



56,570 SF Industrial Flex Space

For Lease

Light Manufacturing Space

202 W. Springdale Ave.
Knoxville, TN 37917
Knox County



Property Information

Located just off I-75 in North Knoxville, this 56,570-square-foot manufacturing and warehouse facility sits on 2.5 acres and offers convenient access to major transportation routes, including I-40 and I-75, just 3 miles from downtown Knoxville. The property's central location makes it ideal for companies seeking efficient regional distribution or light manufacturing operations with close proximity to the city's workforce and amenities. Additional acreage available for trailer storage.

Specifications

Total Available:	56,570 SF
Gross Land Area:	~ 2.51 acres
Zoning:	Industrial Mixed Use
Year Built:	1955
Electrical:	400A 480V 3-Phase
Clear Heights:	19' up to 24.5'
Column Spacing	24' x 60'
Overhead Doors:	1
Docks:	6
Warehouse SF:	Approx. 55,674 SF
Office SF:	Approx. 896 SF
Sprinklers:	Wet-Sprinklered
Parking Spaces:	~ 45
Lease Type:	NNN
Lease Rate:	\$9.25 / SF
Utilities:	Water, sewer, gas, electric, fiber
Lighting:	Fluorescent
Heating:	7 Gas Unit Heaters



Additional Features

- Compressed Air
- Hot Pressure Washers
- Paint Booth

Property Photos



About Us

Mollenhour Gross Real Estate

Since 2004, Mollenhour Gross Real Estate has been developing, acquiring, and managing real estate in East Tennessee. Founded by entrepreneurs who have built and operated manufacturing, distribution, and service businesses, we understand the challenges that our clients face. We know what it means to be a tenant, to make payroll, to be constrained in congested space, to need more employee parking, to be a buyer, and to be a seller. Those personal experiences help us serve you and our other clients better.

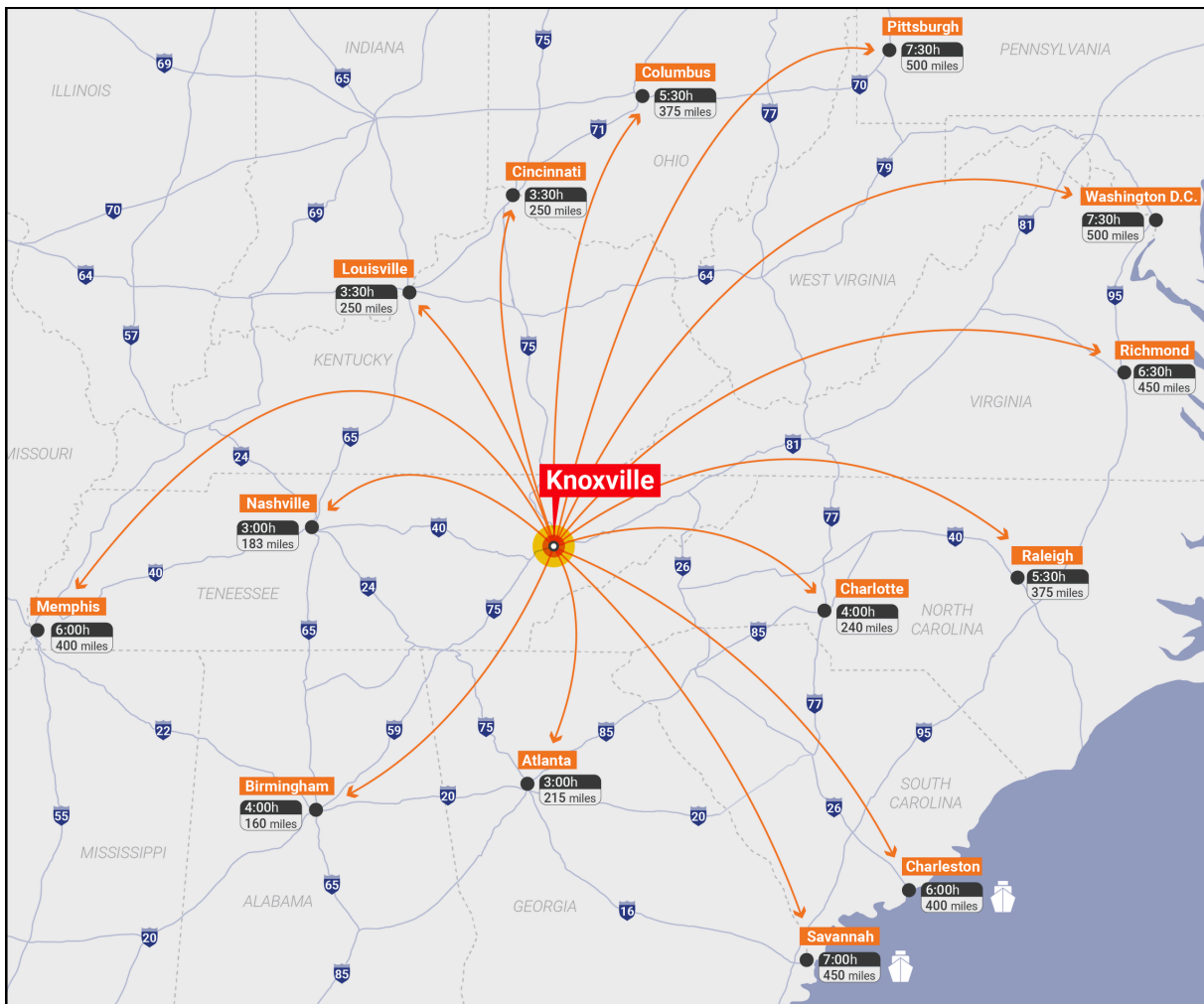
One of our team's guiding principles is to "treat others as we would wish to be treated if roles were reversed". With this in mind, we strive to communicate clearly, to make decisions efficiently, and to follow through on all of our commitments. We welcome the opportunity to serve you and to help solution your needs.

For more information, click [here](#) or scan the QR code to visit our website.



Location Overview

- Located in Knox County's Eastbridge Business Park, this property sits just 14 miles from downtown Knoxville, TN.
- Knoxville has a growing MSA population (~946,264), with an eager workforce (3.2% unemployment rate), and a cost of living 14% below the national average.
- The area has a vibrant economy, anchored by institutions like the University of Tennessee, the Oak Ridge National Laboratory, and the Tennessee Valley Authority.
- Situated at the intersection of I-40, I-75, and I-81, Knoxville is a centralized transportation hub for several major population centers.
- McGhee Tyson Airport flies to 28 non-stop destinations, with 99 flights per day to places like NYC, DC, DFW, ATL, etc.
- Residents enjoy a dynamic outdoor lifestyle, with 6,414 acres of parks and 218 miles of greenway, a thriving lake and boating culture, and less than an hour drive to the Great Smoky Mountains National Park.
- Knoxville is home to a lively arts and culture scene, supported by the Tennessee Theatre, the Bijou Theatre, the Knoxville Museum of Art, Big Ears Festival, and numerous other galleries and festivals.



Companies locating or expanding in Knoxville can benefit from a business-friendly tax and incentive structure overseen by the State of Tennessee, the Tennessee Valley Authority, and our local governing bodies. Scan the QR code for more information.

