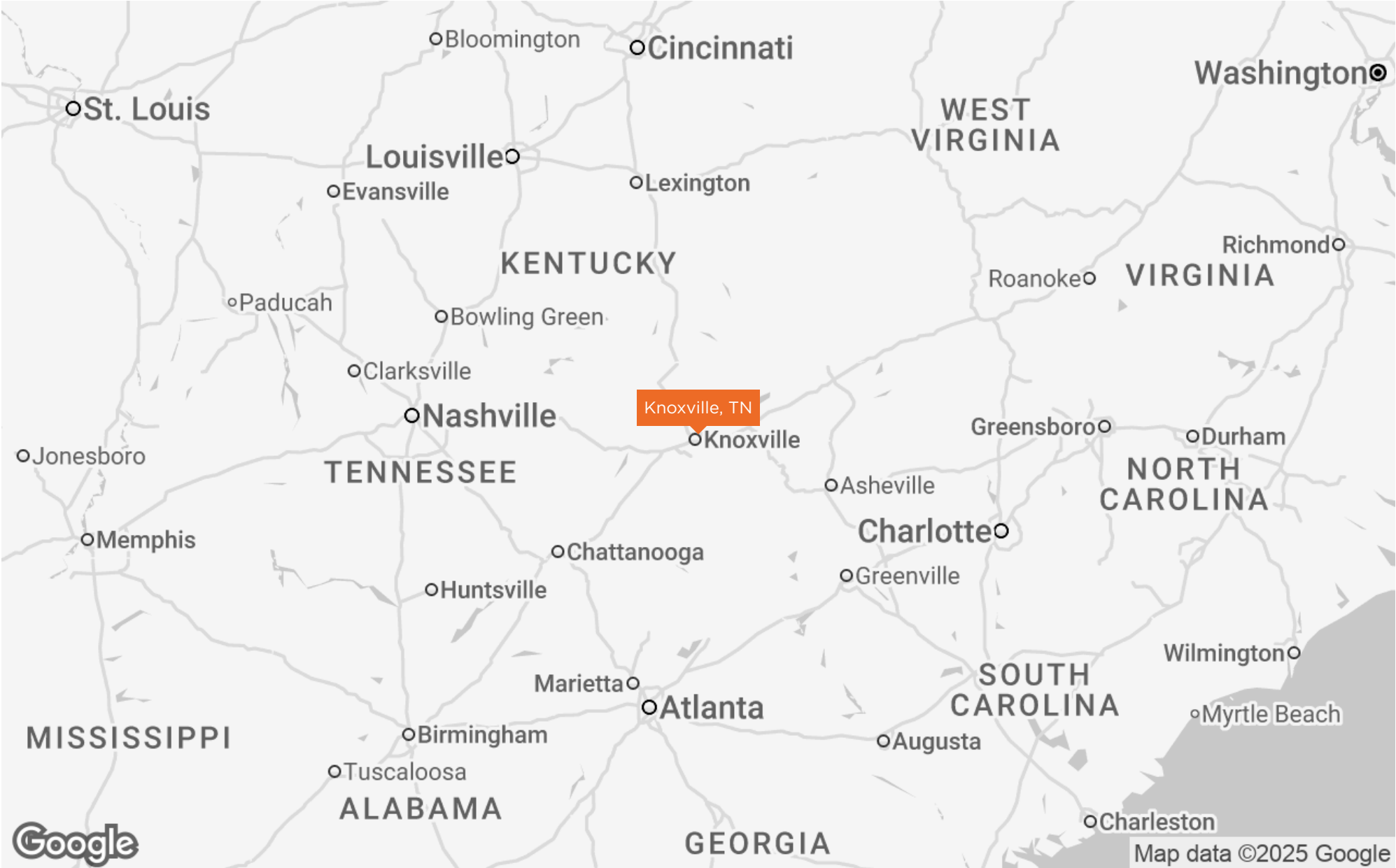
LEASE TYPE:	NNN	LEASE TERM:	5 Year Min.
TOTAL SPACE:	45,000	LEASE RATE:	\$5.95

AVAILABLE SPACES SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building #2	45,000 SF	NNN	\$5.95 SF/yr

LOCATION MAP



REGIONAL MAP



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