

## Industrial Warehouse/Distribution Building for Lease

5502 Island River Drive, Knoxville, TN 37914

Status: Active

Property Type: Industrial for Lease

Industrial Type: Manufacturing & Flex Space

Contiguous Space: 87,981 - 197,236 SF

Total Available: 197,236 SF Gross Land Area: 15.2 Acres

Lease Rate: \$6.50 PSF (Annual)

Base Monthly Rent: \$106,836.17

Lease Type: Modified Gross or NNN

Term: 10 Year
Nearest MSA: Knoxville
County: Knox

Loading: 11 Docks, 11 Doors Ceiling: 33 ft. down to 29 ft. Clear Height: 29 ft. down to 25 ft.

 Drive-In Bays:
 10 Bays

 Warehouse SF:
 187,180 SF

 Office SF:
 10,056 SF

 Tax ID/APN:
 111 00904

Highway Access: I-40 by means of John Sevier

Highway (6.6 Miles) or Strawberry

Plains Pike (6.5 Miles)

Tenancy: Single (Preferred) or Multi-Tenants

Year Built: 1988, renovated 2021
Construction/Siding: Metal Siding, Steel Frame
Parking Spaces: 249 (add't parking optional)

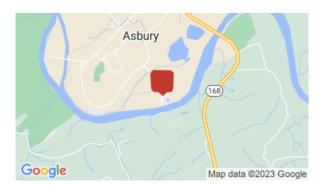
Parking Ratio: 1.26 (per 1000 SF)
Parking Type: Paved Surface

Sprinklers: Wet type - 0.2 - 0.3 gpm/SF density Electrical: 4800A/480V w/ partial Diesel

Generator backup

Utilities: Heavy

Lighting: LED High-Bay Lighting
Climate Control: GUHs in warehouse, Split unit
control in office spaces







## **Overview/Comments**

197,236 SF of Class B/C industrial warehousing located at Forks of the River Industrial Park, ideal for manufacturing, warehousing, or distribution. This facility has access to heavy utilities, plentiful employee parking, and optional overflow truck/trailer parking. Existing parking includes 249 employee spaces (1.26 ratio / 1000 SF) with options for additional spaces as needed. The building includes 10,056 SF of office space plus a separate 2,200 SF maintenance shed. The space is optionally divisible to a minimum 91,373 SF -- this is the NE warehouse and includes the northern office structure.