

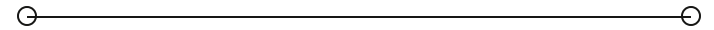


OFFERING MEMORANDUM

12,000 SF Warehouse Near Downtown Knoxville

2003 RIVERSIDE DRIVE

Knoxville, TN 37915



PRESENTED BY:

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Table of Contents

3

PROPERTY INFORMATION

Property Summary	4
Complete Highlights	5
Additional Photos	6

7

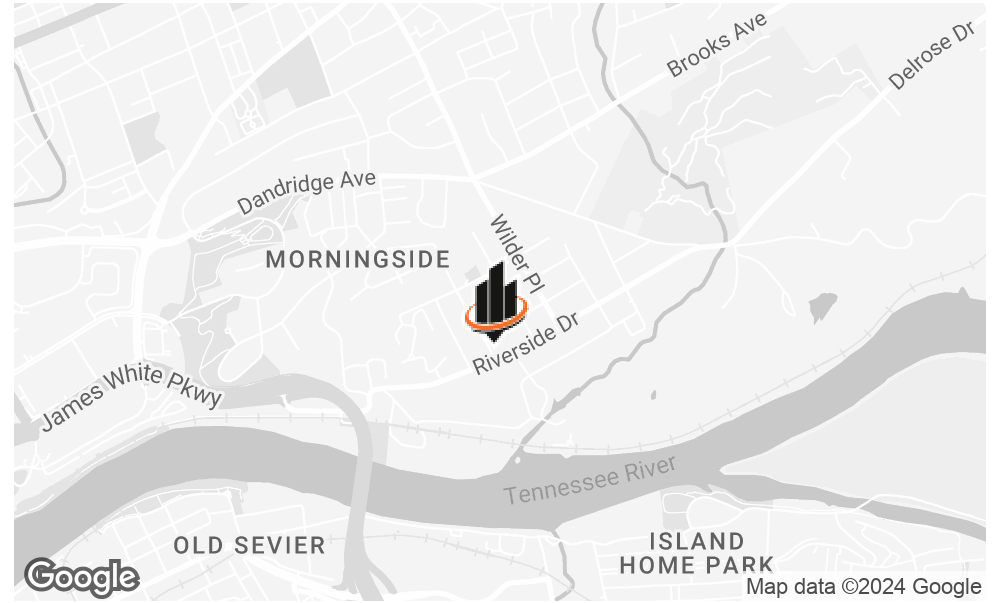
LOCATION INFORMATION

Location Map	8
Regional Map	9
Demographics Map & Report	10
Disclaimer	11



SECTION 1
Property
Information

PROPERTY SUMMARY



LEASE RATE	\$7.75 SF/YR
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OFFERING SUMMARY

AVAILABLE SF:	12,000 SF
LOT SIZE:	1.12 Acres
ZONING:	I-MU
MARKET:	Downtown
APN:	095FH03501

PROPERTY OVERVIEW

2003 Riverside Drive is a 12,000 SF industrial property in Knoxville, TN, featuring 10,000 SF of warehouse space and 2,000 SF of office or more storage space. Renovated in 2024, it includes 13-foot ceilings, three-phase power, a dock door, a drive-in door, and new LED lighting. The property sits on 1.12 acres, offers convenient access to I-40 and downtown Knoxville, and is ideal for a variety of industrial uses.

LOCATION OVERVIEW

The property is located on Riverside drive just minutes off of James White Parkway. The property has close proximity to downtown Knoxville and quick access to I-40.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	2003 Riverside Drive
CITY, STATE, ZIP	Knoxville, TN 37915
COUNTY	Knox
CROSS-STREETS	Riverside Drive and Seneca Street SE

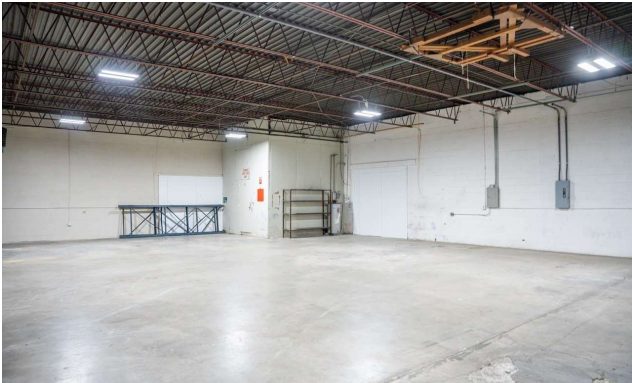
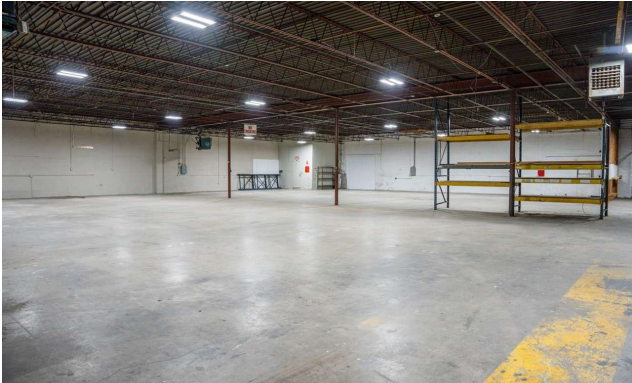
BUILDING INFORMATION

TENANCY	Multiple
CEILING HEIGHT	13 ft
OFFICE SPACE	2,000 SF
YEAR BUILT	1971
YEAR LAST RENOVATED	2024

PROPERTY HIGHLIGHTS

- Convenient to I-40 and Downtown
- 12,000 SF Total
- 10,000 SF Warehouse
- 2,000 SF Office / Storage
- 13' Ceiling
- Dock-Door and Drive-In door
- Three Phase Power 208V
- New LED Lighting
- New Restrooms
- New Paint on Interior and Exterior

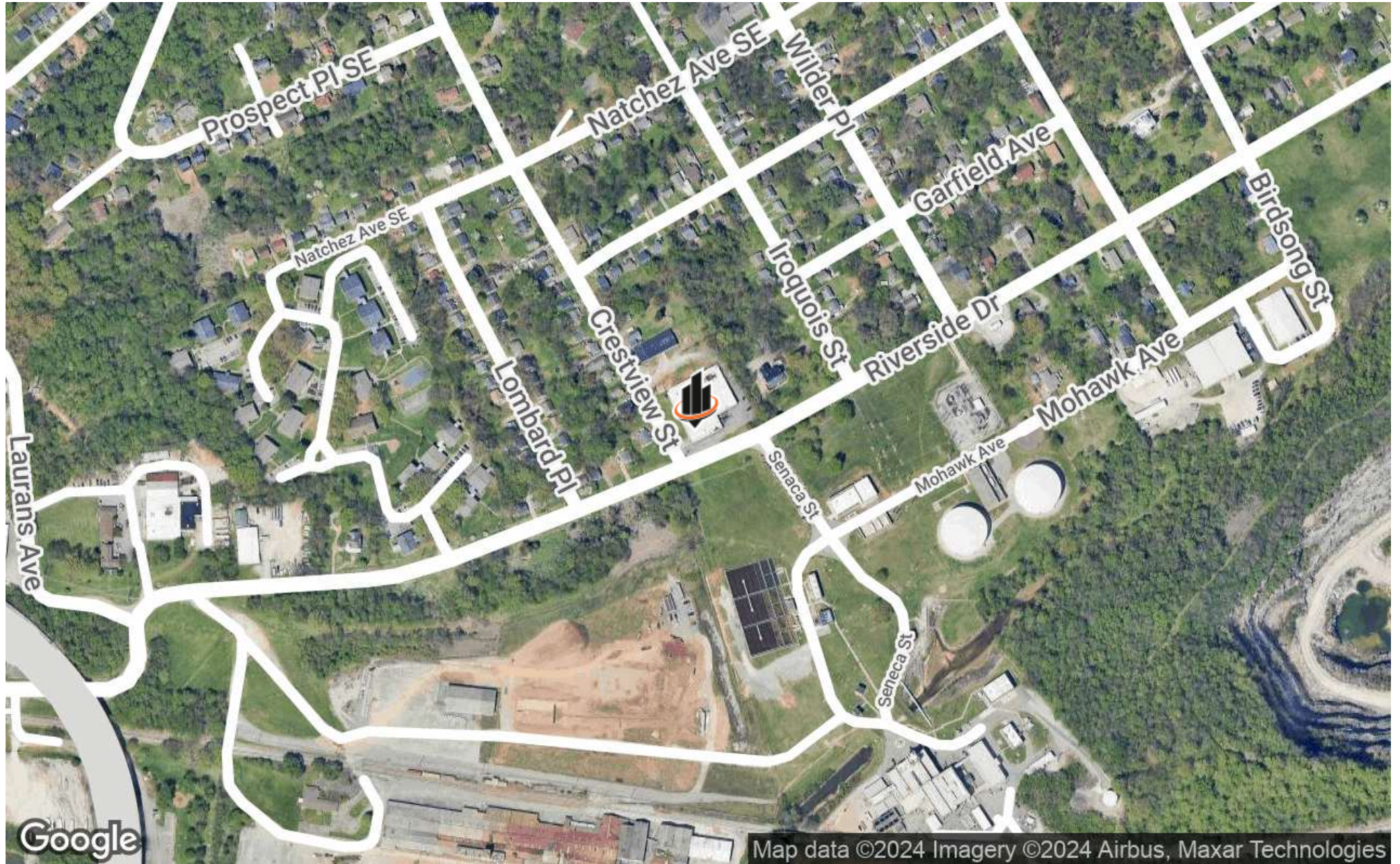
ADDITIONAL PHOTOS



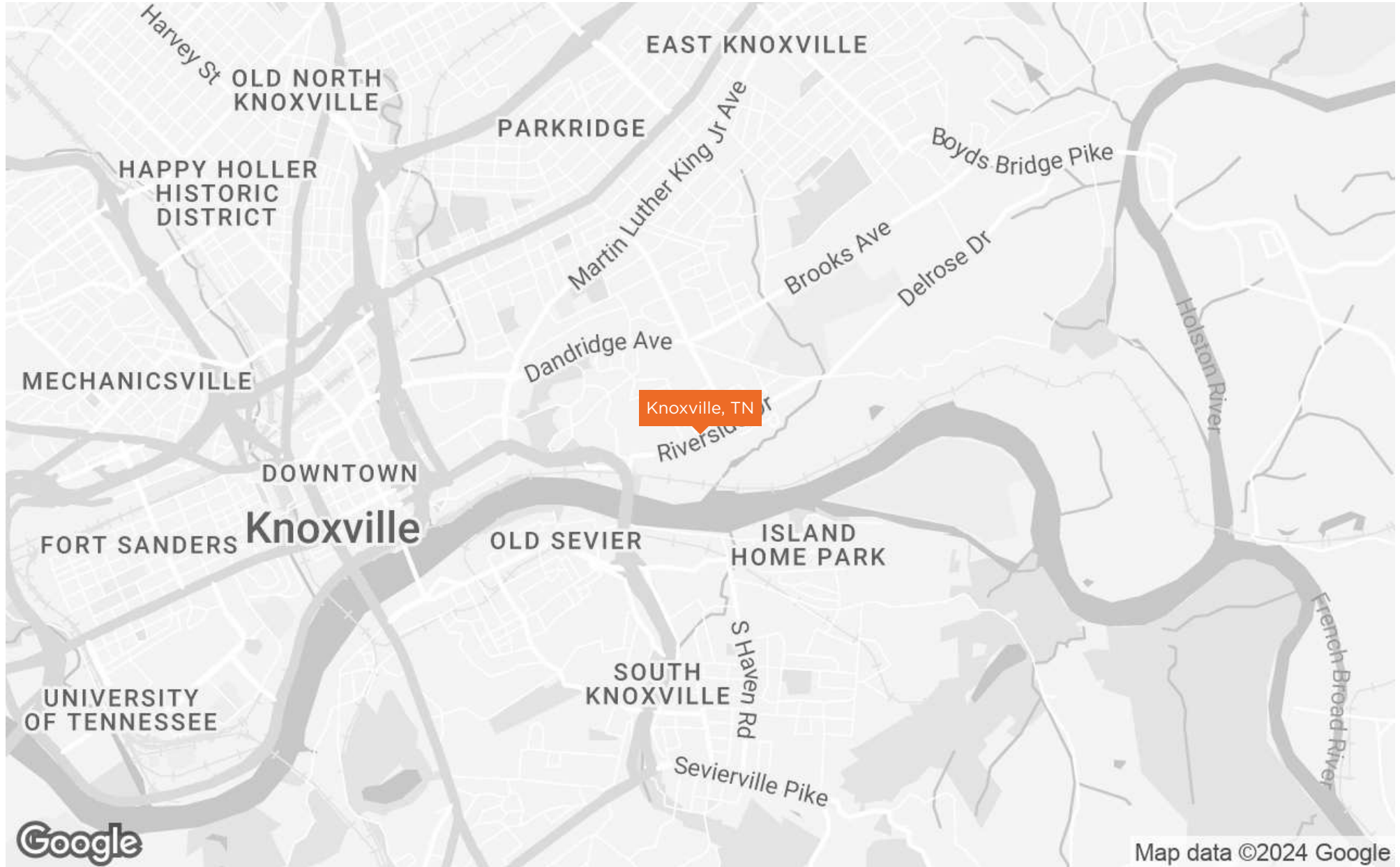


SECTION 2
Location
Information

LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

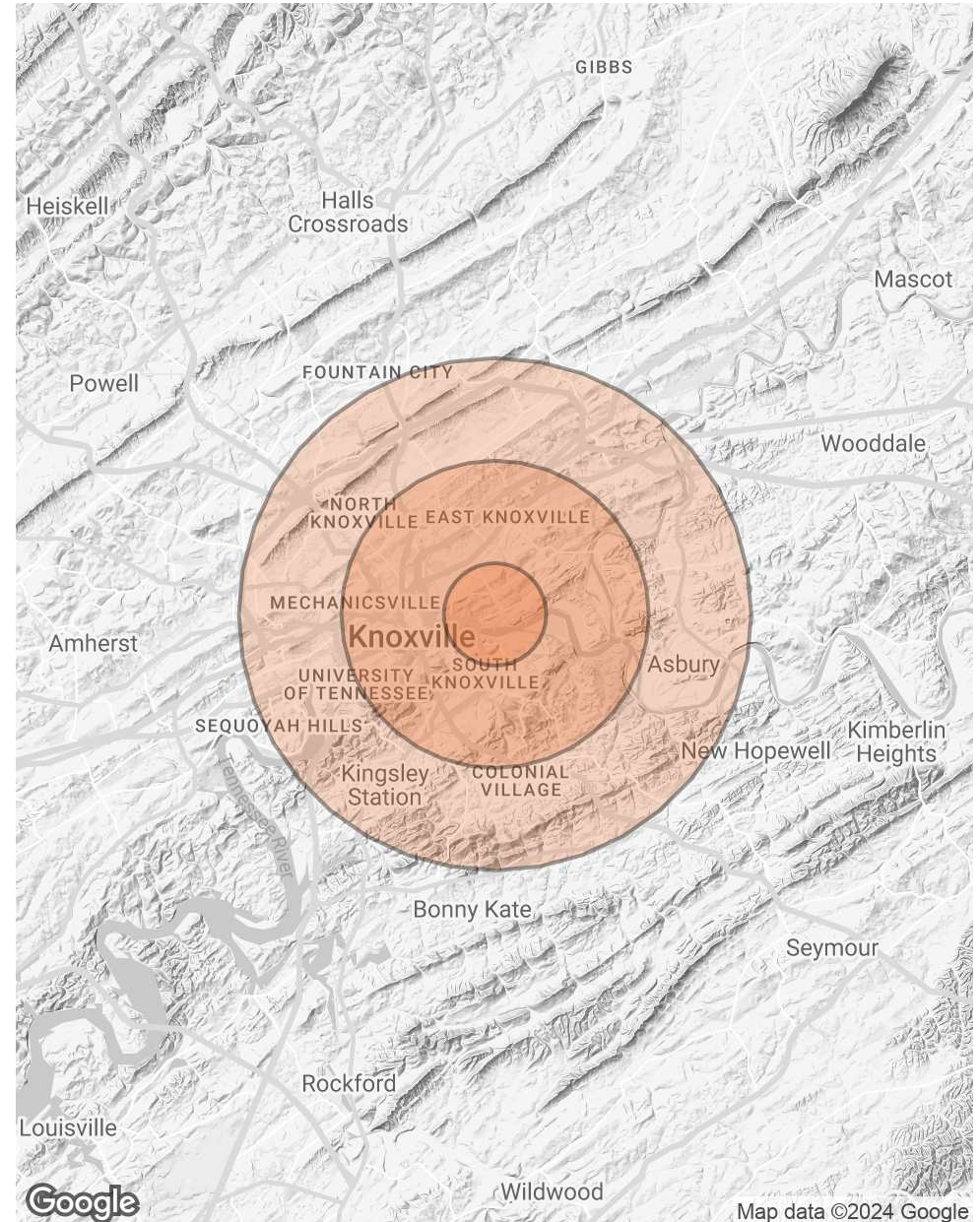
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,448	66,847	119,638
AVERAGE AGE	38	36	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	39	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,609	27,733	50,531
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$49,529	\$57,150	\$59,311
AVERAGE HOUSE VALUE	\$249,744	\$266,659	\$265,463

Demographics data derived from AlphaMap



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.

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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.

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