

Industrial Finish-to-Suit

Delivering May 2027

EST. 2004
**MOLLENHOUR
GROSS**
REAL ESTATE



FOR LEASE

10,800 SF - 108,000 SF

Call For Pricing

Mollenhour Gross Real Estate, LLC is delivering a 108,000-square-foot industrial building in May 2027 in Knox County TN's Forks of the River Industrial Park. Designed for maximum flexibility, the facility offers spaces from 10,800 SF to 108,000 SF to accommodate a range of light manufacturing, assembly, distribution, service, and warehousing operations.

3120 Water Plant Road
Knoxville, TN 37914

✉ inquiries@mgrealco.com

📞 865.264.2078

🌐 <https://www.mollenhourgrossrealestate.com>

📍 150 Major Reynolds Place

How Finish-To-Suit Works

This building is being constructed with key infrastructure installed while leaving you to select from standard office, bathroom, and fixture options or to customize the accommodations to your liking.

01

Pick Your Space

Select one section, multiple sections, or the entire building depending on your operational needs.

02

Define Your Specs

Work with our team to customize features - dock door count, utility needs, parking spots, slab thickness, offices, restrooms, and more.

03

Fast-Track Delivery

With key infrastructure underway, your space can be customized during construction and ready for occupancy as early as May 15, 2027.

Finish-to-Suit means your operations drive the design - not the other way around.

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Standard Building Specifications

*Upgradable Features

Total Available:	108,000 SF
Available Configurations:	10,800 - 108,000 SF
Zoning:	Industrial
Delivery Date:	May 2027
Ceiling Height:	31'1" at eave
Clear Height:	28' at eave
Column Spacing	60' x 60'
*Slab:	6" Rebar Reinforced Concrete
Wall Type:	Steel Panel
Demising Wall:	Permanent Wall
Roof Type:	Butler MR-24 Standing Seam Metal
Concrete Apron:	80'
Paving:	Heavy-Duty Rated
Sprinkler System:	ESFR
Insulation:	R-30 ceilings // R-19 walls
Lighting:	High efficiency, high-bay LED
*Power:	3-Phase // 480V
Utilities:	Electricity, water, wastewater, gas, fiber

Under Construction
Delivering May 15, 2027



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Building Features

The building is demisable into ten separate spaces, leasable individually or in combination - from a single 10,800 SF suite up to the entire 108,000 SF. Each space is served by its own dedicated access, dock doors, and parking, with utilities separately metered to each tenant. The figures below are per-suite maximums - standard buildout is

SUITE SIZE (SF)	DOCK DOORS • MAX	DOCK LEVELERS • MAX	CAR PARKING • MAX	STANDARD POWER	GAS UNIT HEATERS	VENT FANS
10,800	3	3	13	400 A	1	1
21,600	6	6	26	400 A	1	1
32,400	9	9	39	400 A	2	2
43,200	12	12	52	800 A	2	2
54,000	15	15	65	800 A	2	3
64,800	18	18	78	800 A	2	3
75,600	21	21	91	1,200 A	3	4
86,400	24	24	104	1,200 A	3	4
97,200	27	27	117	1,200 A	4	5
108,000 (full bldg)	30	30	130	1,200 A	4	5

* Maximum shown - dock doors, dock levelers, and car parking are per-suite maximums. They share the same site area, so maximizing one reduces the others; your final configuration determines actual counts. Power, heating, and ventilation are shown at standard and can be upgraded to your operation. Per-suite option exhibits available on request.

◆ Dock Doors & Levelers

Maximums shown; each suite supports multiple dock configurations.

◆ Car Parking

Employee parking allocated per suite up to the maximum shown.
Additional 33 additional spaces offered on the East end of the building.

◆ Office / Bathroom Buildout

Base buildout per suite: 12' x 12' office and one 8' x 8' restroom. Size, count, and layout can be configured to tenant needs.

◆ Power

Standard service by size tier above. Additional amperage capacity is available.

◆ Heating

Gas unit heaters (Reznor, 400MBH), a minimum of one per suite. Quantity by size per table above.

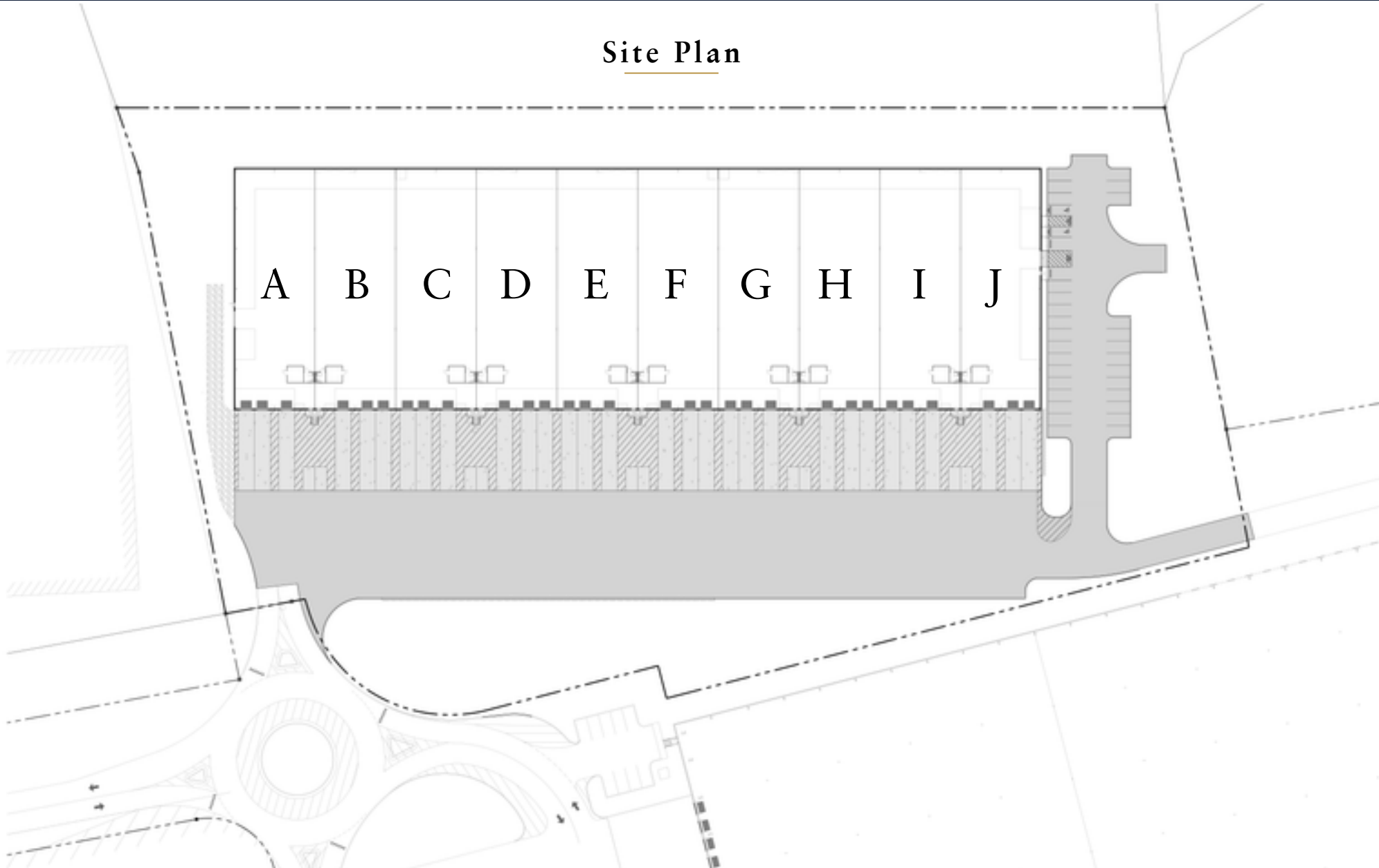
◆ Ventilation

Powered vent fans designed one per 10,800 SF suite, designed to a minimum of 1.5 air changes per hour.

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Site Plan



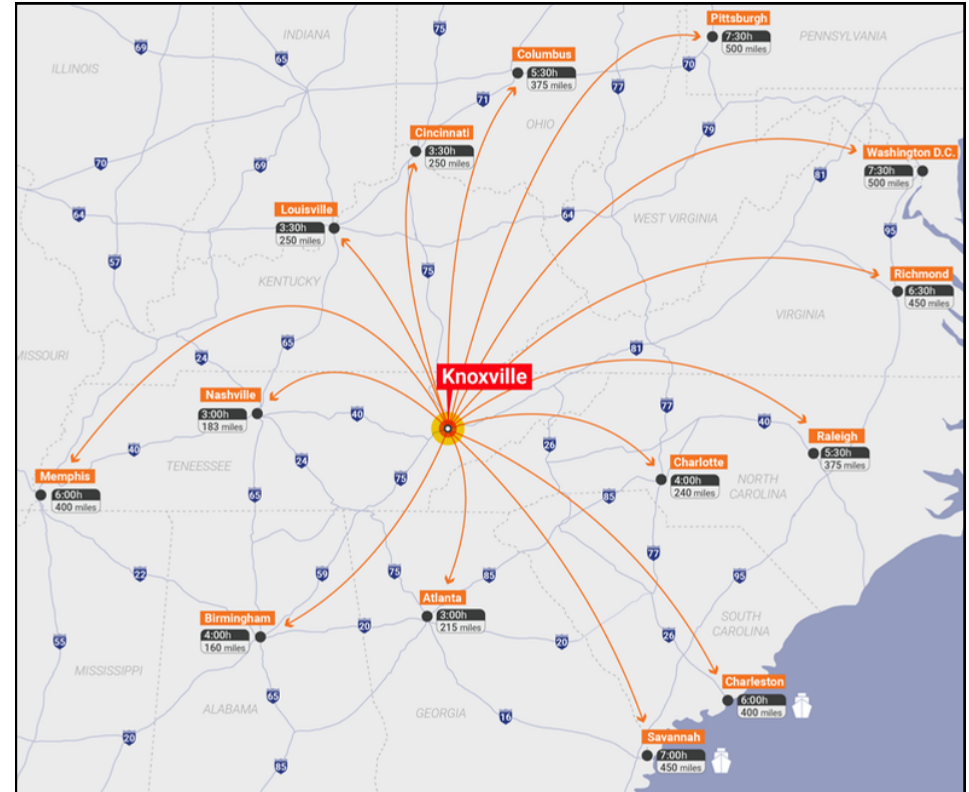
*Additional parking layouts available

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Knoxville Overview

- Located in Knox County's Forks of the River Industrial Park, this property sits just 9 miles from downtown Knoxville, TN.
- Knoxville has a growing MSA population (~968,137), with an eager workforce (3.4% unemployment rate), and a cost of living 14% below the national average.
- The area has a vibrant economy, anchored by institutions like the University of Tennessee, the Oak Ridge National Laboratory, and the Tennessee Valley Authority.
- Situated at the intersection of I-40, I-75, and I-81, Knoxville is a centralized transportation hub for several major population centers.
- McGhee Tyson Airport is among the nation's fastest-growing airports, with 36 non-stop destinations and 130 flights per day to places like ATL, ORD, DFW, IAH, DTW, etc.
- Residents enjoy a dynamic outdoor lifestyle, with 6,414 acres of parks and 218 miles of greenway, a thriving lake and boating culture, and less than an hour drive to the Great Smoky Mountains National Park.
- Knoxville is home to a lively arts and culture scene, supported by the Tennessee Theatre, the Bijou Theatre, the Knoxville Museum of Art, Big Ears Festival, and numerous other galleries and festivals.



Companies locating or expanding in Knoxville can benefit from a business-friendly tax and incentive structure overseen by the State of Tennessee, the Tennessee Valley Authority, and our local governing bodies.

Scan the QR code for more information.



Mollenhour Gross Real Estate

Since 2004, Mollenhour Gross Real Estate has been developing, acquiring, and managing real estate in East Tennessee. Founded by entrepreneurs who have built and operated manufacturing, distribution, and service businesses, we understand the challenges that our clients face. We know what it means to be a tenant, to make payroll, to be constrained in congested space, to need more employee parking, to be a buyer, and to be a seller. Those personal experiences help us serve you and our other clients better.

One of our team's guiding principles is to "treat others as we would wish to be treated if roles were reversed". With this in mind, we strive to communicate clearly, to make decisions efficiently, and to follow through on all of our commitments. We welcome the opportunity to serve you and to help solution your needs.



*For more information,
[click here](#) or scan the QR
code to visit our website.*