

OFFERING MEMORANDUM

Mullins Warehouse Park

1605 PROSSER ROAD

Knoxville, TN 37914

PRESENTED BY:

MATTHEW STROTHER

O: 865.309.6272

matthew.strother@svn.com

TAYLOR DURAND

O: 865.776.5662

taylor.durand@svn.com



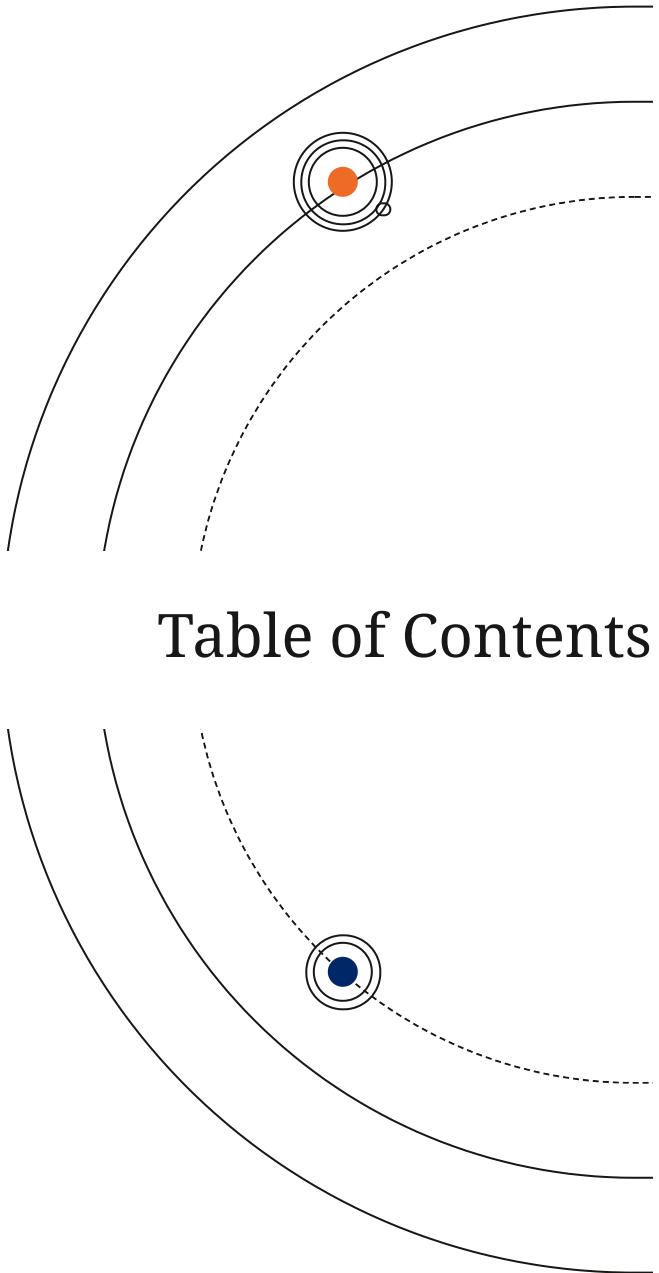


Table of Contents

4

PROPERTY INFORMATION

Property Summary	5
Complete Highlights	6
Lease Spaces	7
Location Map	8
Regional Map	9

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

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' x 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



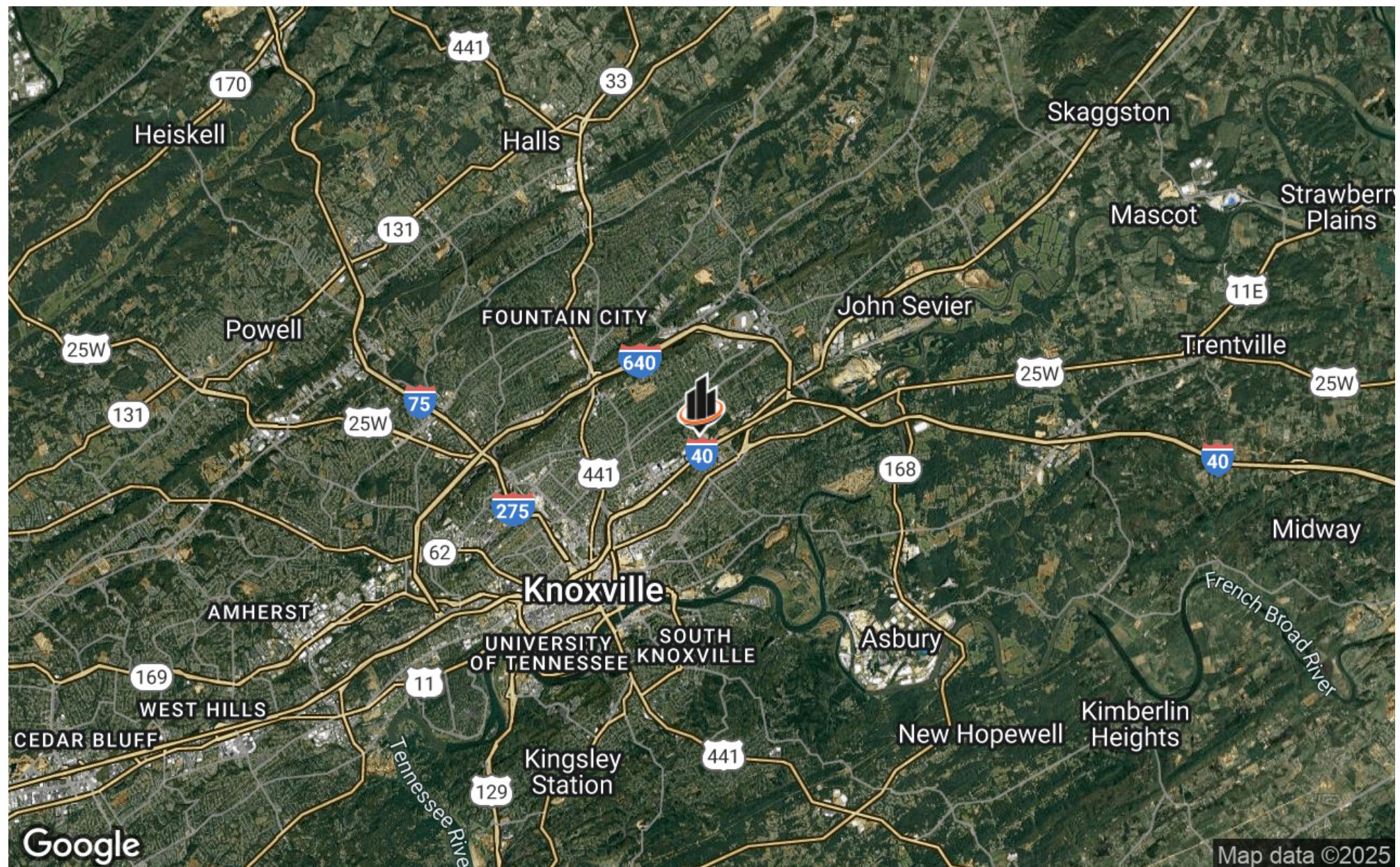
LEASE INFORMATION

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

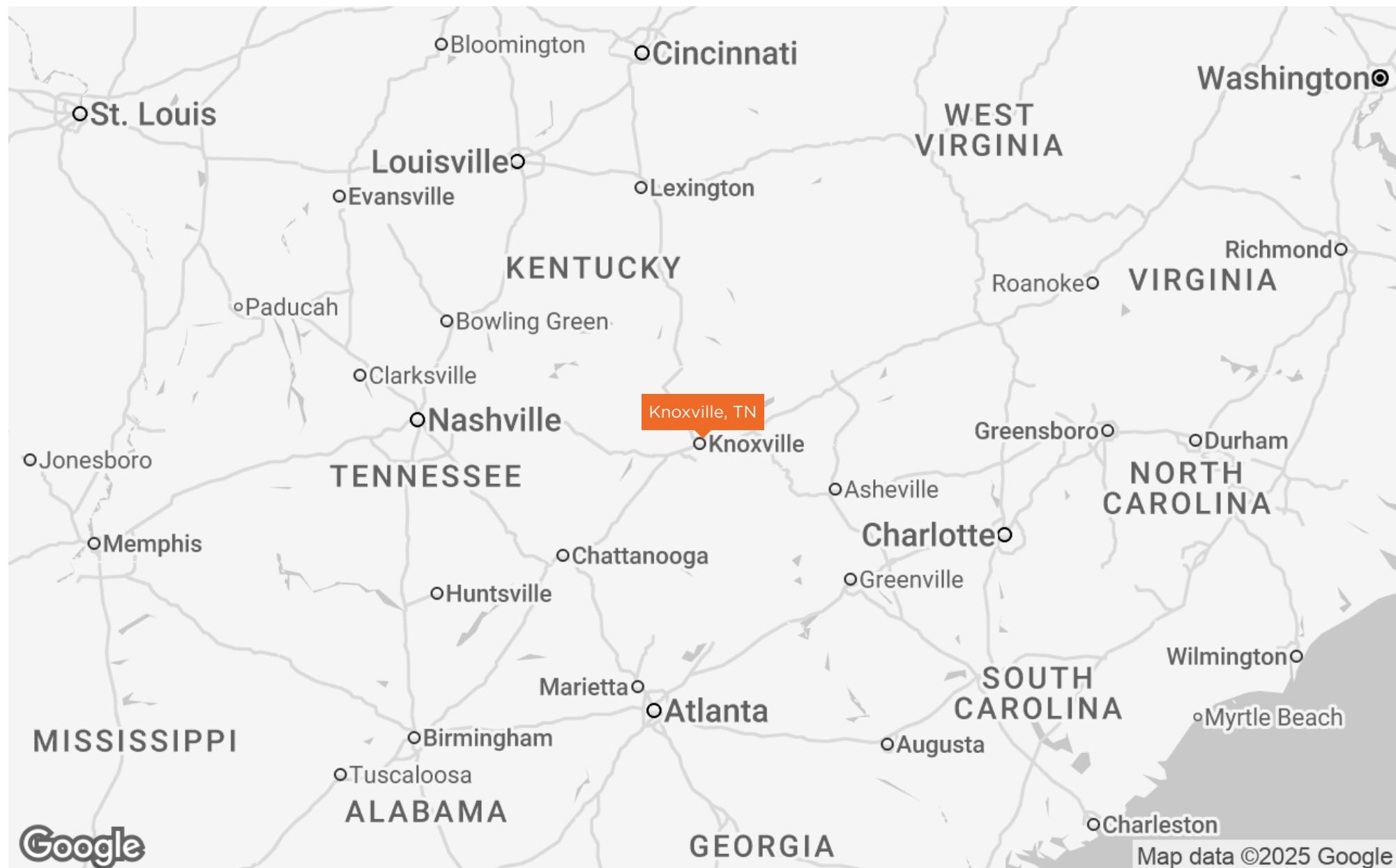
AVAILABLE SPACES

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

LOCATION MAP



REGIONAL MAP



PRESENTED BY:

Matthew Strother

O: 865.309.6272
matthew.strother@svn.com

Taylor Durand

O: 865.776.5662
taylor.durand@svn.com

