



INDUSTRIAL FOR LEASE

CBRE

425 N Gateway Avenue,
Rockwood, TN 37854

The Offering

Property Description

130,000 SF of warehouse space available for lease. Located in Roane County between Knoxville and Crossville with immediate highway access. Many recent renovations including new roof, LED lighting, new parking lot with heavy-duty truck court, and freshly painted interior. Fully sprinklered with 5 dock doors and 2 drive-in doors. Dock doors equipped with awning and levelers.

Offering Summary

Premises:	+/- 129,538 SF Available
	<ul style="list-style-type: none">• Main Level<ul style="list-style-type: none">○ 57,309 SF Warehouse○ 7,370 SF Office• Lower Level<ul style="list-style-type: none">○ 64,679 Warehouse

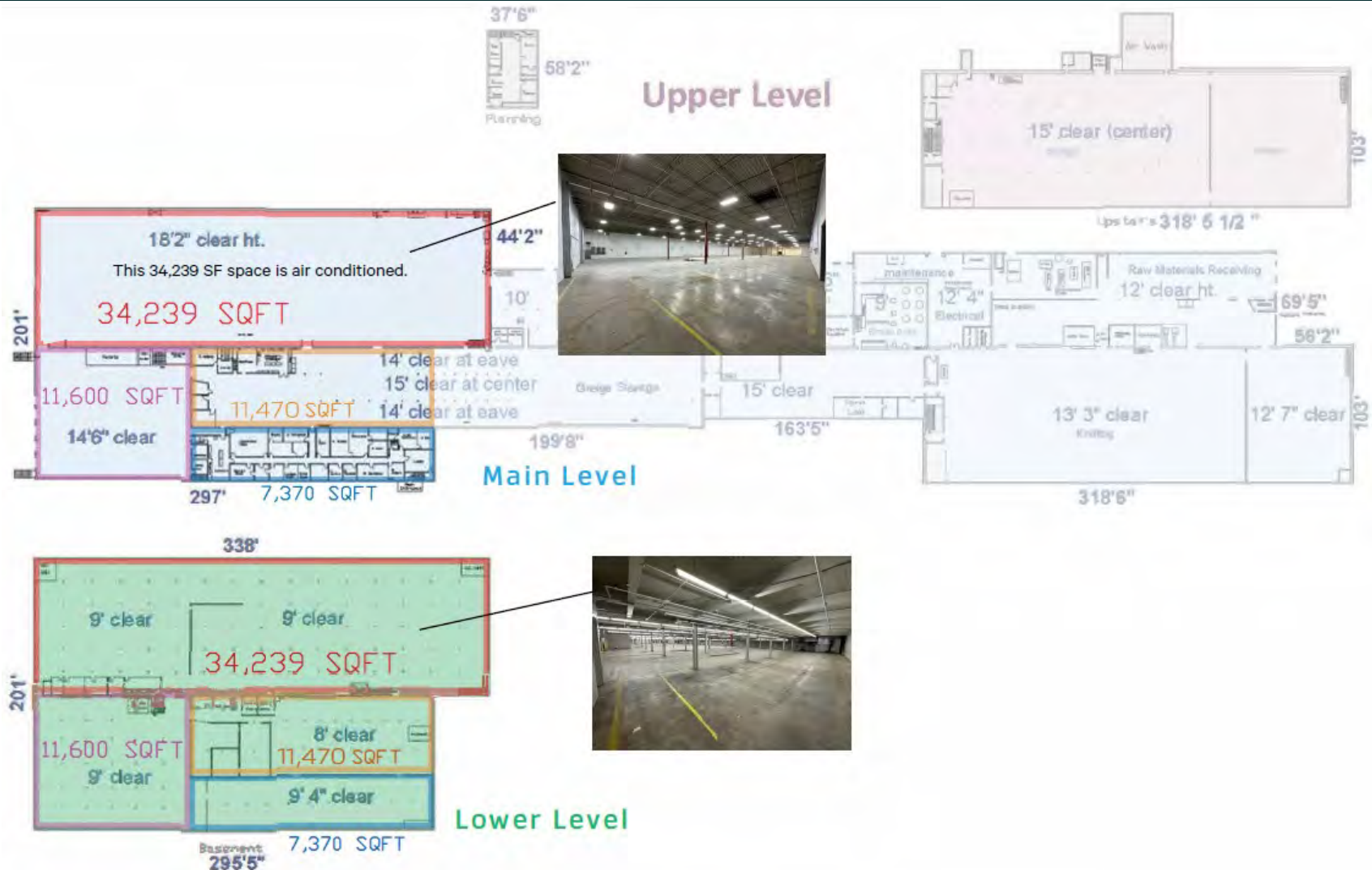
Asking Rate: \$4.50 SF/Year NNN



Property Highlights

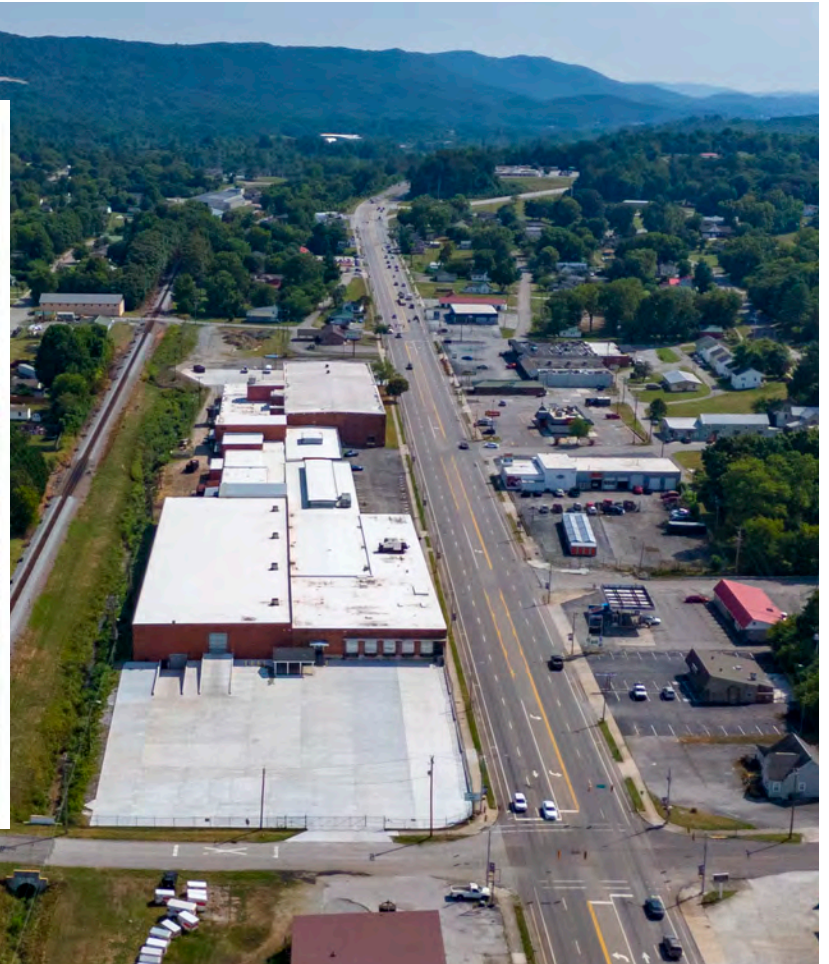
- The 34k SF Space Upstairs is air conditioned
- 18'2" Clear Height in the 34k SF Space Upstairs
- 32' x 42' Column Spacing in the 34k SF Space Upstairs
- Large Truck Court and Ample Parking
- Recently Renovated

Floor Plan



425 N GATEWAY AVENUE

Photo Gallery



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Photo Gallery

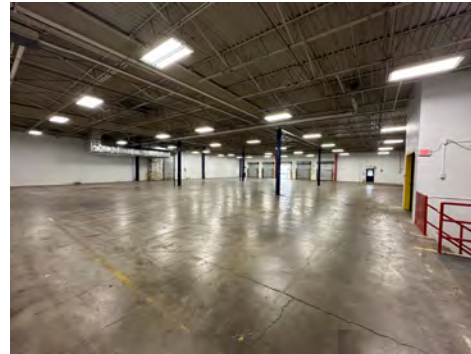
Warehouse



Main Level



Main Level



Main Level



Main Level



Main Level



Main Level



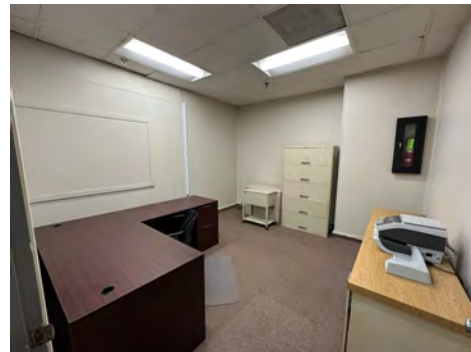
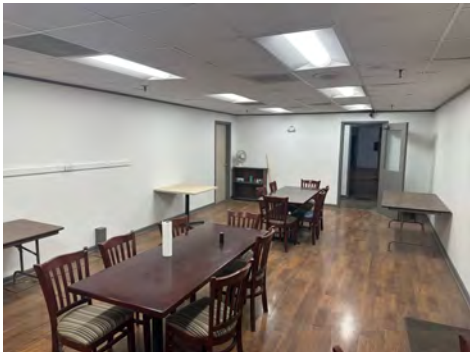
Lower Level



Lower Level

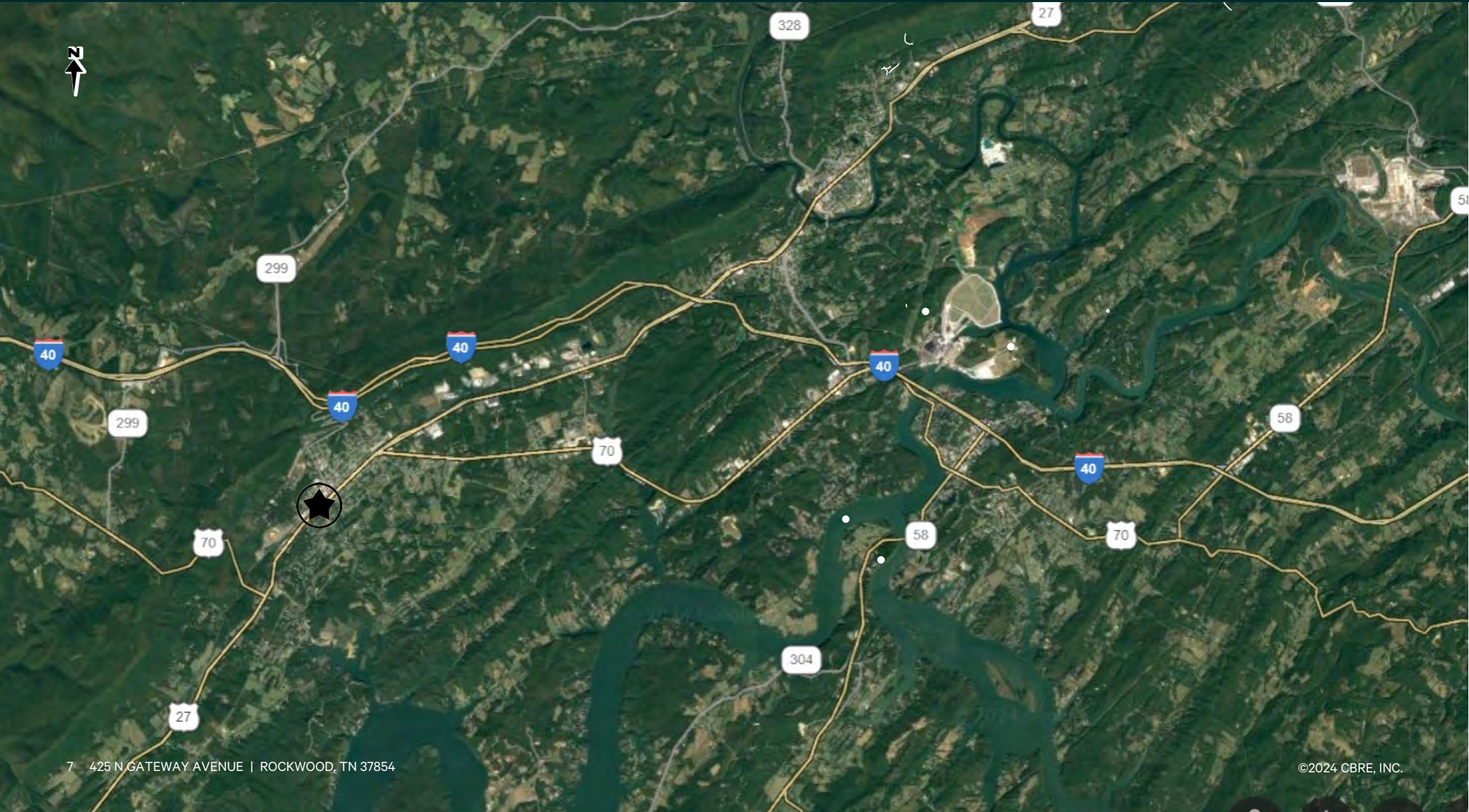
Photo Gallery

Office



425 N GATEWAY AVENUE

Location



425 N GATEWAY AVENUE

Demographics

10 MILES

32,635

2023 Population

965

2023 Businesses

\$77,363

2023 Average Household Income

15 MILES

60,382

2023 Population

1,327

2023 Businesses

\$80,811

2023 Average Household Income

20 MILES

110,654

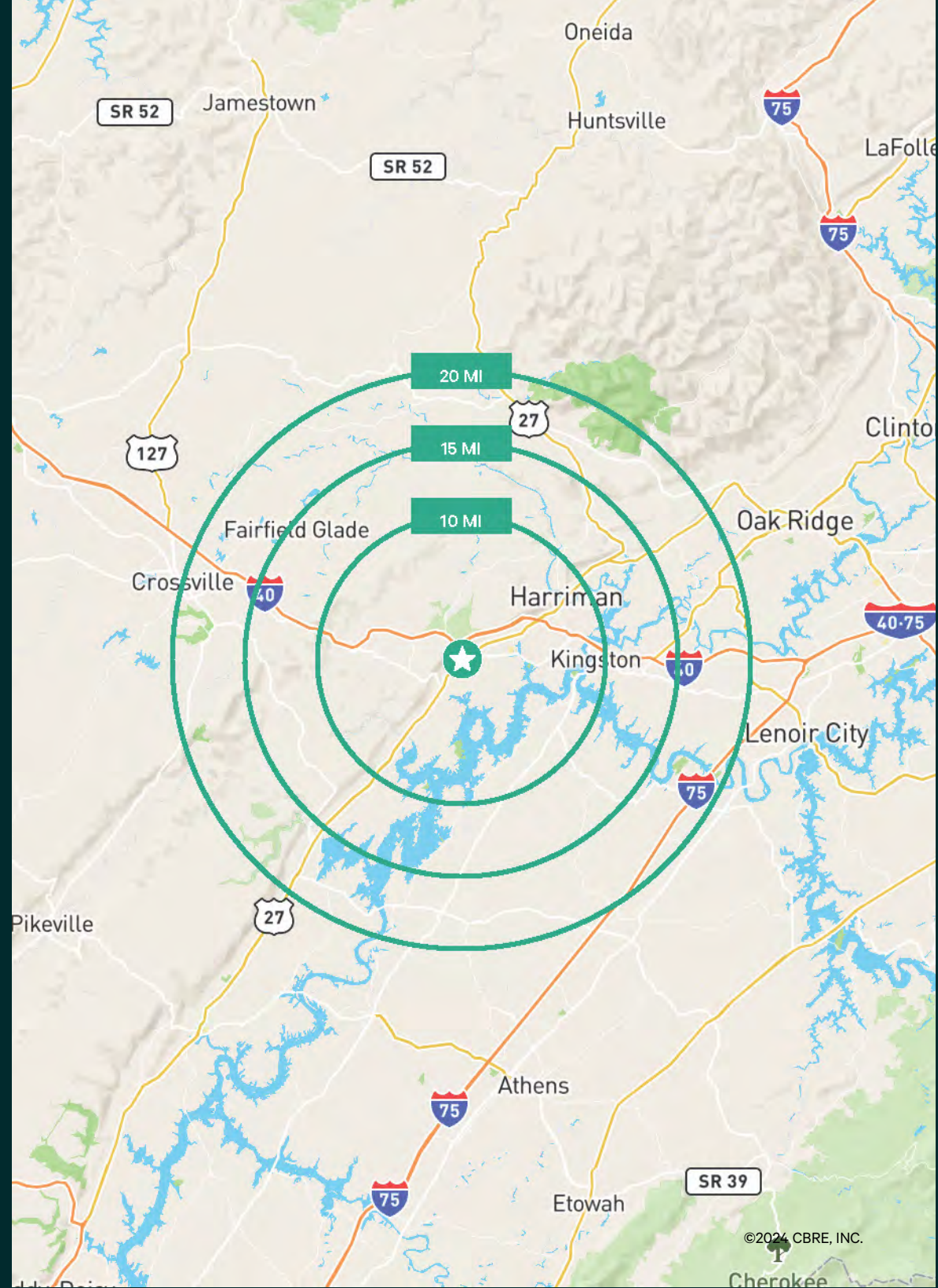
2023 Population

2,462

2023 Businesses

\$79,715

2023 Average Household Income



Contact Us

CBRE



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