

0.75 ACRE OF OUTSIDE STORAGE
AVAILABLE

1540 AMHERST ROAD
SUITE A-2 – AVAILABLE
55,491 RSF

OUTDOOR STORAGE
AVAILABLE
0.75 ACRES

AMHERST INDUSTRIAL CENTER

1540 Amherst Road Suite A-2; Knoxville, TN

55,491 SF AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 53,038 sf of warehouse / 2,453 sf of office
- 20' - 22' Clear height / Eight (8) dock doors
- 3,000 amps of power available
- 1.21/1,000 parking ratio
- Direct access to I-40
- Close proximity to major thoroughfares
- < 7 miles from Downtown Knoxville
- <20 miles from McGhee Tyson Airport



OWNED AND LEASED BY:

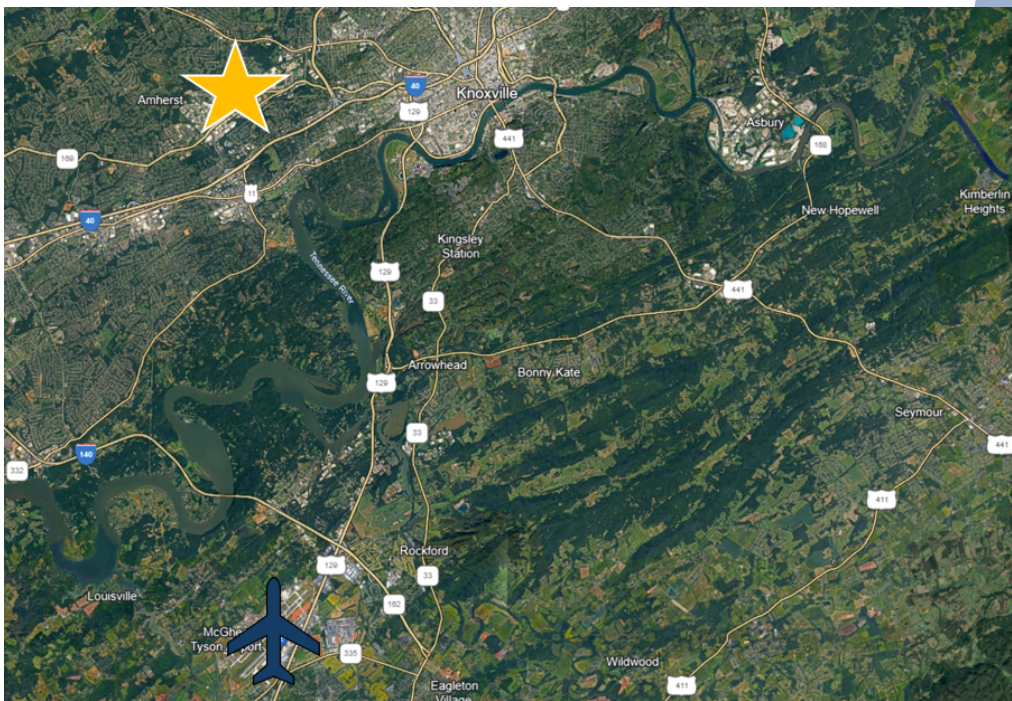
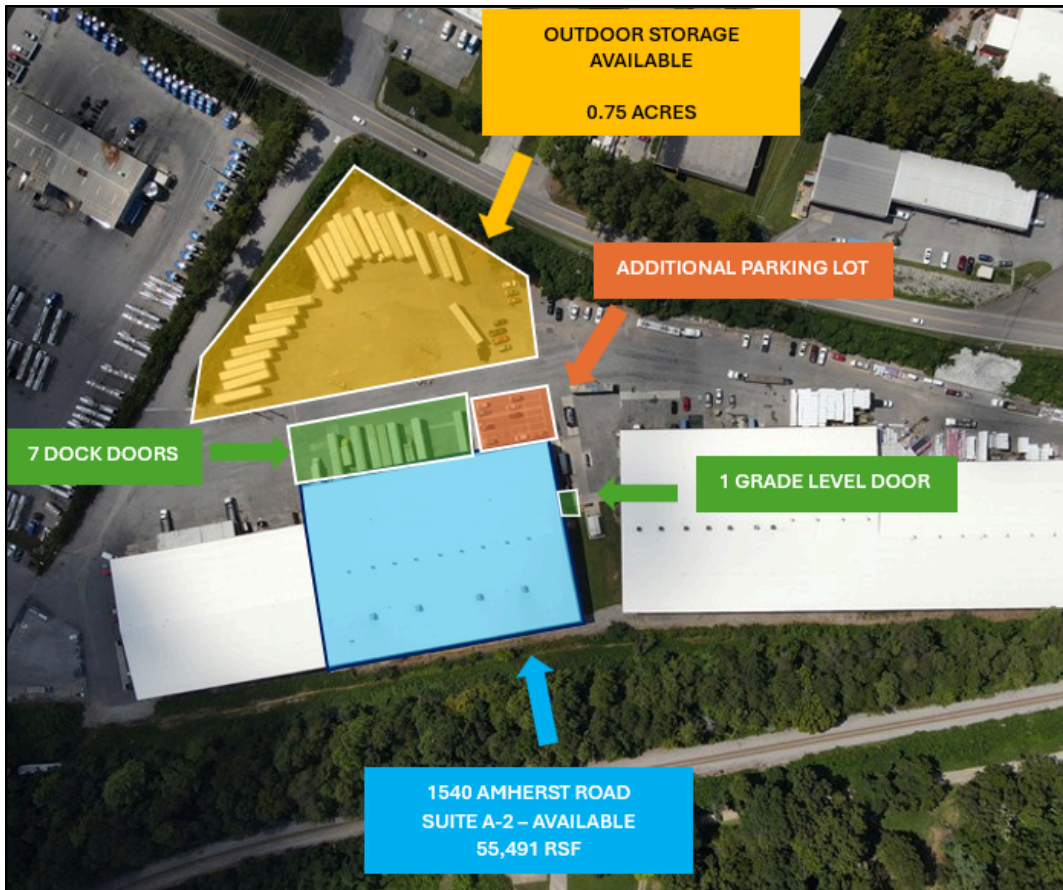


FOR MORE INFORMATION:

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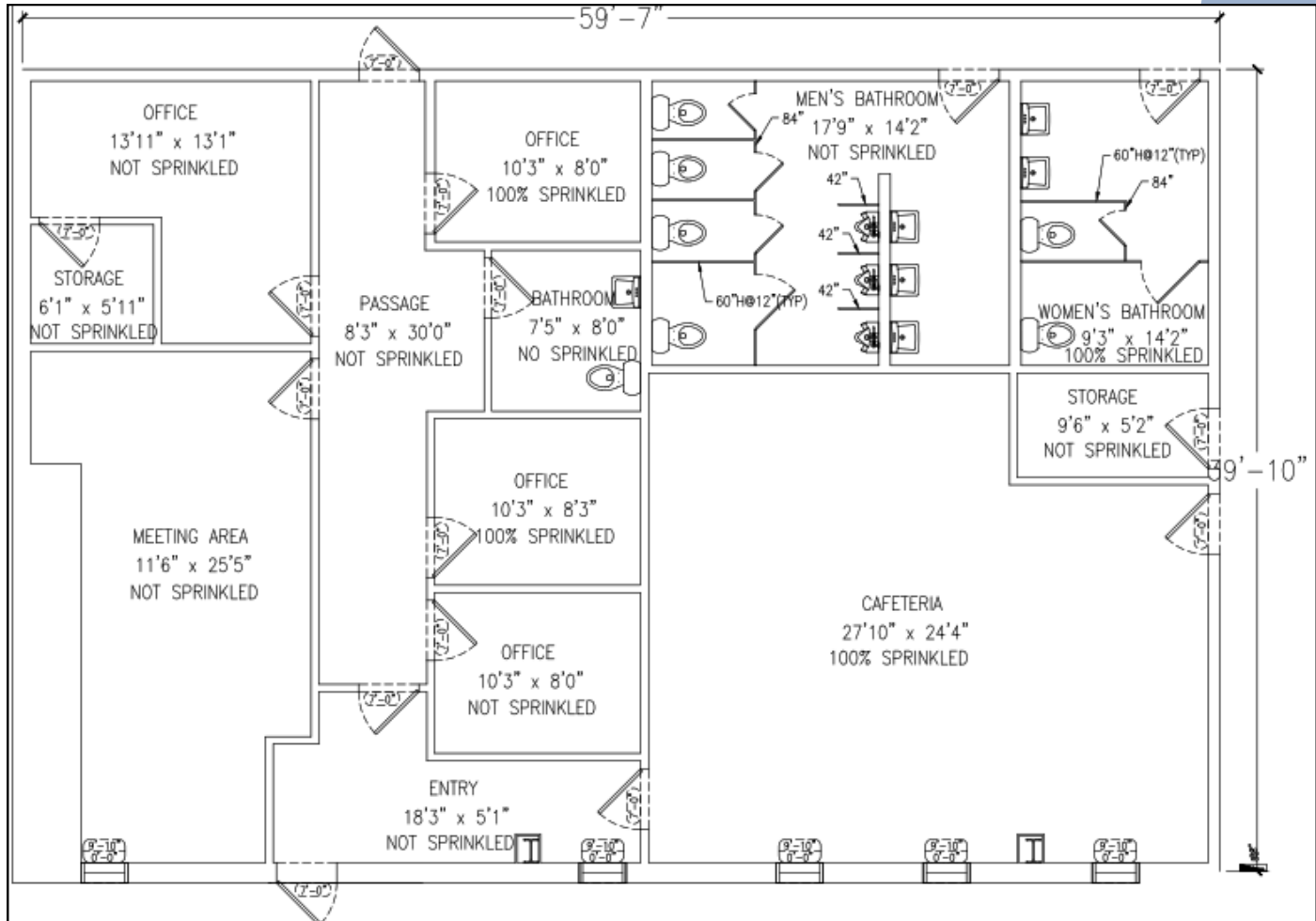
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2,453 SF OFFICE

- Four (4) private offices, conference room, cafeteria, breakroom, and storage area.



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The map shows the Amherst Industrial Center highlighted in a yellow box with a yellow star and arrow pointing to it. Surrounding logos include Sysco, Amazon, AAA, O'Reilly Auto Parts, CAT, FritoLay, Target, Kroger, Nissan, Publix, Massey Electric, Cintas, Acronis, Denso, and McGhee Tyson Airport. A large white box on the right side of the map contains the logo for Burkhart Enterprises, Inc. Barge Truck Rail, Knoxville, TN.

Nerby Amenities

- Burger King
- Panera Bread
- UPS
- Wendy's
- Chick-fil-A
- LOWE'S
- Wild Foods
- Advance Auto Parts
- McDonald's
- Walmart
- Gus's Fried Chicken

Highlights

- 6 miles from Downtown Knoxville
- 17 miles from McGhee Tyson Airport
- 15 miles from Knoxville inland port

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