



LISTING AGENT

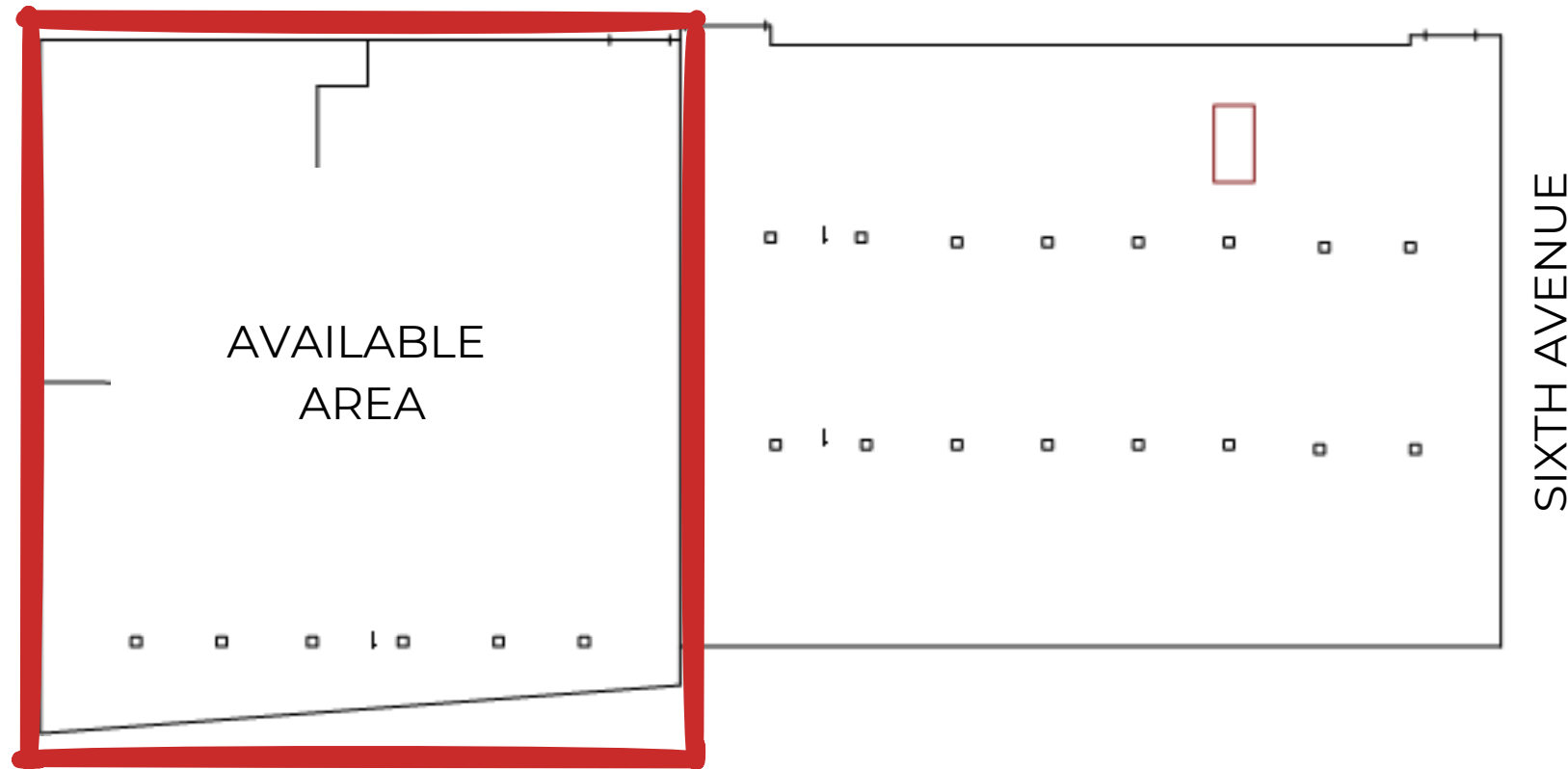
CARSON MCWHORTER
865-330-9600

**1412 NORTH SIXTH
AVENUE
For Lease**

.5 MILES OFF OF I-40 AND
CONVENIENTLY LOCATED
IN THE CENTER OF
KNOXVILLE

**1412 N.
6TH
AVENUE**

floor plan



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1412 N. SIXTH AVENUE

FOR MORE DETAILED
INFORMATION,
CONTACT

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lease summary

PROPERTY	N. SIXTH AVENUE- REAR STE.
STREET ADDRESS	1412 N. 6TH AVENUE
CITY, STATE	KNOXVILLE, TN
ZIP CODE	37917
AVAILABLE AREA	17,300 SF

- LEASE RATE \$6.25 PSF
- LEASE RATE TYPE NNN
- OPEX ESTIMATE \$.70
- AVAILABLE MARCH 1, 2025

1412 N. SIXTH AVENUE

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space details

- SQUARE FOOTAGE 17,300 SF
- DRIVE IN DOOR 2 EA
- DOCKS 1 EA
- SPINKLER SYSTEM FULLY SPRINKLED
- CONCRETE SLAB 6"
- ZONING I-G

building photos

**1412 N.
6TH AVE.**

1412 FRONT SUITE

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building photos

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building photos



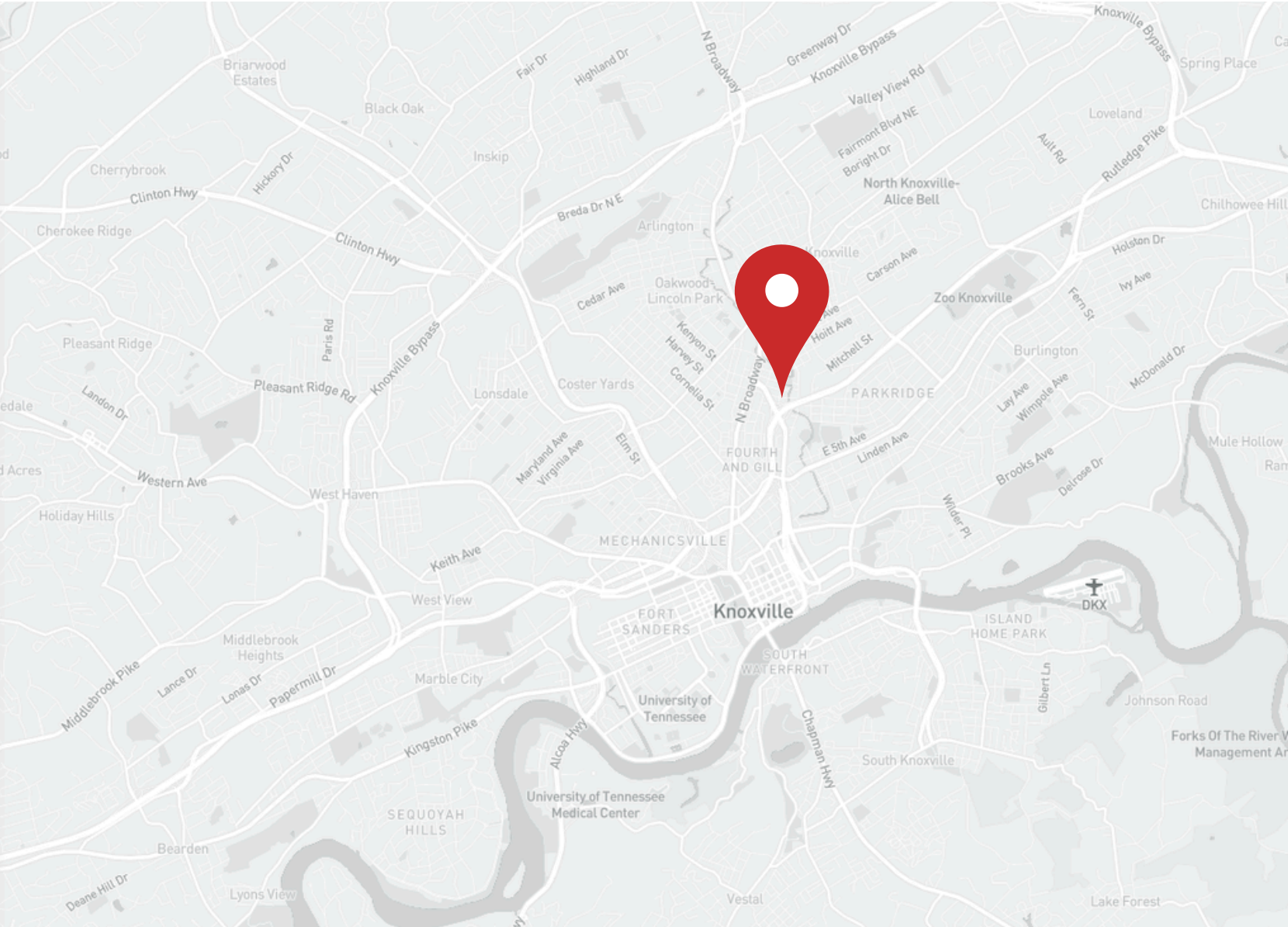
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site location

**1412 N.
SIXTH
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**1412 N SIXTH
AVENUE**

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contact information

CARSON MCWHORTER

MARKET REALTY, LLC

865-330-9600

CARSON@TNMARKETREALTY.COM



CARSON GRADUATED FROM THE UNIVERSITY OF TENNESSEE IN 2009 WITH A DEGREE IN BUSINESS ADMINISTRATION. AFTER GRADUATION, HE WORKED WITH A COMMERCIAL CONTRACTOR AND DEVELOPER PRIOR TO JOINING MARKET REALTY, LLC IN 2012. HE IS AN EXPERIENCED COMMERCIAL AND RESIDENTIAL BROKER, AND HAS WORKED EXTENSIVELY WITH BUYERS, SELLERS AND TENANTS ALIKE.

WILL MCWHORTER

MARKET REALTY, LLC

865-330-9600

WILL@TNMARKETREALTY.COM



UPON GRADUATION FROM AUBURN UNIVERSITY IN 2011, WILL SPENT 2 YEARS WITH INTERNATIONAL GENERAL CONTRACTOR ON A LARGE SCALE CONSTRUCTION PROJECT IN CHINA. HE THEN JOINED A CUSTOM HOME BUILDER WHERE HE SPENT 6 YEARS AS THE ESTIMATING AND PRECONSTRUCTION MANAGER FOR A CUSTOM HOME BUILDER IN KNOXVILLE. HE JOINED MARKET REALTY IN 2018 WHERE HIS CONSTRUCTION EXPERIENCE HAS GIVEN HIM THE MARKET INSIGHT AND ABILITY TO PROVIDE FULL REAL ESTATE SERVICES TO HIS CLIENTS.