

INDUSTRIAL PROPERTY FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Quality Industrial Warehouse/Distribution in the center of West Knoxville. 1420 E Weisgarber is a modern 18,000 SF 2010 construction building with ease of access off Middlebrook Pike near the Papermill exit off I-40/75. Warehouse has 3 phase power and 20' ceiling heights. One Drive-in Door and two Dock Height doors are part of ideal layout including 1,224 square feet built out for office/bathrooms/kitchen.

PROPERTY HIGHLIGHTS

- 18,000 Square Feet
- 2 Docks, 1 Drive-in
- 2010 Construction
- Ease of access to Interstate
- Quality surrounding demographics

OFFERING SUMMARY

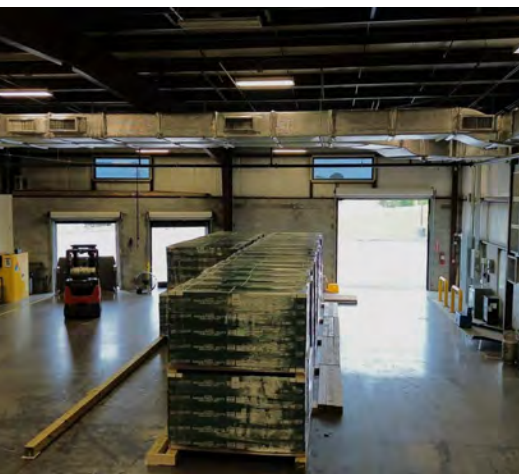
Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	18,000 SF
Lot Size:	3.19 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,992	27,936	65,027
Total Population	4,726	62,154	157,533
Average HH Income	\$73,286	\$94,103	\$91,803

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

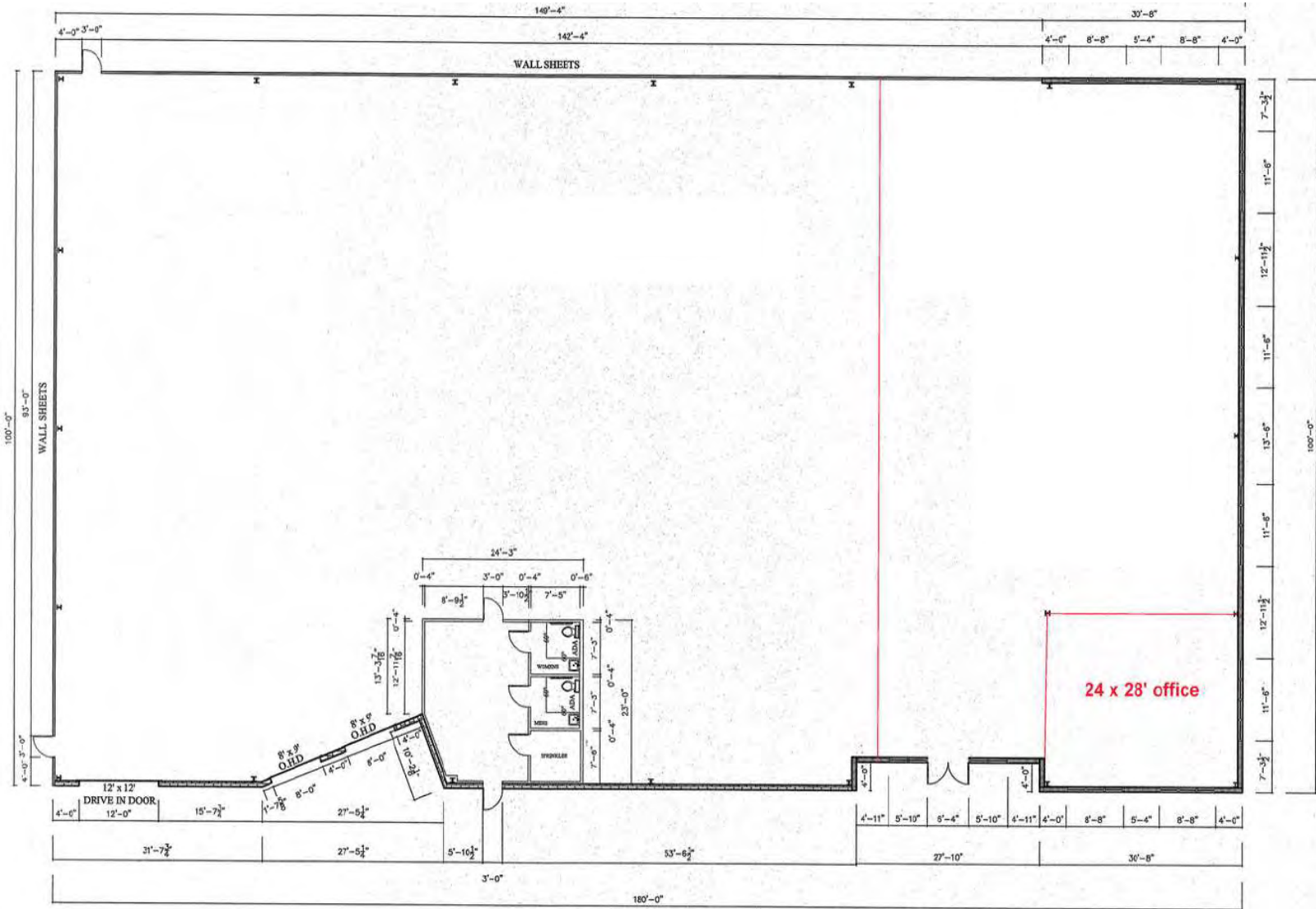


JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

INDUSTRIAL PROPERTY FOR LEASE

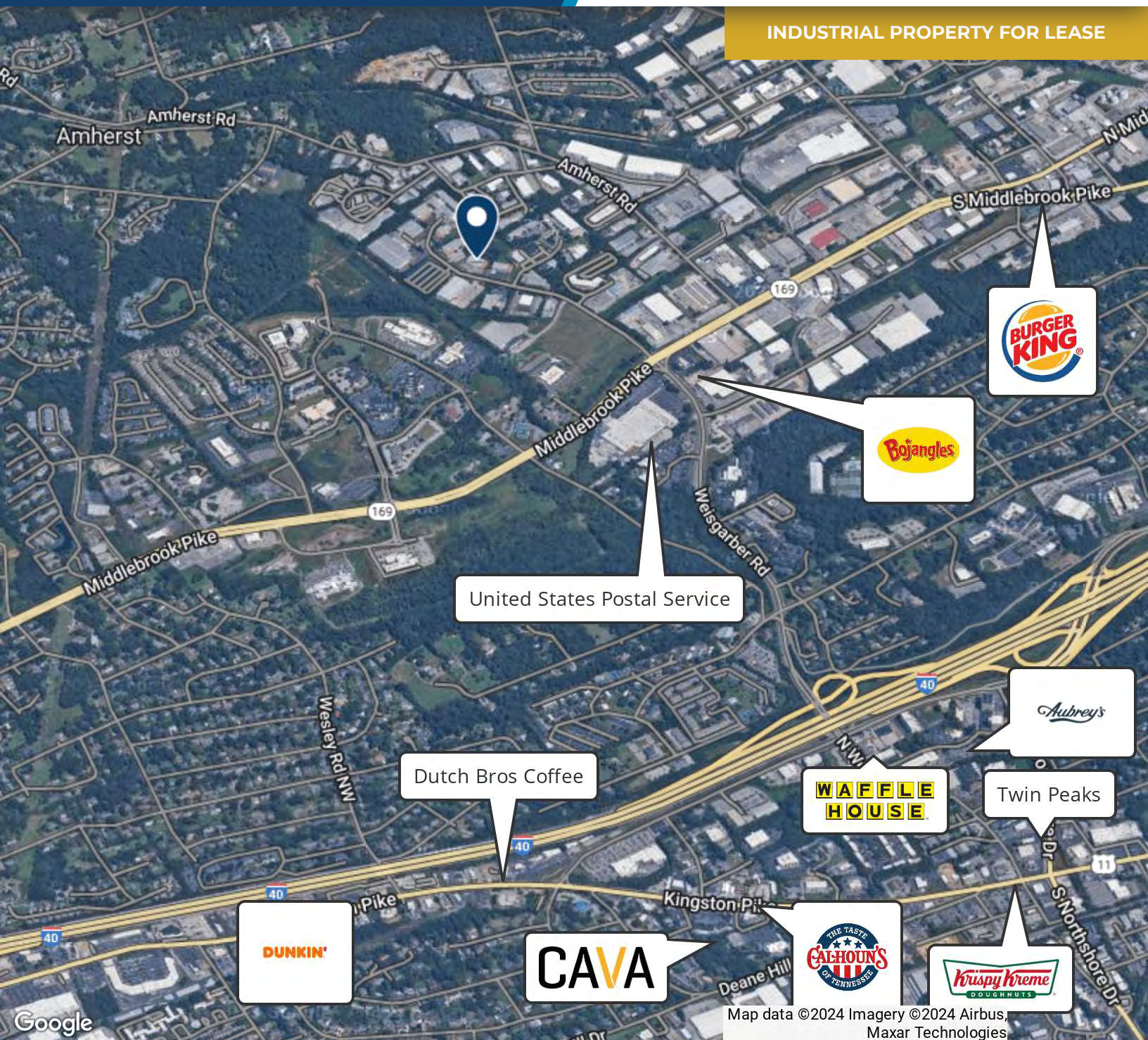


JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencesors.com

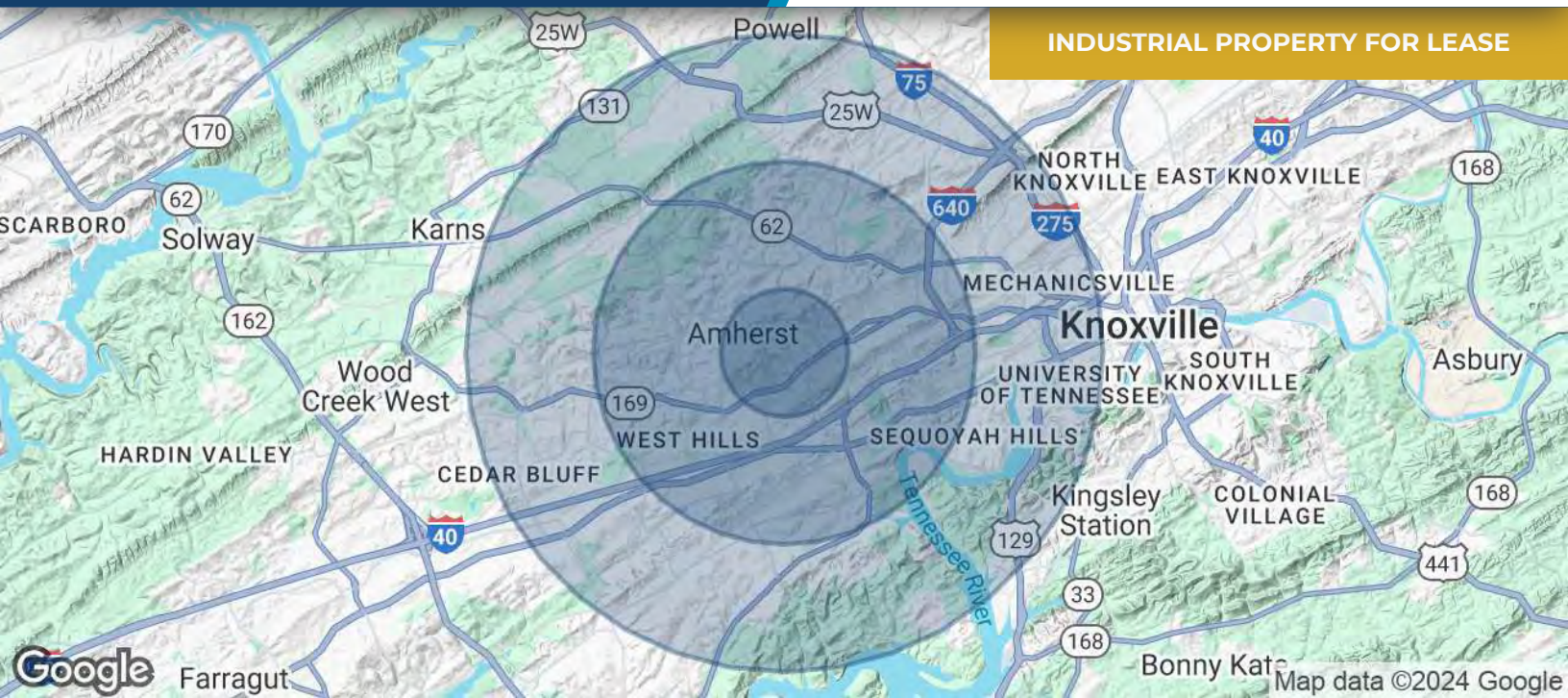
INDUSTRIAL PROPERTY FOR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,726	62,154	157,533
Average Age	38	40	38
Average Age (Male)	36	38	37
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,992	27,936	65,027
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$73,286	\$94,103	\$91,803
Average House Value	\$291,524	\$358,297	\$353,447

Demographics data derived from AlphaMap

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com