

OFFERING MEMORANDUM

**91,217 SF on 5.7 Acres
Near Downtown**

1507 9TH AVE

Knoxville, TN 37917

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



SALE PRICE	NEGOTIABLE
LEASE RATE	\$7.00 SF/YR

PROPERTY OVERVIEW

This industrial/warehouse property is conveniently located in Downtown Knoxville, near the corner of Mitchell Street and Ninth Avenue, with easy access to I-40 via Exits 389 and 390. The property features three connected warehouse buildings with a total of approximately 91,217 square feet and three additional acres for expansion or development.

The first building has 49,389 square feet across three floors, including office space on the first and second floors. It has 10 to 14-foot ceilings, two dock-high doors. It is equipped with a 6" slab, 3-phase power, and a sprinkler system. Recent upgrades include a new roof, windows, LED lighting, office buildout, loading docks, and painting.

The second building offers 18,032 square feet of clear span warehouse space with 18-foot eave heights and 1,000 square feet of office space. It has a 10' x 10' loading dock, a 6" slab, and a small office.

The third building includes 23,877 square feet across three sections. The space has its own gated access off Mitchell Street with three dock high doors and one drive in bay. The is a 6,477 square foot space with its own main entrance used for showroom or office space.

The property benefits from "I-G" zoning, suitable for various industrial uses, and includes both wet and dry sprinkler systems and three sets of 3-phase power. Recent enhancements include new vinyl siding, new paint, and a new TPO roof, new LED lighting and more.

OFFERING SUMMARY

BUILDING SIZE:	91,298 SF
AVAILABLE SF:	23,877 - 91,298 SF
YEAR BUILT:	1920
ZONING:	I-G
APN:	082IF001

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	91,217 SF on 5.7 Acres I-G Near Downtown Knoxville
STREET ADDRESS	1507 9th Ave
CITY, STATE, ZIP	Knoxville, TN 37917
COUNTY	Knox
MARKET	Knoxville
SUB-MARKET	Downtown Industrial
CROSS-STREETS	9th Ave and Mitchell Street

BUILDING INFORMATION

TENANCY	Multiple
CEILING HEIGHT	20 ft
MINIMUM CEILING HEIGHT	10 ft
OFFICE SPACE	1,528 SF
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	16,436 SF
YEAR LAST RENOVATED	2024
GROSS LEASABLE AREA	91,217 SF
ROOF	New TPO

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Downtown Knoxville Location
- Recently Renovated Spaces
- Tenant Improvements Available
- Easy Highway Access
- 91,217 Square Feet
- I-G Flexible Zoning
- 3-Phase Power
- Dock High Doors
- Loading Dock
- High Ceilings
- New TPO Roof
- New LED Lighting
- Inspected Wet and Dry Sprinkler Systems
- Renovated Restrooms

EXTERIOR PHOTOS



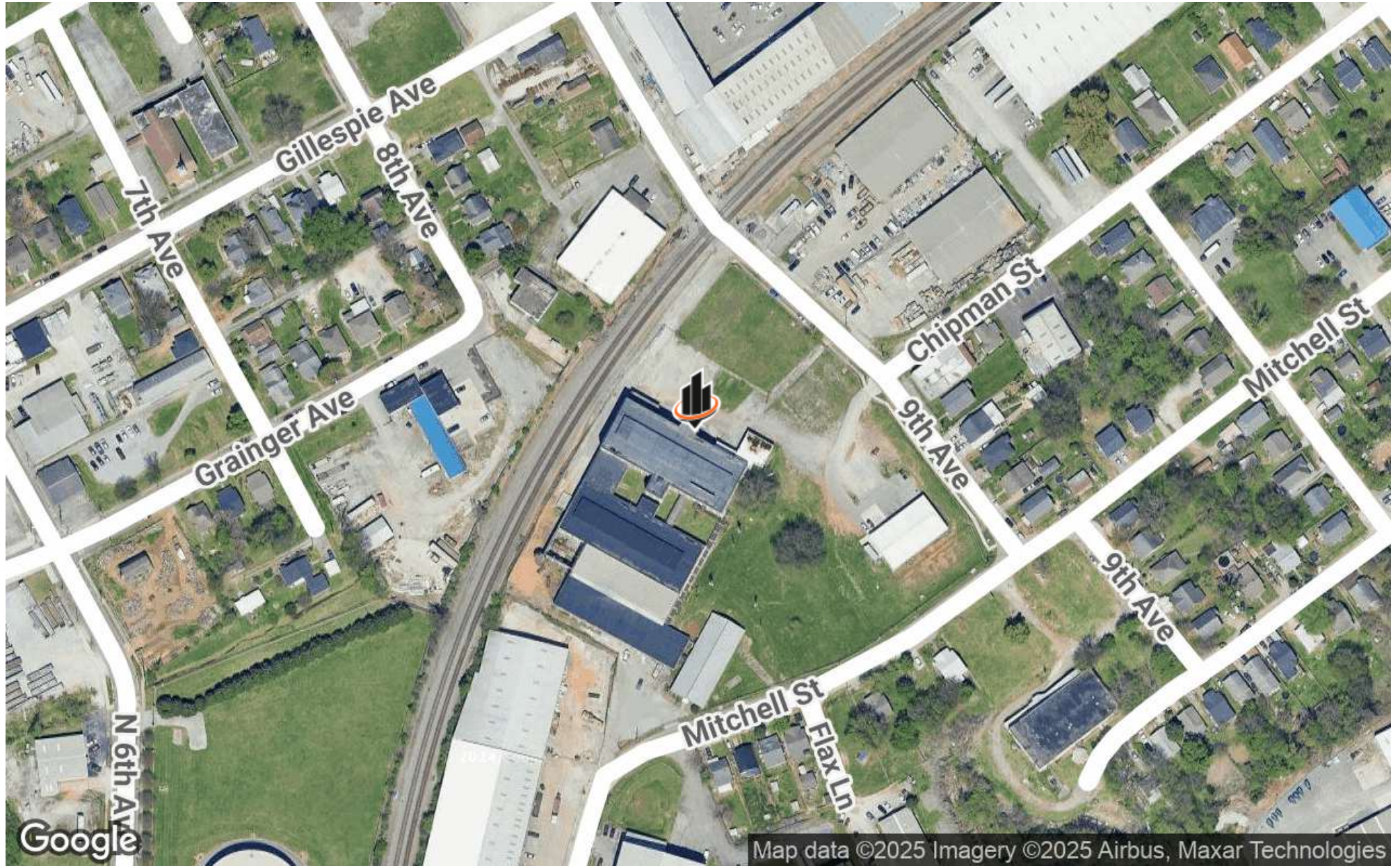
INTERIOR PHOTOS



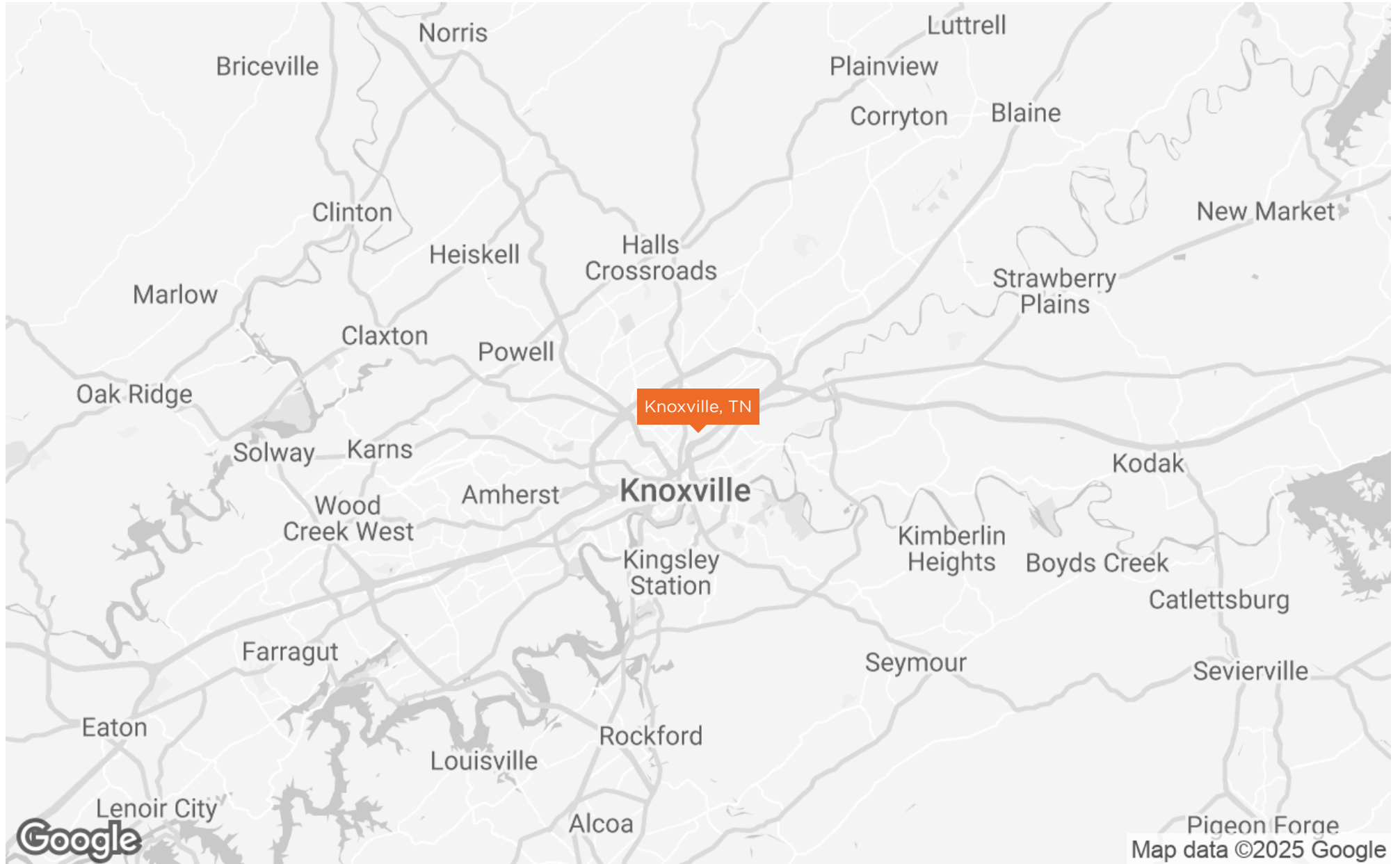


SECTION 2
Location
Information

LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

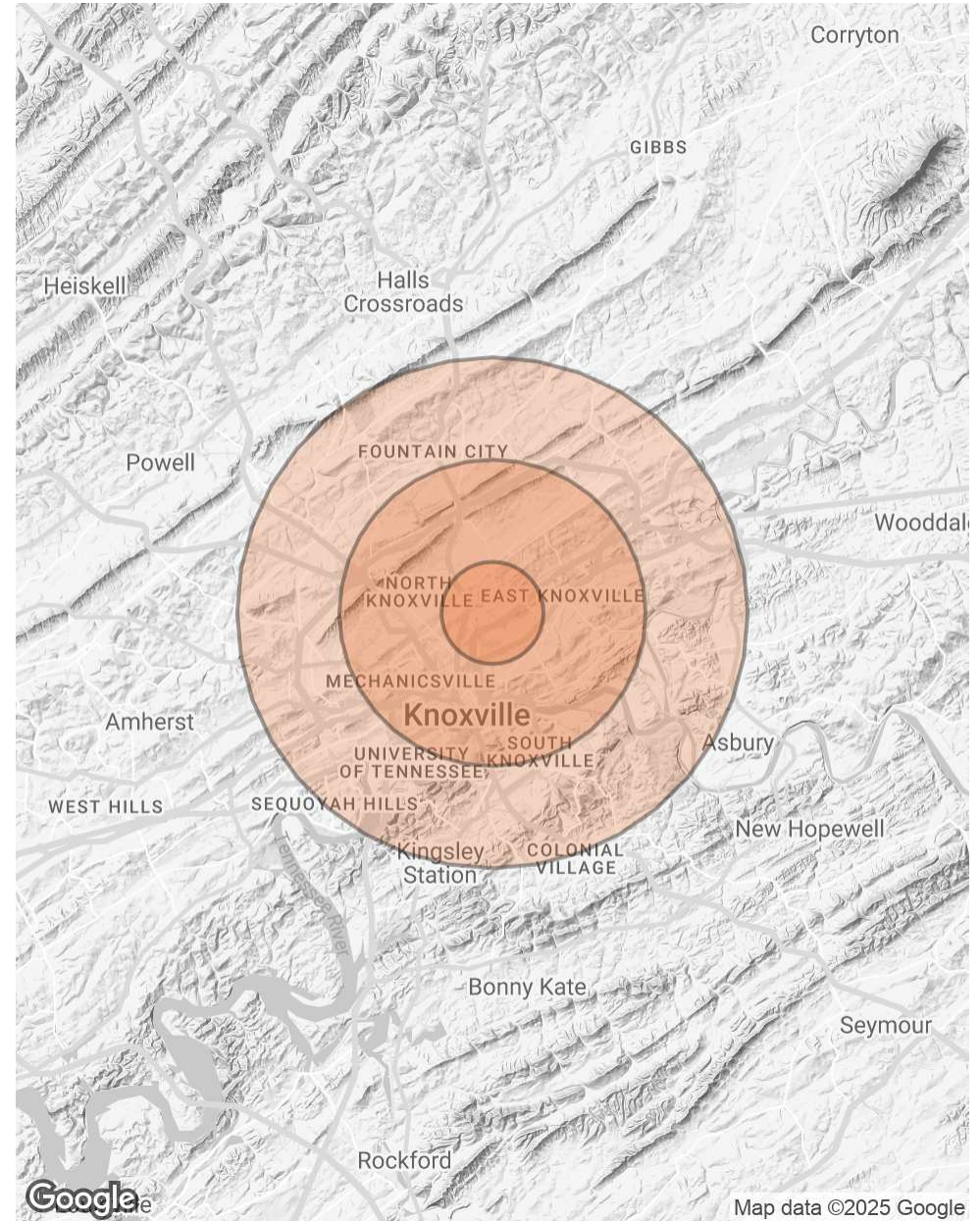
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,092	72,285	150,934
AVERAGE AGE	44.1	34.2	35.1
AVERAGE AGE (MALE)	41.0	32.6	33.6
AVERAGE AGE (FEMALE)	47.6	36.2	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,559	34,112	68,521
# OF PERSONS PER HH	1.8	2.1	2.2
AVERAGE HH INCOME	\$34,400	\$32,230	\$38,972
AVERAGE HOUSE VALUE	\$78,719	\$93,474	\$128,653

2020 American Community Survey (ACS)





SECTION 3
Market
Information

KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS

EMPLOYEES

Covenant Health	11,357
Knox County Schools	9,558
The University of Tennessee - Knoxville	8,959
Y-12 National Security Complex	7,800
Wal-Mart Stores, Inc.	6,863
Oak Ridge National Laboratory	5,772
University of Tennessee Medical Center	5,387
Clayton homes, Inc	5,047
DENSO Manufacturing Tennessee, Inc	5,000
Dollywood	4,500

Eteda.org

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

ACADEMIES

- » **11** Colleges
- » **900+** Programs of study
- » **360+** Undergraduate programs of study
- » **547+** Graduate programs of study
- » **300** Study abroad programs

33,805
Students

9,000+
Faculty & Staff



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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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