

# Industrial For Sale

Wallace Commercial

813 S Northshore Dr, Suite 202 Knoxville, TN 37919 | 865-690-1111

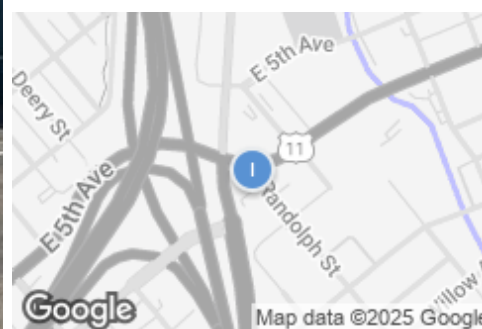
## Let's Play Ball!

600 E. Magnolia, Knoxville, TN, 37917

Industrial: Warehouse/Distribution For Sale

Prepared on November 13, 2025

1 of 1 Listings



### Listing Details | Industrial For Sale

Secondary Uses	<b>Retail</b>
Total Available Space	<b>9,599 SF</b>
Asking Price	<b>\$2,295,000</b>
Listing Price Per SF	<b>\$239.09</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$20,520</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Call broker</b>
Tax Year	<b>2024</b>
Real Estate Taxes	<b>\$20,520 in 2024</b>
Vacant	-
Available Date	<b>Now</b>
Days On Market	<b>8 days</b>

Date Listed	<b>11/05/2025</b>
Last Modified	<b>11/13/2025</b>
Listing ID	<b>43827144</b>
Electric Service	-
Clear Height	-
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Owner Occupied	<b>Yes</b>
Parking Spaces	-
Water	-
Sanitary Sewer	-

### Description

600 E Magnolia Avenue is located one block from the new Covenant Health Park, home of the Knoxville Smokies Baseball Team and One Knox Sporting Club... and the 100-million-dollar development is fueling major revitalization within this corridor! This location offers an array of sports, retail, commercial, multifamily, hotel, hospitality and entertainment activities... all within walking distance to the Old City, downtown Knoxville and the University of Tennessee.

On the corner of Hall of Fame Drive and Magnolia Avenue sits one of the most incredible locations at the gateway to downtown Knoxville. This site offers the opportunity to purchase, renovate and/or redevelop this prime property in one of Knoxville's fastest-growing areas.

The property offers 0.9 acres with approximately 12,000 SF including a partial basement. Additions to the original building built in 1920 includes a large expansive showroom with a glass storefront, sales counter, offices, 2 baths, and warehousing space with a loading dock.

Attached to the original building is a 2-story warehouse with an innovative racking system that stays with the building. Ample parking and tractor trailer

access makes this property extremely desirable!

Located just off I-40 and Hall of Fame Drive and Magnolia Avenue, it also lies within the DK Zoning and in the TIF District, providing possible tax credits and other incentives for mixed-use, multifamily, hotel, or retail redevelopment.

Graning Paint, serving Knoxville since 1955, will be relocating after the sale to a new downtown location.

Additional property in this block may be available. Please inquire!

Property Features

Location Details

Address	600 E. Magnolia, Knoxville, TN, 37917	In Opportunity Zone	Yes
Zoning	I-MU	Name	General Retail Store
County	Knox	Campus Name	Graning Paint Co.
Parcels	095AM00401	Cross Street	Randolph St.

Building Details

Sub Type	Warehouse/Distribution	Yard	-
Building Status	Existing	Electricity	-
Building Size	9,599 SF	Clear Height	-
Land Size	0.93 Acres / 40,600 SF	Ceiling Height	-
Number of Buildings	1	Dock High Doors	-
Number of Floors	1	Grade Level Doors	-
Year Built/Renovated	1920, 1985	Sprinklers	-
Occupancy Type	Single Tenant	In Opportunity Zone	Yes

Property Listings

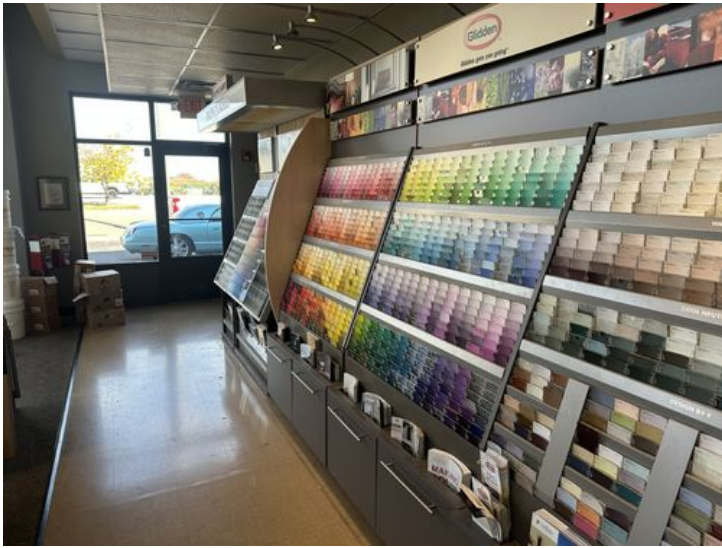
1 Listing | 9,599 SF | \$2,295,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Retail	-	9,599 SF	\$2,295,000	Now	-	-	-	-	-	-

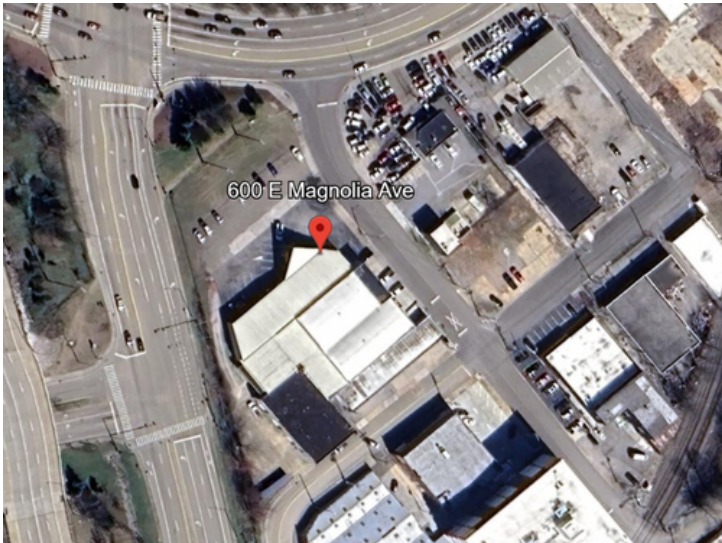
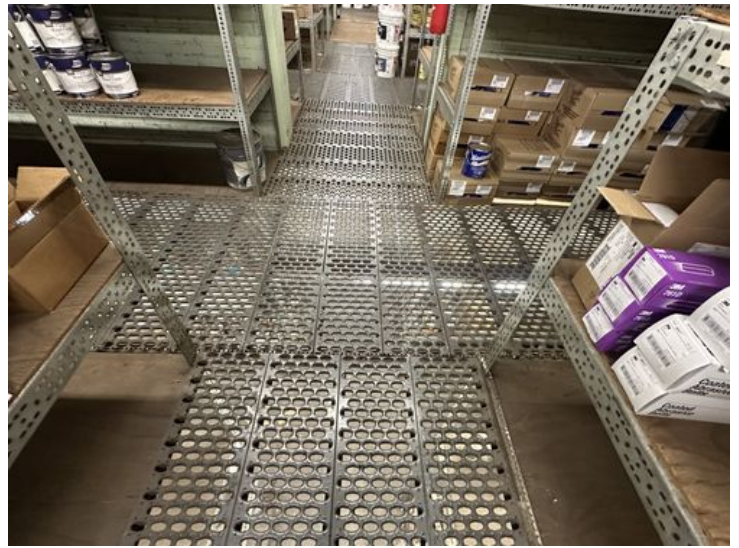
Additional Photos



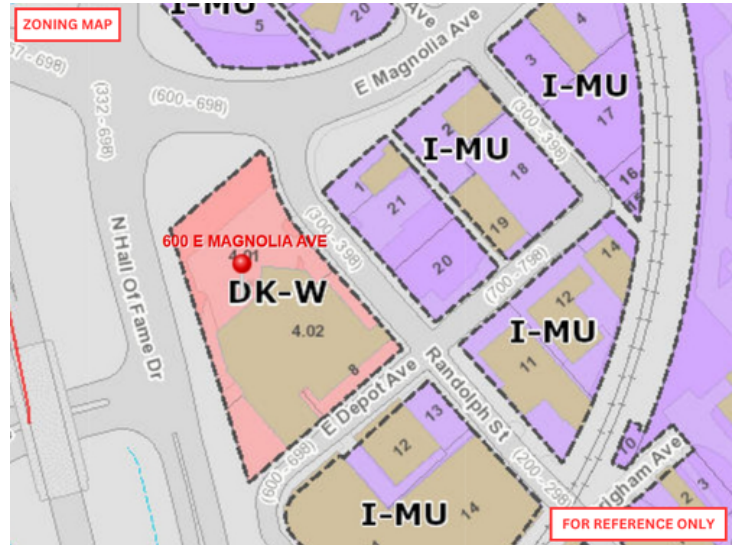














Contact



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