

# MOLLENHOUR GROSS

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REAL ESTATE

## 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.

