

OFFERING MEMORANDUM

189,000 SF Industrial For Sale

106,000 SF For Lease

Prime Knoxville, TN Location

700 DALEN LN & 11110 GILBERT DR.

Knoxville, TN 37932

PRESENTED BY:

MATTHEW STROTHER

O: 865.309.6272

matthew.strother@svn.com

TAYLOR DURAND

O: 865.776.5662

taylor.durand@svn.com



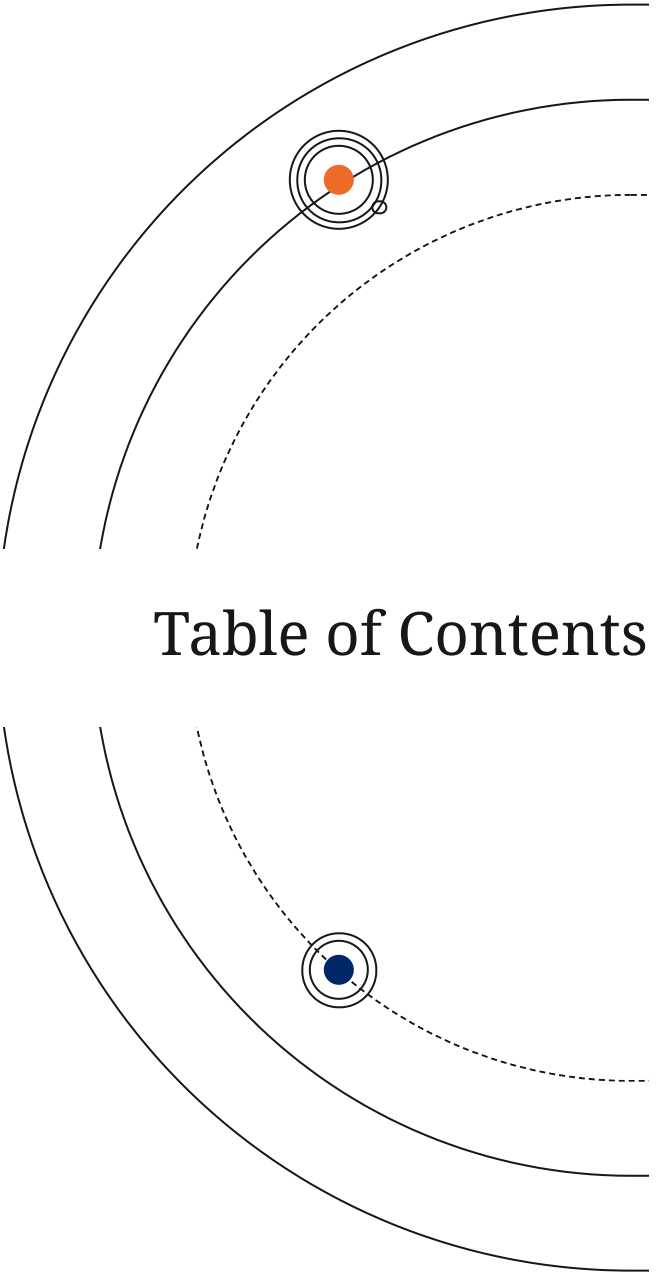


Table of Contents

3

PROPERTY INFORMATION

Property Summary	4
Complete Highlights	5
Complete Highlights	6
700 Dalen Photos	7
11110 Gilbert Photos	8
Location Map	9
Regional Map	10

11

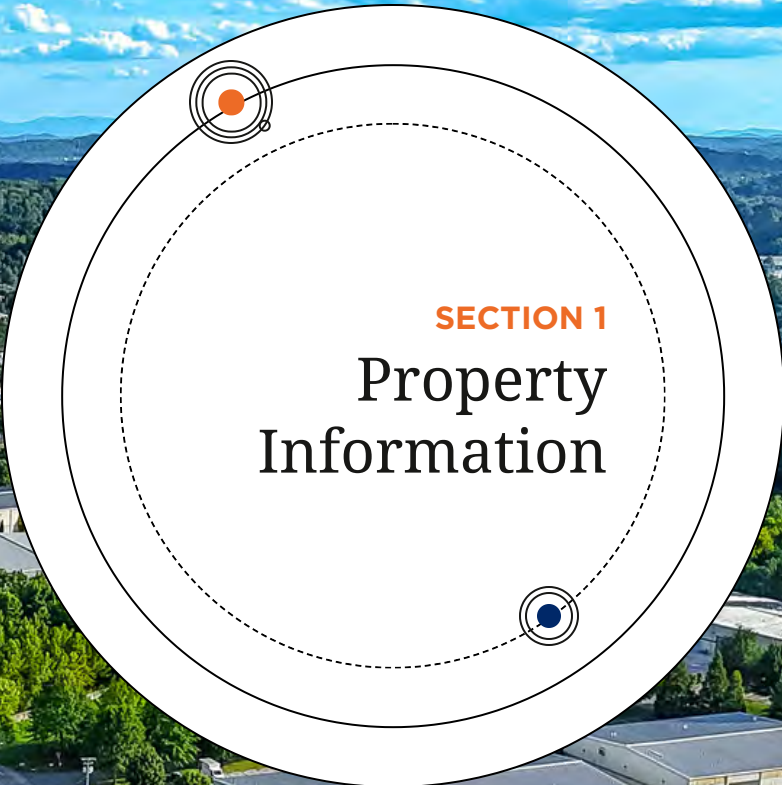
MARKET INFORMATION

Knoxville Economy	12
Employment & Economy	13
University of Tennessee	14
Demographics Map & Report	15

16

FINANCIAL OVERVIEW

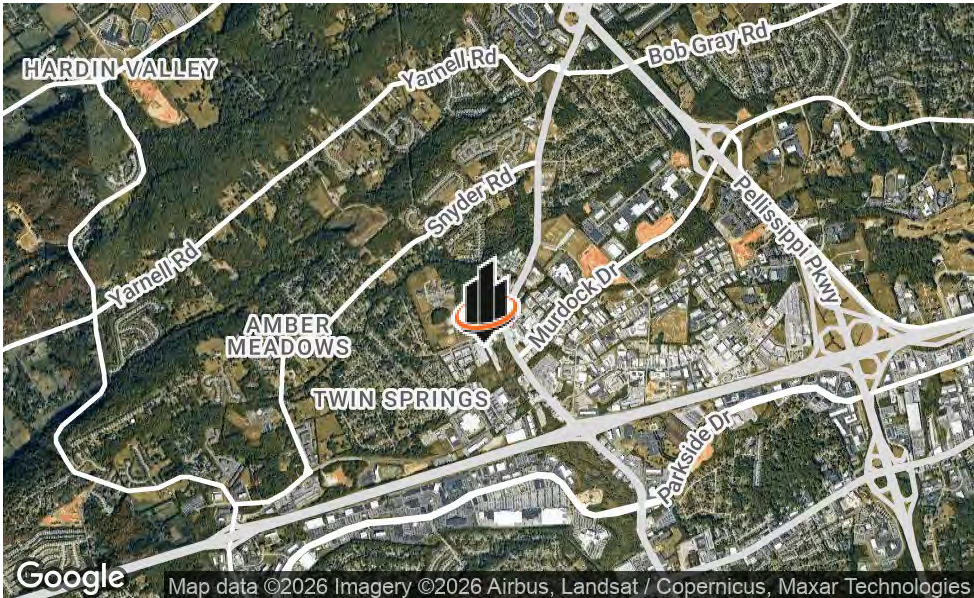
Tenant Profile	17
\$300,000 of Recent Property Improvements	18



SECTION 1

Property Information

PROPERTY SUMMARY



SALE PRICE	\$16,100,000
LEASE RATE	\$8.50 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	189,000 SF
LEASE SPACE AVAILABLE:	106,000 SF
SALE PRICE PER SF:	\$85.19
LOT SIZE:	12.82 Acres
ZONING:	CB

PROPERTY OVERVIEW

SVN | Wood Properties is pleased to present a premier Industrial opportunity in West Knoxville—an 189,000 SF dual-building campus situated just one mile from I-40 via Lovell Road. Positioned on about 13 acres and zoned CB, this property is an ideal fit for investors seeking immediate income with upside potential or owner-users of the Class A 106,000 SF space.

The offering includes an 83,000 SF building with a leaseback from Dalen Products, providing stable income from a long-term Industrial user, and a 106,000 SF vacant warehouse also available for lease and ready for occupancy in April 2026. This strategic blend creates flexibility for both investors and partial owner-users in one of Knoxville’s most in-demand industrial submarkets.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	700 Dalen Ln & 11110 Gilbert Dr.
STREET ADDRESS	700 Dalen Ln
CITY, STATE, ZIP	Knoxville, TN 37932
COUNTY	Knox
MARKET	Knoxville
SUB-MARKET	West Knoxville
CROSS-STREETS	Gilbert Dr. & Dalen Dr.

BUILDING INFORMATION

BUILDING CLASS	A
OCCUPANCY %	44.0%
TENANCY	Multiple
CEILING HEIGHT	31 ft
MINIMUM CEILING HEIGHT	11 ft
OFFICE SPACE	5,300 SF
NUMBER OF FLOORS	1
YEAR BUILT	2002
NUMBER OF BUILDINGS	2

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±106,000 SF Available
- 31' Clear Height
- 12 Dock-High Doors & 1 Drive-In Door
- Heated Warehouse with LED Lighting
- Fully Sprinklered (Wet System)
- Racking Can Remain for Plug-and-Play
- CB Zoning
- Available April 2026

• **Building 1 – 700 Dalen Lane - SALE OR LEASE**

- ±106,000 SF with ±31' clear height
- 55' x 75' column spacing
- 12 dock doors & 1 drive-in
- Small office with 2 restrooms
- Heated warehouse with LED lighting
- Wet sprinkler system
- Built in 2004/2005
- Racking can remain for plug-and-play occupancy

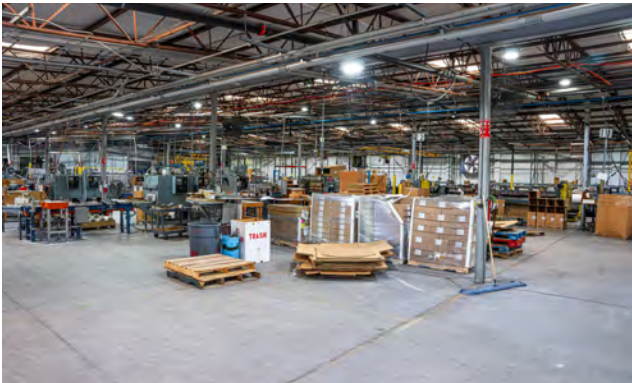
• **Building 2 – 11110 Gilbert Drive (Leaseback) - SALE ONLY**

- ±83,000 SF with ±4,300 SF office space
- Four distinct warehouse sections
- Largest section: ±30,000 SF with 20' clear & 50' x 30' column spacing
- 7 dock doors & 1 drive-in
- Mixed wet/dry sprinkler systems

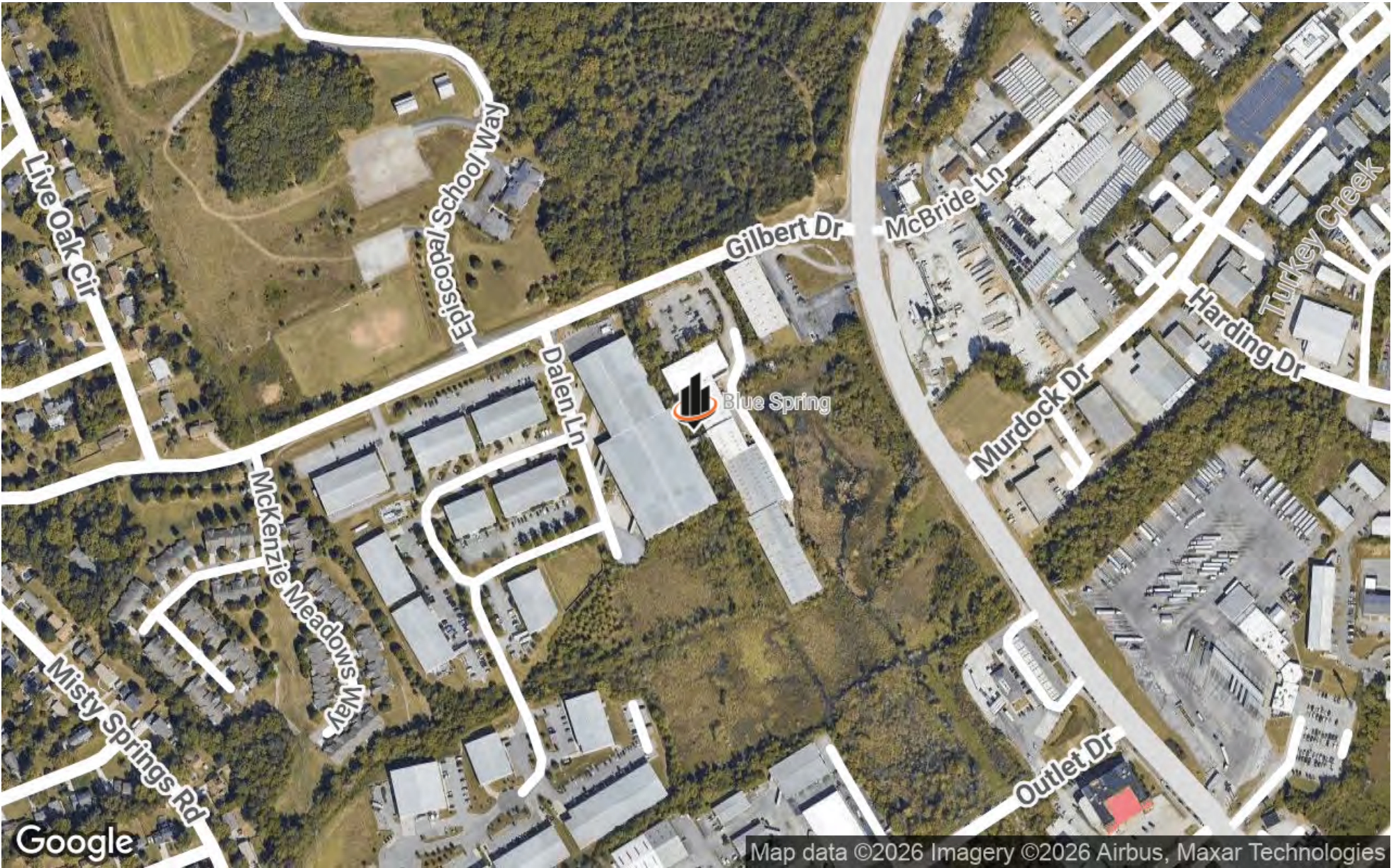
700 DALEN PHOTOS - SALE OR LEASE



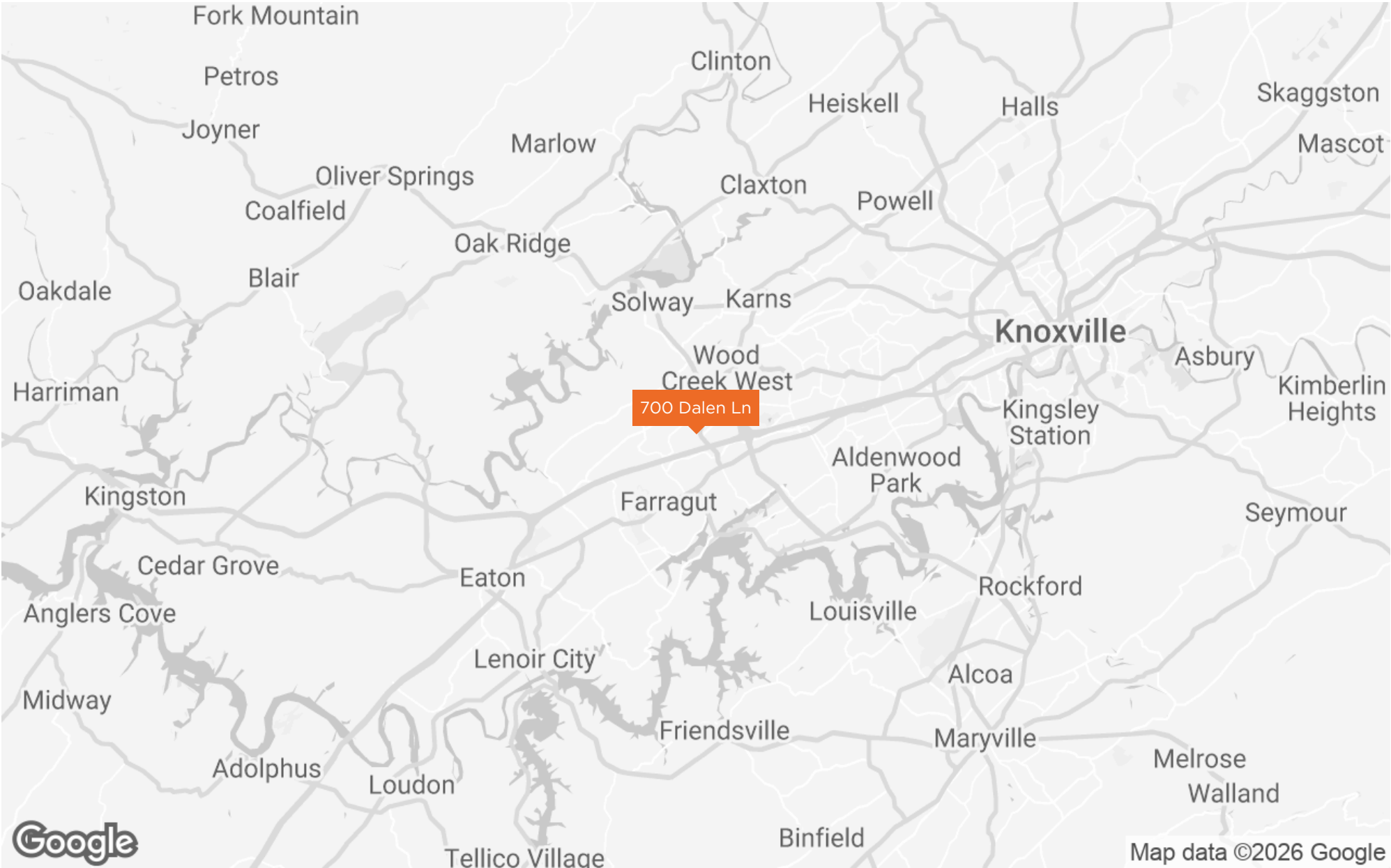
11110 GILBERT PHOTOS - SALE ONLY



LOCATION MAP



REGIONAL MAP



SECTION 2
Market
Information

KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U.S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

ACADEMICS

11 Colleges
900+ Programs of study
360+ Undergraduate programs of study
547+ Graduate programs of study
500 Study abroad programs

38,500+
Students

10,000+
Faculty & Staff

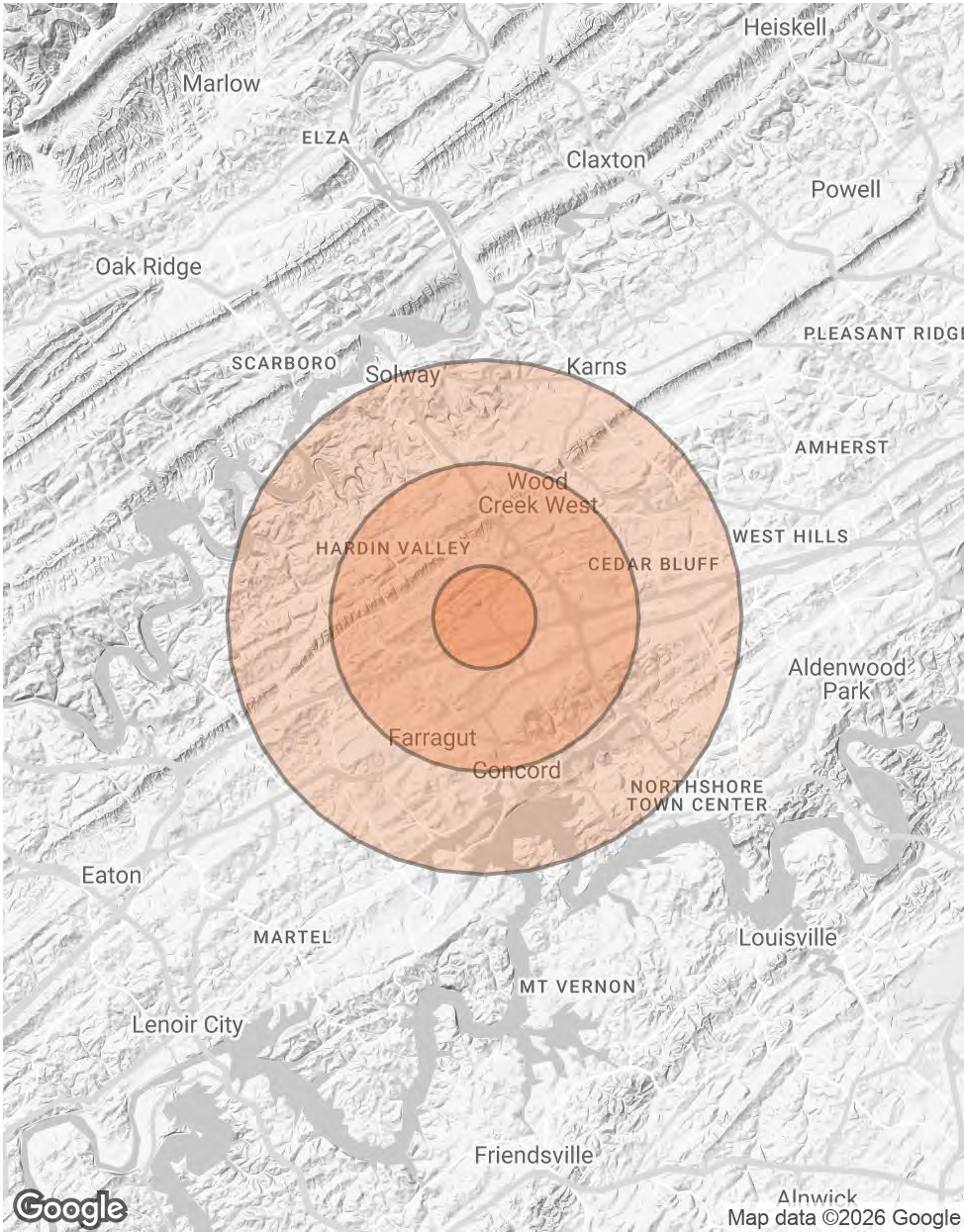


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,854	40,429	105,003
AVERAGE AGE	40	42	41
AVERAGE AGE (MALE)	39	41	40
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,569	16,027	41,465
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$107,800	\$136,127	\$132,023
AVERAGE HOUSE VALUE	\$358,123	\$457,071	\$470,478

Demographics data derived from AlphaMap



SECTION 3

Financial Overview

TENANT PROFILE



TENANT HIGHLIGHTS

- Family-owned for 3 generations
- Pioneers in gardening tech
- Patented, American-made garden & pest-control products
- In-house manufacturing facility with environmental amenities
- 50th anniversary milestone in January 2025
- Debt Free Company
- Heavily investing in new equipment and automation

TENANT OVERVIEW

COMPANY:	Dalen Products, Inc
FOUNDED:	1975
LEASE RATE:	\$4.75
HEADQUARTERS:	11110 Gilbert Dr. Knoxville, TN
WEBSITE:	dalenproducts.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
1	\$394,250.00	3%
2	\$406,077.50	3%
3	\$418,259.83	3%
4	\$430,807.62	3%
5	\$443,731.85	3%
6	\$457,043.80	3%
7	\$470,755.12	3%

TENANT OVERVIEW

Dalen Products, Inc. is a long-standing, Knoxville-based manufacturing tenant, specializing in innovative, American-made gardening and pest-control products. With a proud 50-year legacy, private ownership, and an environmentally focused facility (including wetlands sanctuary), they present a stable, mission-driven addition with strong brand recognition in retail channels.

\$300,000 OF RECENT PROPERTY IMPROVEMENTS

11110 GILBERT PROPERTY IMPROVEMENTS

- ±106,000 SF Available
- 31' Clear Height
- 12 Dock-High Doors & 1 Drive-In Door
- Heated Warehouse with LED Lighting
- Fully Sprinklered (Wet System)
- Racking Can Remain for Plug-and-Play
- CB Zoning
- Available April 2026
- \$300,000 worth of improvements made by Dalen Products
- New front door with keycard access
- New concrete forklift ramp
- New warehouse personnel doors with keycard access
- New paint room in rear section
- Five new overhead doors
- Removing old kitchen in warehouse
- 2 new 10-ton HVAC units
- Removing gas heaters and repairing roof penetration
- New carpet and LVP in office



PRESENTED BY:

Matthew Strother

O: 865.309.6272

matthew.strother@svn.com

Taylor Durand

O: 865.776.5662

taylor.durand@svn.com

