



## AMHERST INDUSTRIAL CENTER

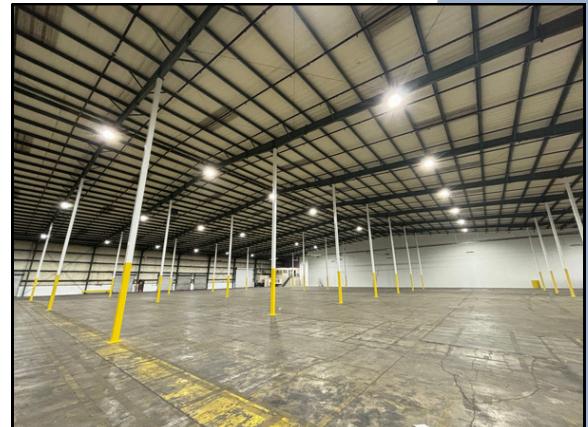
1540 Amherst Rd Suite A-2, Knoxville, TN, 37909

0.75 ACRE OUTDOOR  
STORAGE OPPORTUNITY  
WITH EITHER SPACE

**20,000 - 55,491 SF AVAILABLE FOR LEASE**

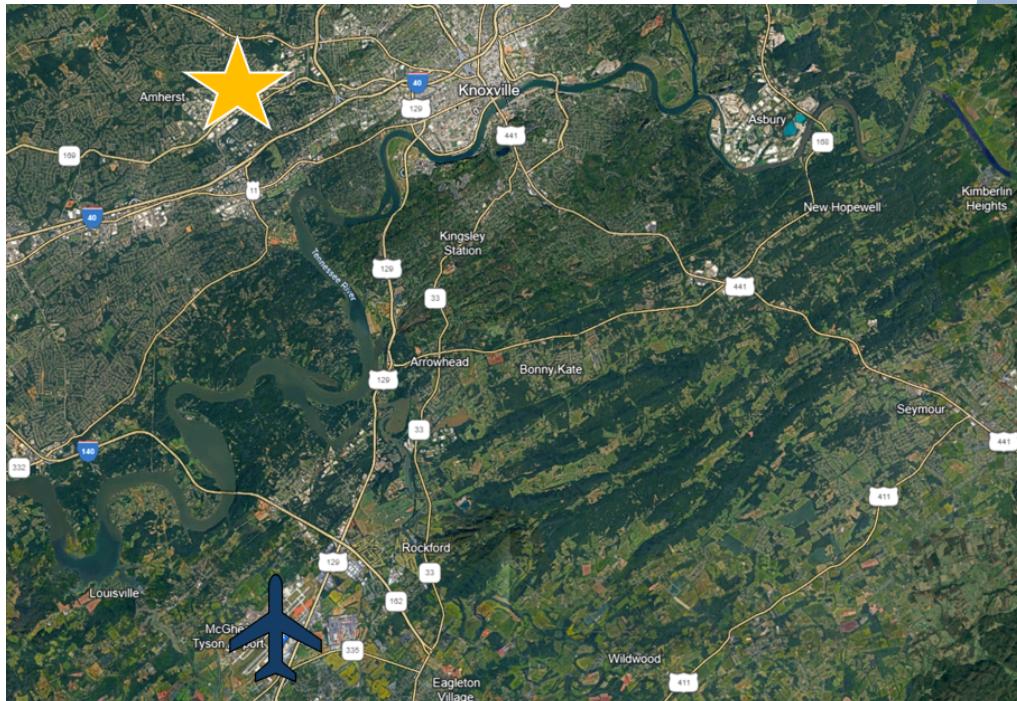
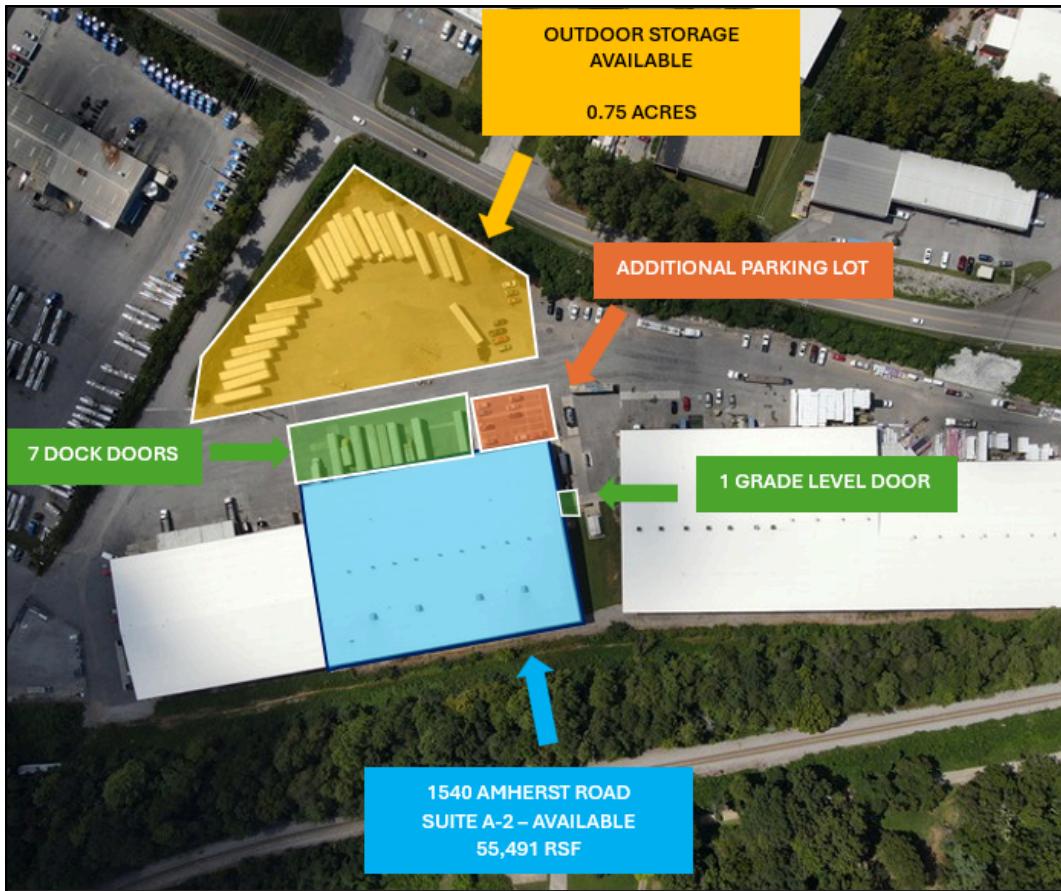
### PROPERTY HIGHLIGHTS

- 53,038 SF warehouse / 2,453 SF office
- **Space can be demised**
- Eight (8) dock doors and one (1) drive-in door
- 20'-22' Clear Height
- Close proximity to I-40 & I-75
- < 7 miles from Downtown Knoxville
- < 20 miles from McGhee Tyson Airport



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1540 Amherst Road Suite A-2; Knoxville, TN



OWNED AND LEASED BY:



FOR MORE INFORMATION:

**Nate Leifeld**

214.984.0974

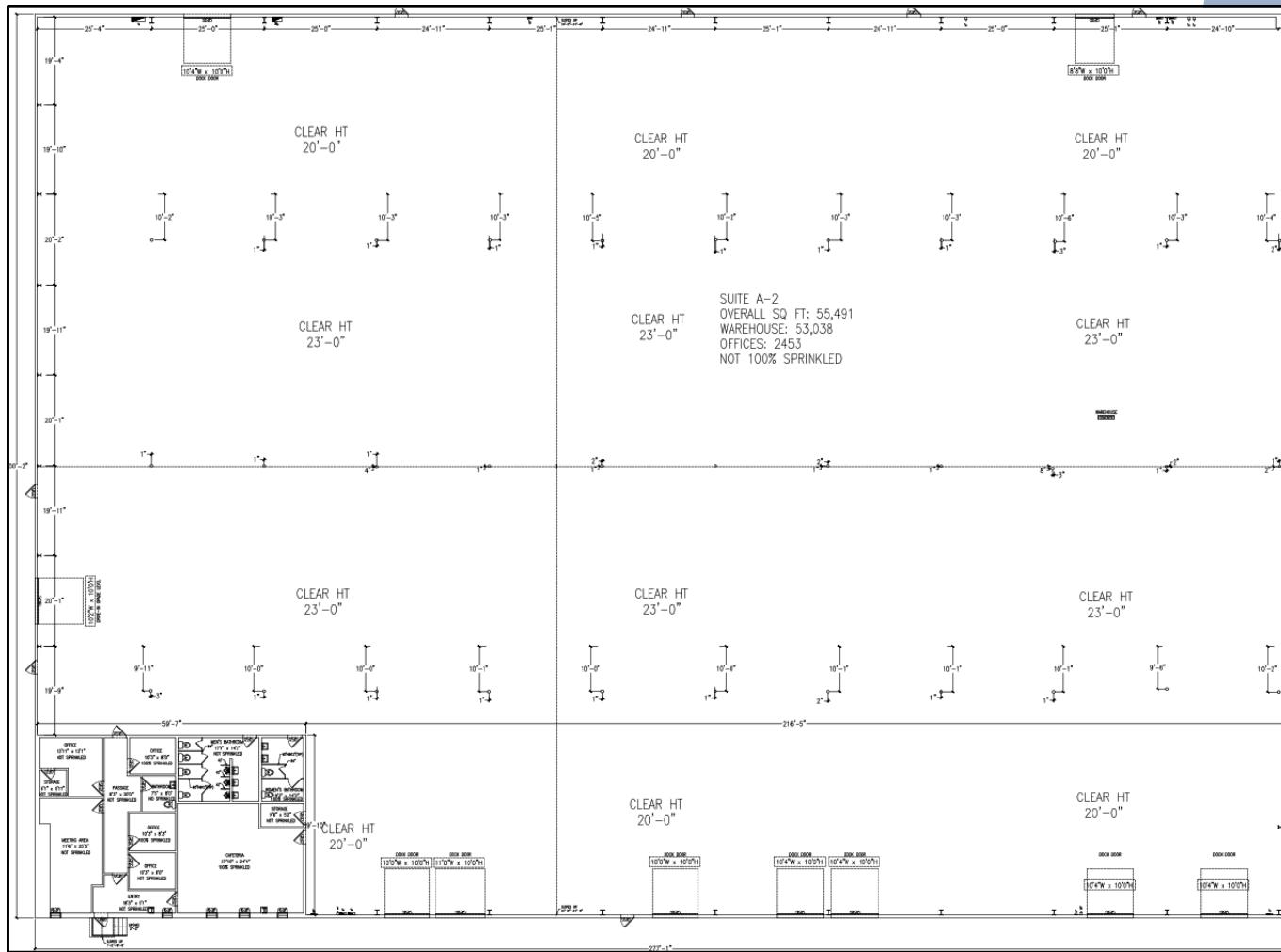
[nleifeld@bri-re.com](mailto:nleifeld@bri-re.com)

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# 53,038 SF WAREHOUSE

- 8 dock doors, LED High-Bay Lighting.



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#### FOR MORE INFORMATION:



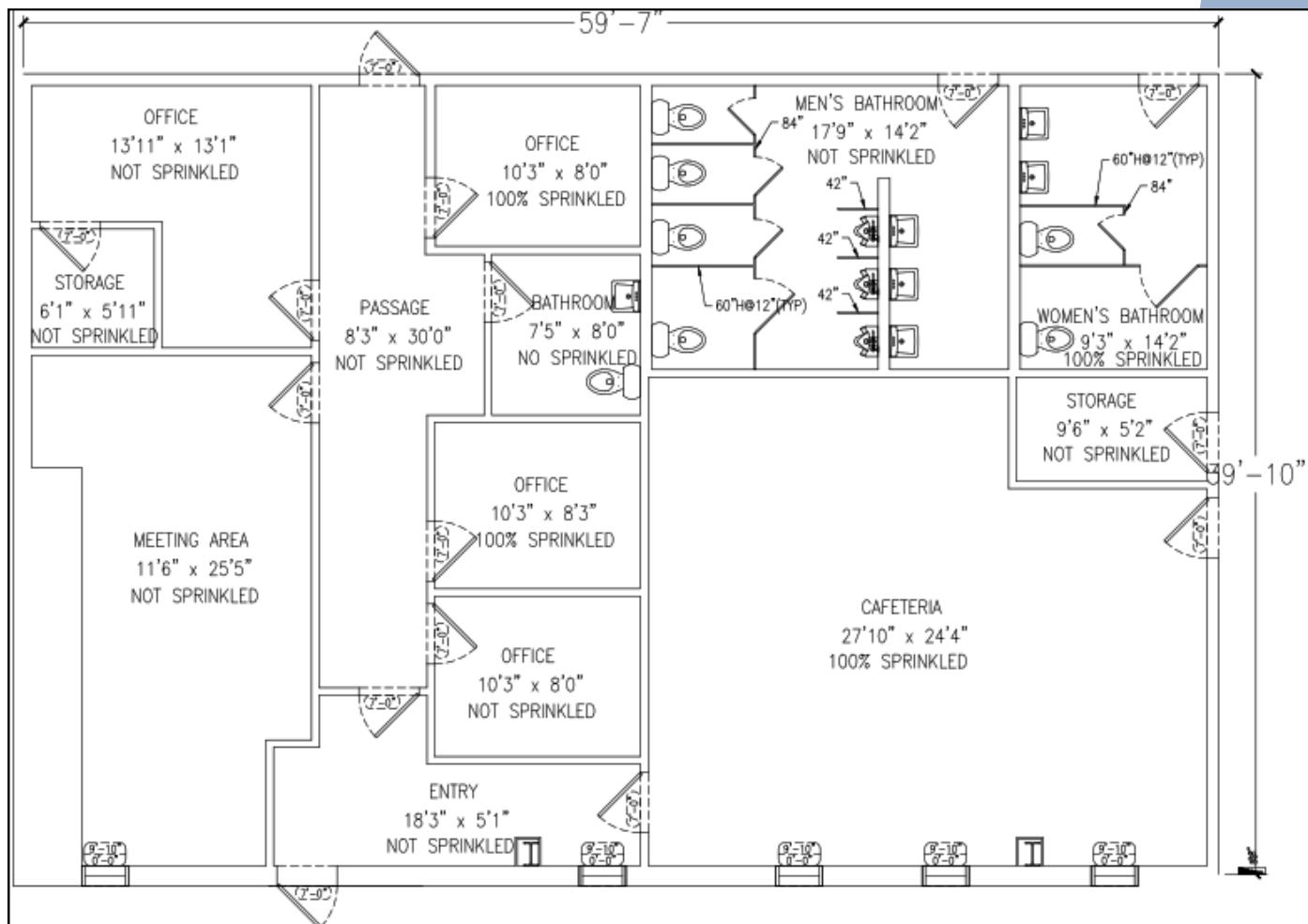
**Nate Leifeld**  
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## 2,453 SF OFFICE

- Four (4) private offices, conference room, cafeteria, breakroom, and storage area.



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