



# 2425 BURNSIDE ST KNOXVILLE, TN 37921

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM





# EXCLUSIVELY *PRESENTED BY*




## Ryan Jenkins


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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Knoxville, TN  
Demographics  
Map

# EXECUTIVE SUMMARY

2425 Burnside Street presents a fully leased industrial investment opportunity in one of Knoxville's most established industrial corridors. The property consists of approximately 23,847 square feet situated on 1.7 acres, offering a well-balanced mix of warehouse and office functionality with roughly 20% office buildout. The warehouse features 17'-19' clear heights, four dock-high doors, and one drive-in door, providing efficient loading capabilities to accommodate a variety of distribution, service, and light manufacturing users.

Strategically positioned just minutes from I-40 and I-275, the property offers immediate access to Knoxville's primary transportation routes, allowing seamless connectivity throughout East Tennessee and into key Southeast markets such as Nashville, Atlanta, and Charlotte. Its central infill location within the Knoxville industrial submarket enhances long-term tenant demand, making this asset an attractive, stabilized investment with reliable in-place cash flow.

## THE OFFERING

<b>Building SF</b>	23,847
<b>Year Built</b>	1967
<b>Lot Size (Acres)</b>	1.7
<b>Parcel ID</b>	0810A-002
<b>Zoning Type</b>	I-H
<b>Clear Height</b>	17'-19'
<b>Docks</b>	4
<b>Drive Ins</b>	1

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Minutes from I-40 and I-275, offering strong regional connectivity throughout East Tennessee and the Southeast.



**Expansive Space:** 1.7-acre site provides valuable yard area and efficient truck circulation in an infill industrial location.



**Strategic Features:** 23,847 SF with 20% office buildout delivers a functional balance of administrative and warehouse space.



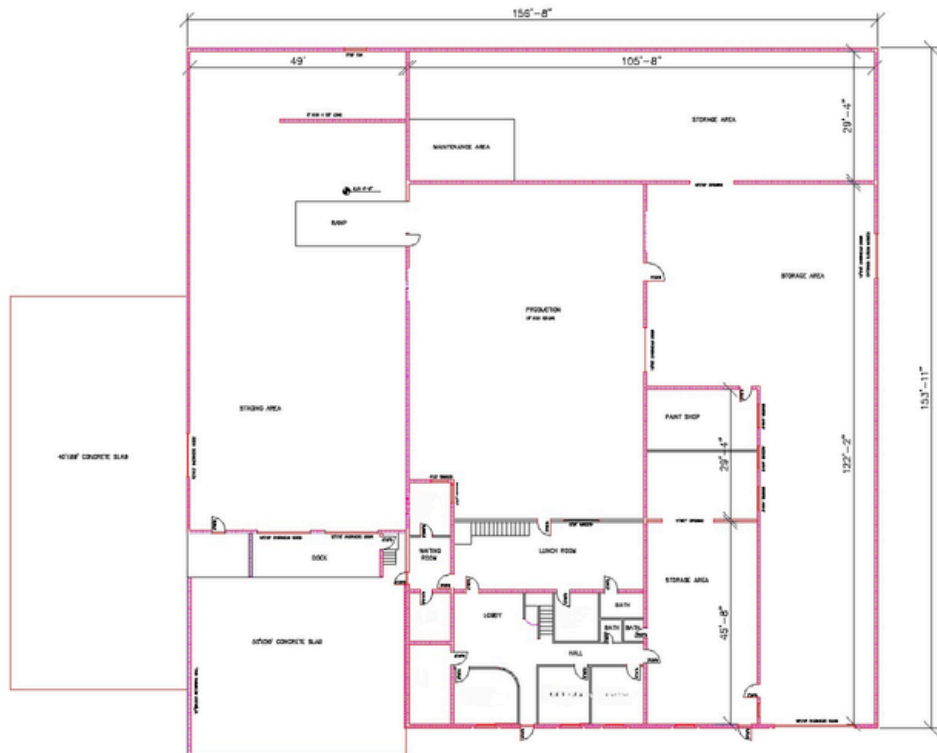
**Industrial Infrastructure:** 17'–19' clear heights, four docks, and one drive-in door support efficient loading and distribution operations.



**Zoning Advantage:** Industrial zoning supports warehouse, distribution, and light manufacturing uses, ensuring long-term flexibility and tenant demand.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$203,892	\$205,591	\$210,731	\$215,999	\$221,399	\$226,934
TAX & INS; MANGEMENT FEE	\$31,242	\$31,867	\$32,504	\$33,154	\$33,817	\$34,494
EFFECTIVE GROSS REVENUE	\$235,134	\$237,458	\$243,235	\$249,153	\$255,216	\$261,428
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$22,896	\$23,353	\$23,821	\$24,297	\$24,783	\$25,279
INSURANCE	\$8,346	\$8,513	\$8,864	\$8,857	\$9,034	\$9,215
TOTAL OPERATING EXPENSES	\$31,242	\$31,867	\$32,504	\$33,154	\$33,817	\$34,494
NET OPERATING INCOME	\$203,892	\$205,591	\$210,731	\$215,999	\$221,399	\$226,934

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# RENT ROLL

## 2425 BURNSIDE ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Downey Ridge Environmental Company	23,847	\$203,892	\$8.55	08/01/2025	09/30/2030
TOTAL		23,847	\$203,892			



# TENANT SUMMARY

## ***Downey Ridge Environmental Company***

Downey Ridge Environmental Company is an environmental technology firm specializing in the processing and repurposing of fats, oils, and grease (FOG) waste. Through its patented Greasezilla system, the company converts grease trap waste into reusable feedstock for renewable diesel and other biofuels, helping reduce landfill use and wastewater system strain while supporting sustainable energy production.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	08/01/2025
<b>Lease Expiration</b>	09/30/2030
<b>Base Term Remaining</b>	4 years
<b>Options</b>	One (1) Options to Extend for Five (5) year
<b>Rental Increase</b>	2.5% annually

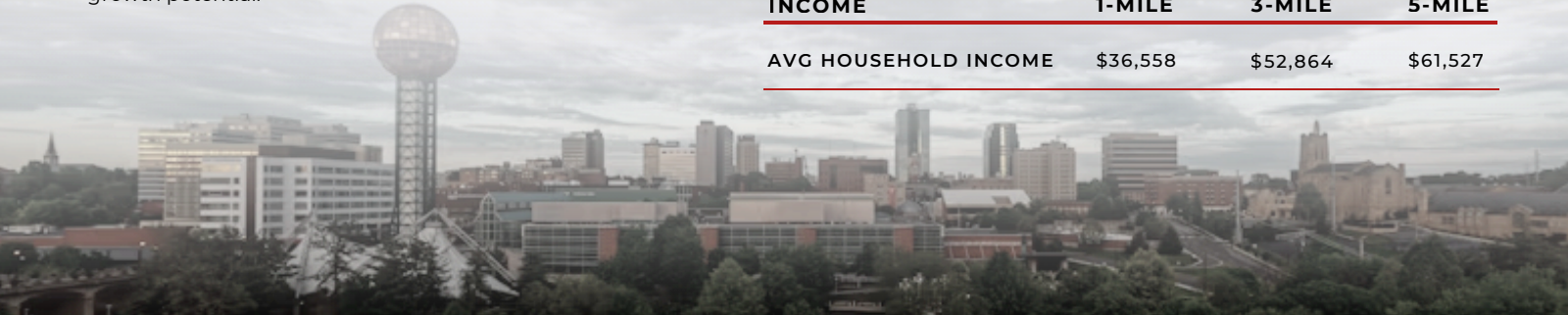
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# ABOUT KNOXVILLE, TN

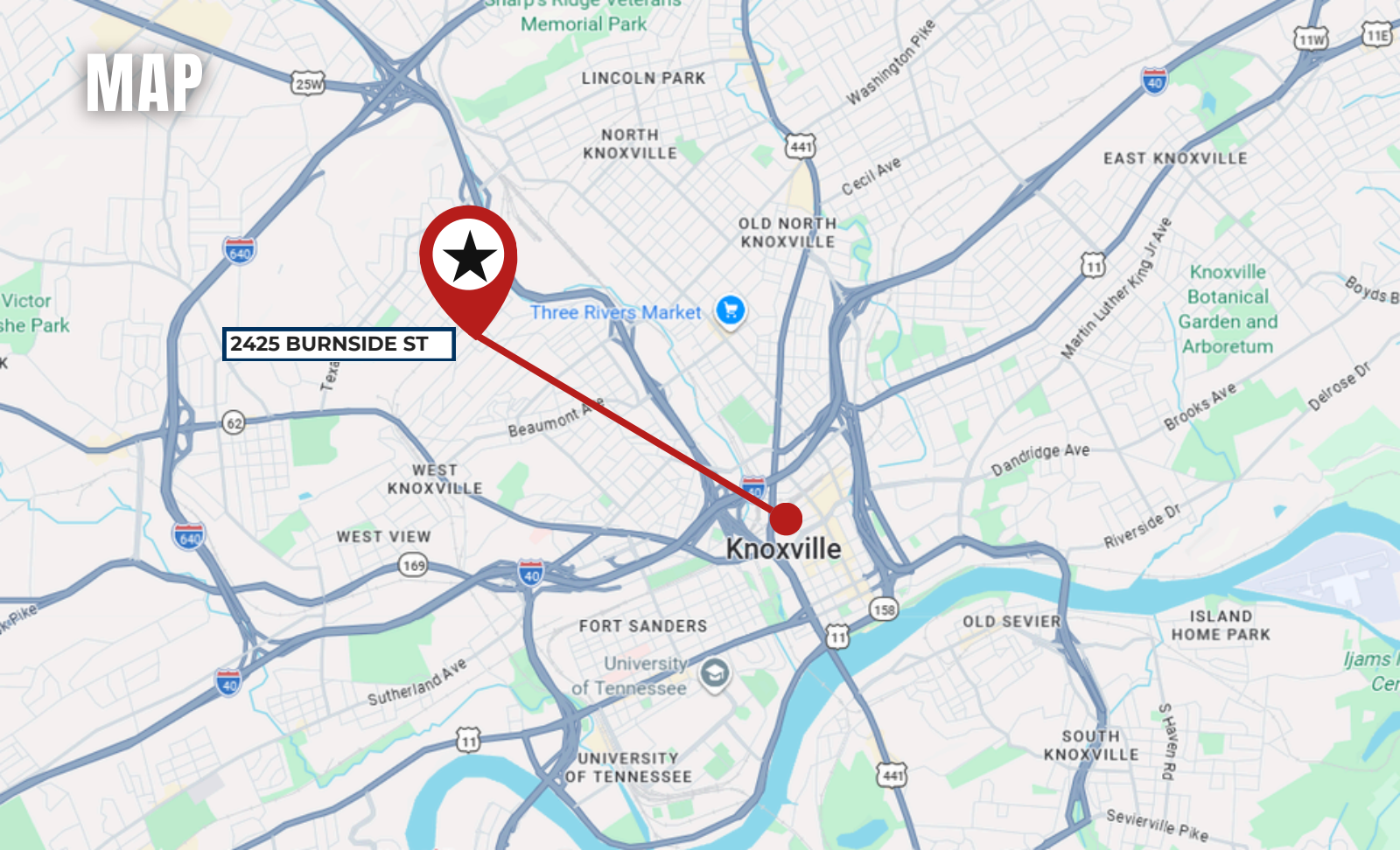
Knoxville, TN is a strategic Southeast industrial hub offering strong logistics connectivity, steady population growth, and business-friendly economics. Positioned at the intersection of I-40, I-75, and I-81 corridors, the market provides efficient access to major cities including Nashville, Atlanta, Charlotte, and Louisville—making it ideal for regional distribution and light manufacturing users.

The area benefits from a skilled workforce anchored by the University of Tennessee, competitive labor and occupancy costs relative to larger Southeast metros, and continued industrial demand driven by e-commerce, manufacturing, and supply chain expansion. With a growing population base, expanding infrastructure, and central access to key transportation routes, Knoxville presents an attractive environment for both investors and owner-users seeking long-term industrial stability and growth potential.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	7,329	81,454	161,662
<b>2024 POPULATION</b>	8,210	89,052	176,814
<b>2029 PROJECTION</b>	9,021	97,175	193,264
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	2,634	33,589	68,885
<b>2024 HOUSEHOLDS</b>	2,964	37,419	76,057
<b>2029 PROJECTION</b>	3,263	41,131	83,488
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$36,558	\$52,864	\$61,527



# MAP



**2425 BURNSIDE ST**

**Knoxville**

# 2425 BURNSIDE ST | KNOXVILLE, TN 37921

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