

FOR LEASE · FLEX / INDUSTRIAL

5920 Middle View Way

Knoxville, Tennessee 37909 · West Knoxville Submarket



AVAILABLE

10,077 SF

ASKING RATE

\$12.00 / SF NNN

OCCUPANCY

Immediate



BUILDING SPECIFICATIONS

Total Building Area	10,077 SF
Office Area	3,077 SF — brick, HVAC
Warehouse Area	7,000 SF — concrete block
Clear Height	18'
Dock-High Doors	5
Drive-In / Grade Doors	None
Power Service	200A · 120/208V · 3-phase
Sprinklered	Yes
Warehouse HVAC	Heated
Utilities	Water, sewer, gas, electric
Year Built	2003
Parking	18 spaces (1.79 / 1,000 SF)
Lot Size	1.13 acres (49,223 SF)
Zoning	I-G · General Industrial
Parcel ID	106DA00611

LEASE TERMS

Asking Rate	\$12.00 / SF NNN
Lease Term	3–5 years (negotiable)
Available	Immediately

PROPERTY HIGHLIGHTS

- 10,077 SF freestanding building — 7,000 SF warehouse plus 3,077 SF finished office
- Vacant and available for immediate occupancy
- Existing office furniture conveys to an incoming tenant at no cost
- Zoned I-G (General Industrial) — warehouse, distribution, contractor and light manufacturing uses
- Established West Knoxville industrial corridor along Middlebrook Pike / Weisgarber Road
- Local ownership — direct decision-making, no off-site asset manager
- Five (5) dock-high loading doors serving the warehouse
- 18' clear height in the warehouse — supports racking and stacked storage
- Built 2003 — brick office front, concrete block warehouse
- Generous paved parking and truck turnaround on a 1.13-acre site

LOCATION

- Middlebrook Pike / Weisgarber Road corridor, West Knoxville
- I-40 / I-75 interchange — **±5** minutes
- Downtown Knoxville — **±12** minutes
- McGhee Tyson Airport — **±20** minutes
- Dense surrounding base of light industrial, contractor, and service tenants

FOR LEASING INFORMATION

Allan Schoenfeld

(865) 405-4703 · Aschoenfeld@ritway.com · Mountain View Partners, L.P.

All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footages, dimensions, and building systems are approximate and should be independently verified by the prospective tenant. Terms subject to change or withdrawal without notice.