

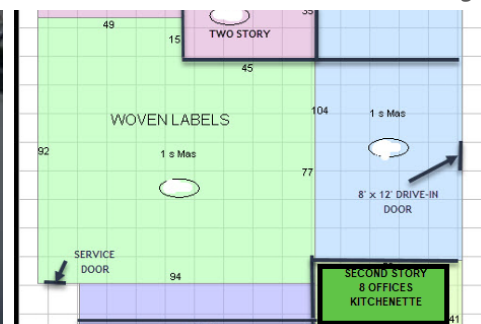
Industrial Building for Sale or Lease in ...

2409 Sycamore Drive, Knoxville, TN, 37921

Industrial: Warehouse/Office For Sale

Prepared on August 20, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Total Available Space	26,200 SF	Last Modified	8/20/2026
Asking Price	\$2,385,000	Listing ID	44542599
Listing Price Per SF	\$91.03	Electric Service	Yes
Cap Rate (Actual)	-	Clear Height	12 - 22 ft
Total Expenses	\$11,864	Ceiling Height	-
Signage	Free-Standing	Dock High Doors	1
Show Instructions	Call broker	Grade Level Doors	1; 8' X 12'
Tax Year	2024	GLD Description	8' X 12'
Real Estate Taxes	\$11,864 in 2024	Mezz. Office Space	(Incl. in Available)
Vacant	Yes	Mezz. (Unfin.) Space	(Incl. in Available)
Vacant Date	3/10/2026	Parking Spaces	-
Available Date	3/10/2026	Water	Yes
Days On Market	157 days	Sanitary Sewer	Yes, Kub
Date Listed	3/16/2026		

Description

Very flexible warehouse-production facility. Heavy electrical service (120/280, 480/277, and 120/240), fully sprinklered, ceiling heights from 10' to 22', 8' x 12' drive-in door, 8' x 8' dock high door, 7' x 12' (wide) service door, upper level storage areas, conference/training area. New roof as of August 2026.

Tenant must verify measurements and other statements.

Industrial Park convenient located to I-640, I-40 and I-75.

Property Features

Location Details

Address	2409 Sycamore Drive, Knoxville, TN, ...	Parcels	080MC025
Zoning	I-G	Name	2409 Sycamore Dr
County	Knox	Nearest MSA	Knoxville

Building Details

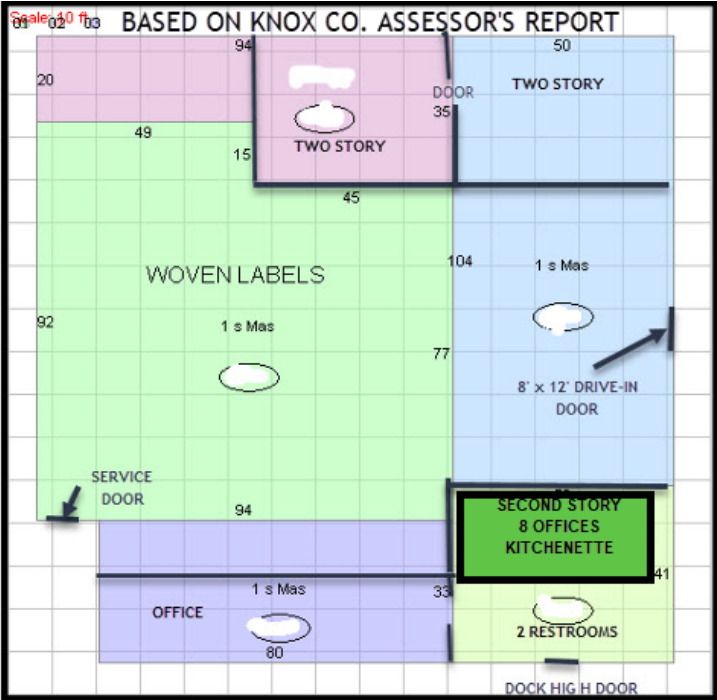
Sub Type	Warehouse/Office	Clear Height	12 - 22 ft
Building Status	Existing	Ceiling Height	-
Building Size	26,200 SF	Dock High Doors	1
Land Size	2.7 Acres / 117,612 SF	Grade Level Doors	1
Number of Buildings	1	Rail Doors	Not present
Number of Floors	2	Sprinklers	Yes
Year Built	1960	Water	Yes
Primary Constr. Type	Framed	Sanitary Sewer	Yes, Kub
Occupancy Type	Multi-tenant	Natural Gas	Yes, Kub
Yard	-	Rail Service	No
Electricity	Yes	Rentable Space	26,200 SF

Property Listings

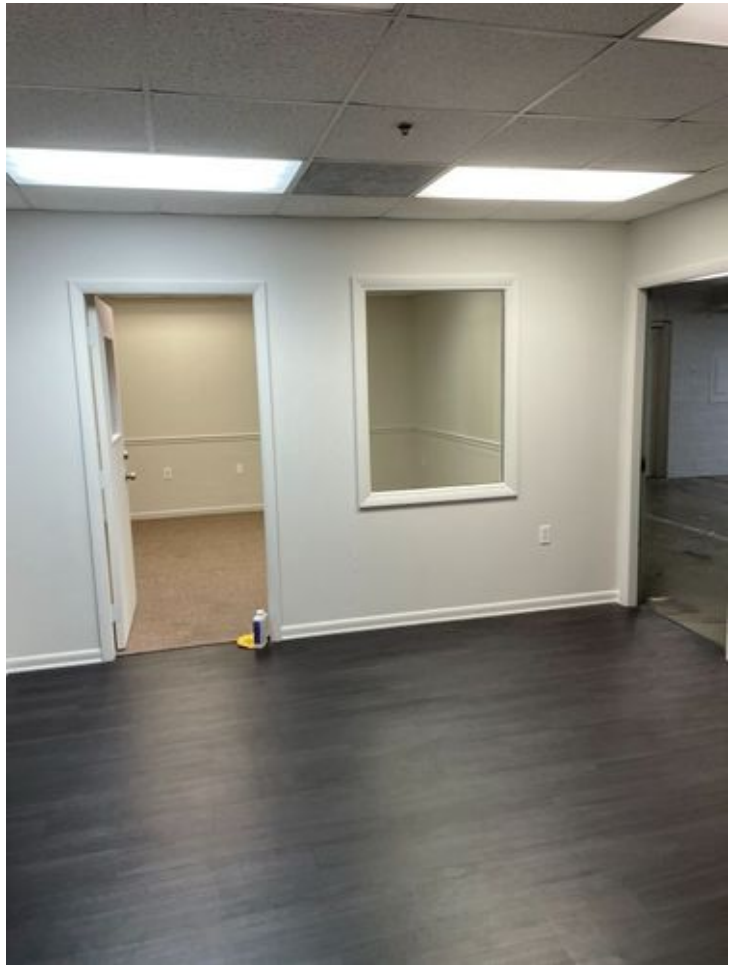
2 Listings | 26,200 SF | Negotiable

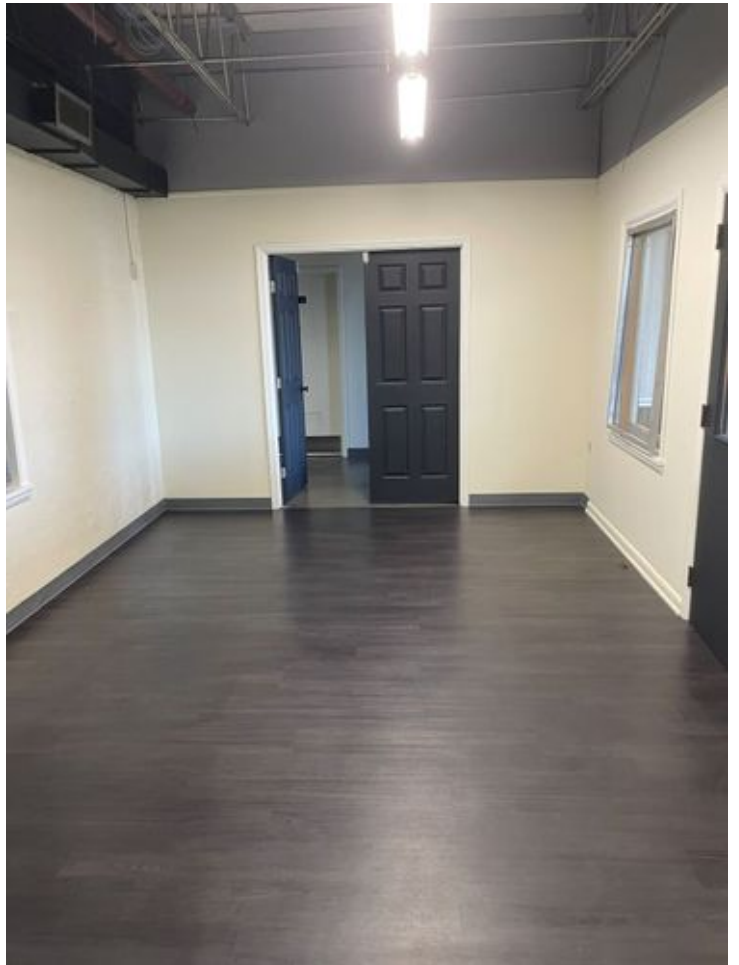
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	Flexible ...	-	26,200 SF	\$7.95 Annual/SF	3/10/2026	12-2...	12-22 ft	-	-	-	-/-/-
For Sale	Flexible ...	-	26,200 SF	\$2,385,000	3/10/2026	-	-	1 GD, 1 DH	-	-	-/-/3Ø

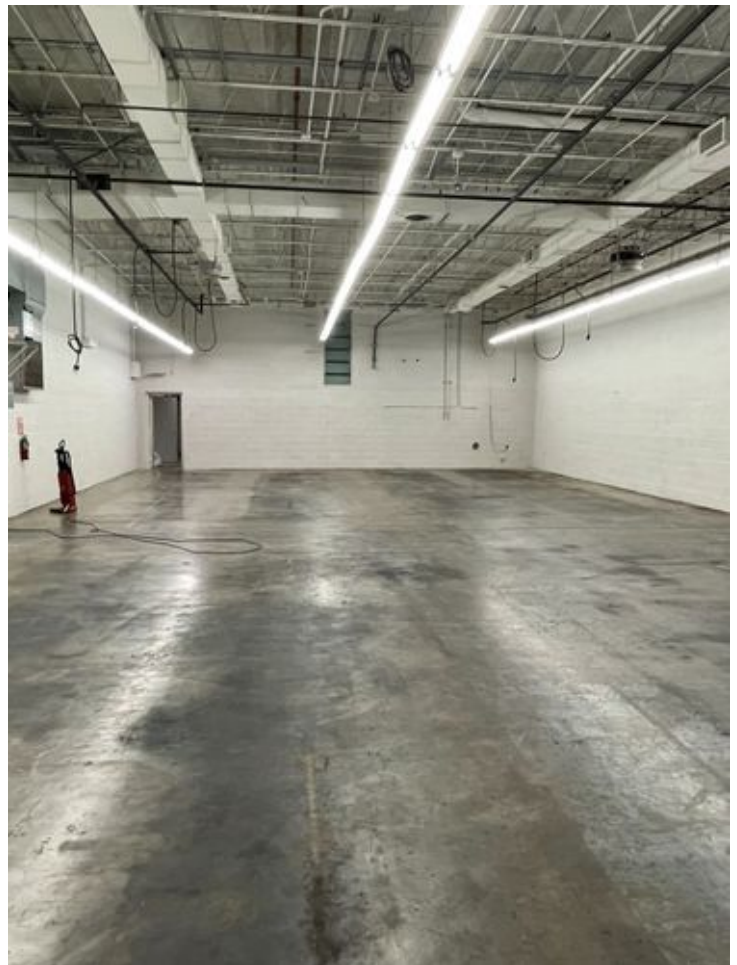
Additional Photos

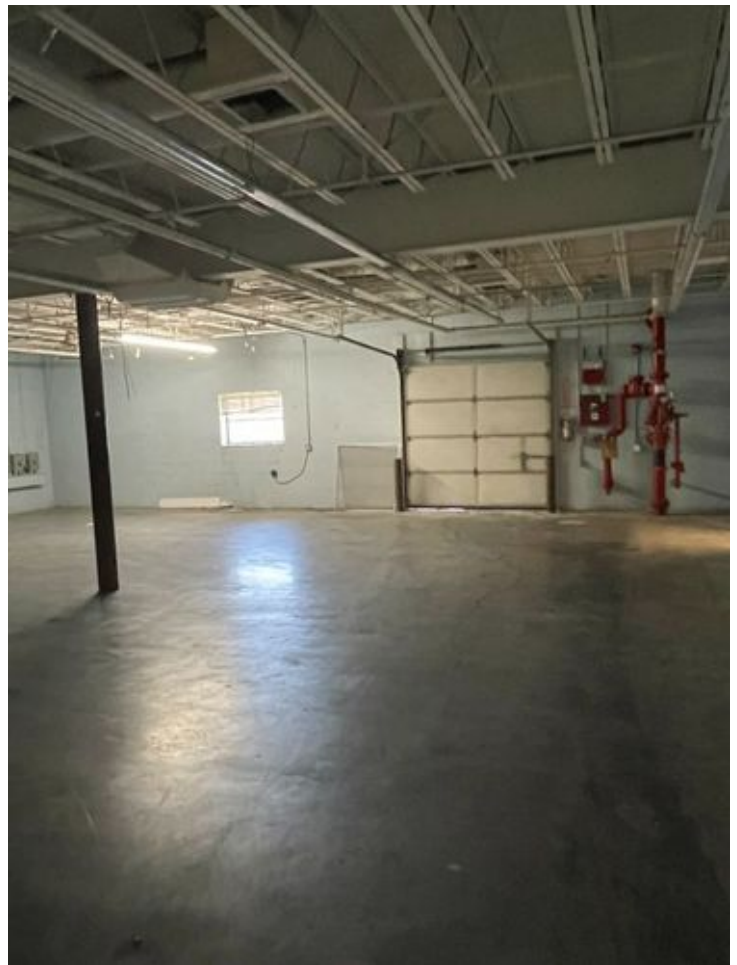


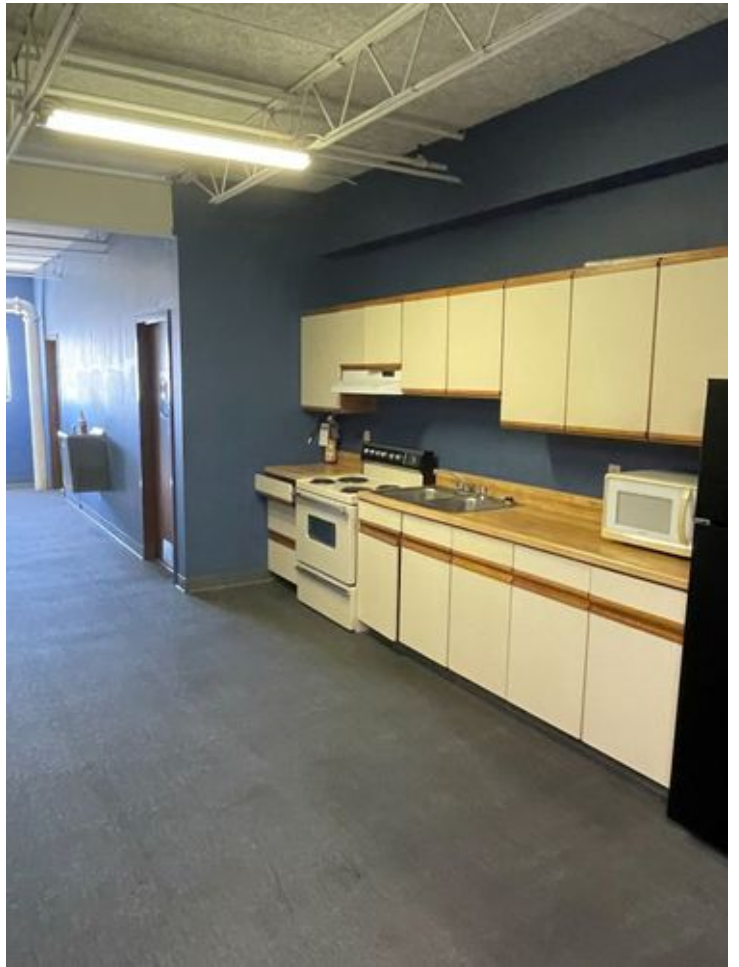
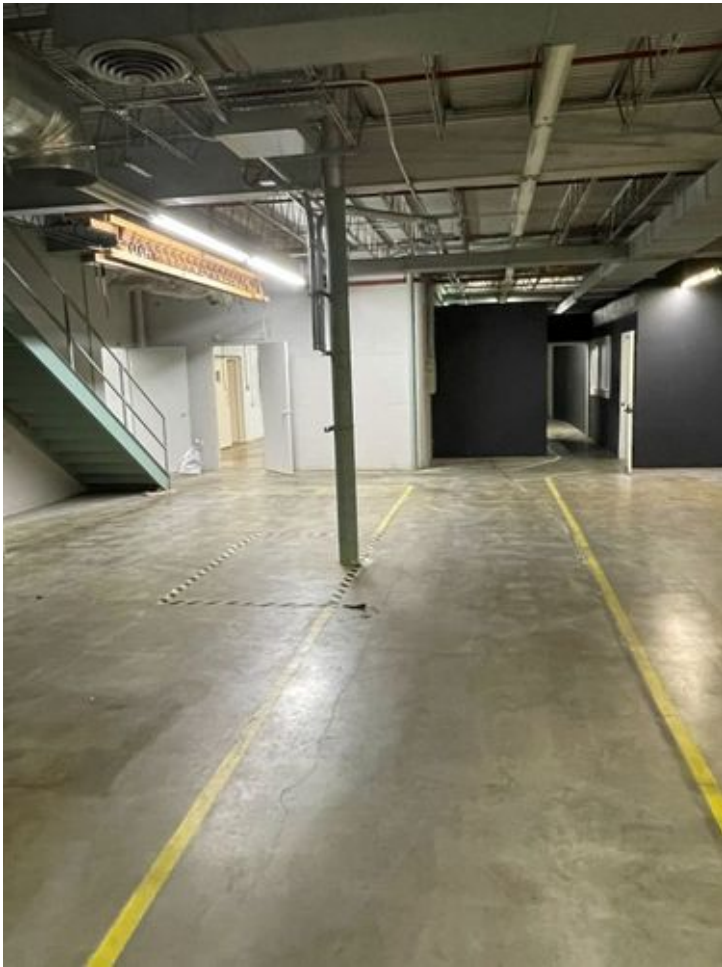


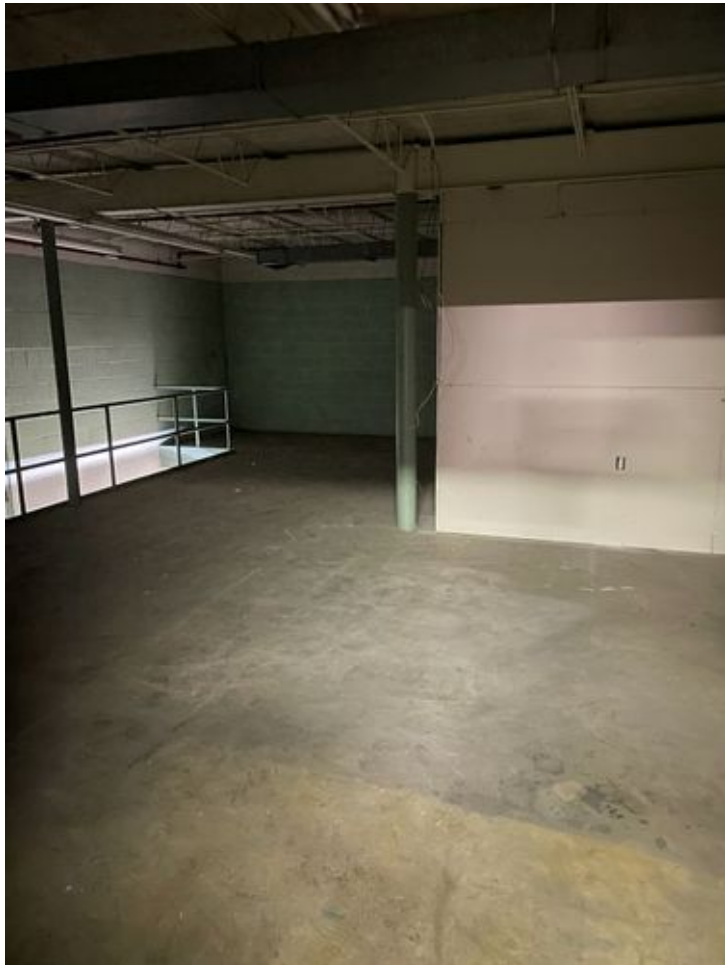


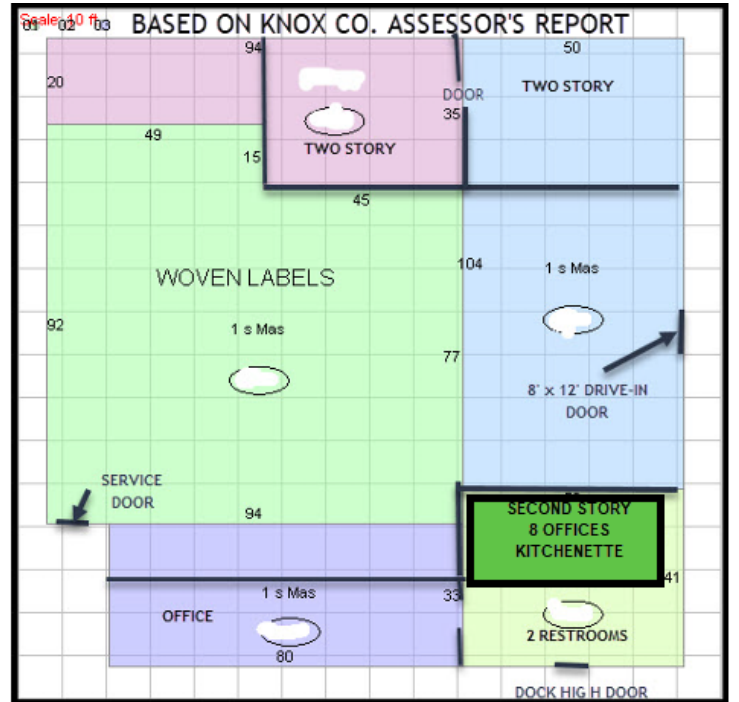


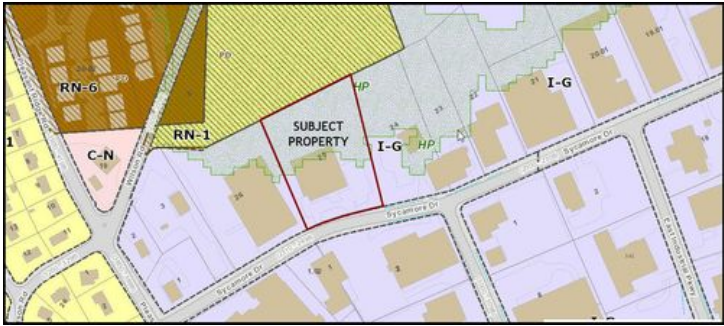












Contact



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