

VIDEO

PROPERTY DESCRIPTION

Flex Warehouse for lease at 10200 Upper Ridge way convenient to Pellissippi Parkway and I-40/75 in the middle or West Knoxville. Approximately 2,500 SF of finished office space provides quality workspace for employees and customer meeting along with modern fully conditioned warehouse built in 2005. Two dock doors and one drive-in with 21' ceiling height and 3 phase 400 AMP 208V power. Building is in CB/TO Zoning.

PROPERTY HIGHLIGHTS

- Rare Availability in High Demand Market
- Quality 2,500+/- Office
- Fully Conditioned Warehouse
- 21' Ceiling Height
- Two 10' dock height doors
- One 14' drive-in door

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	15,250 SF
Office Size:	2,500+/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	715	18,692	53,501
Total Population	1,715	45,614	131,491
Average HH Income	\$109,105	\$124,648	\$123,837

JAY COBBLE SIOR, CCIM

865.777.0202

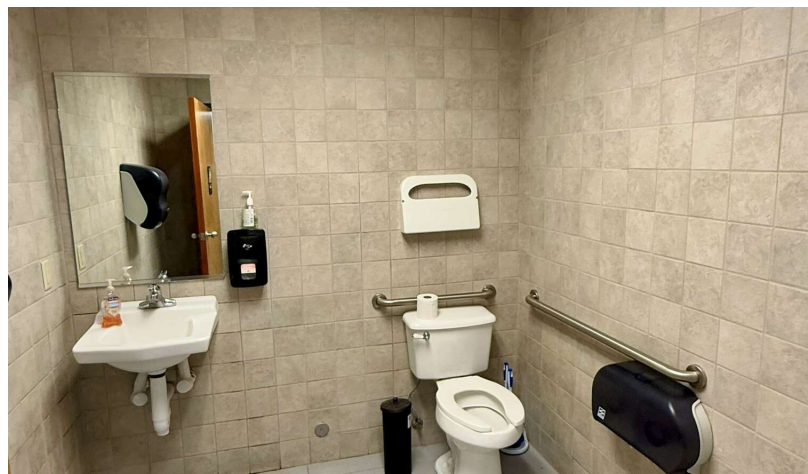
cobble@providenceres.com



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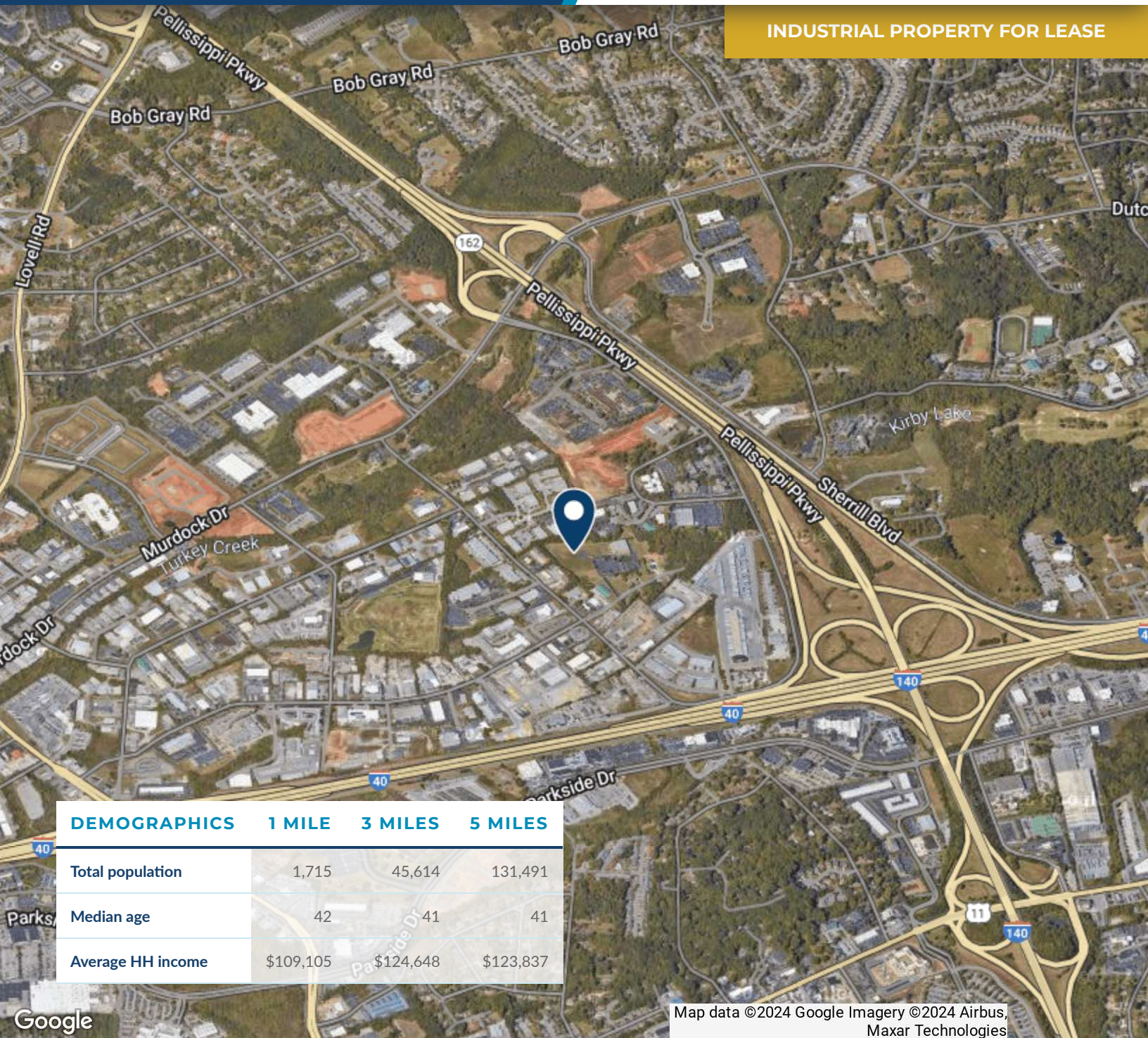


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INDUSTRIAL PROPERTY FOR LEASE

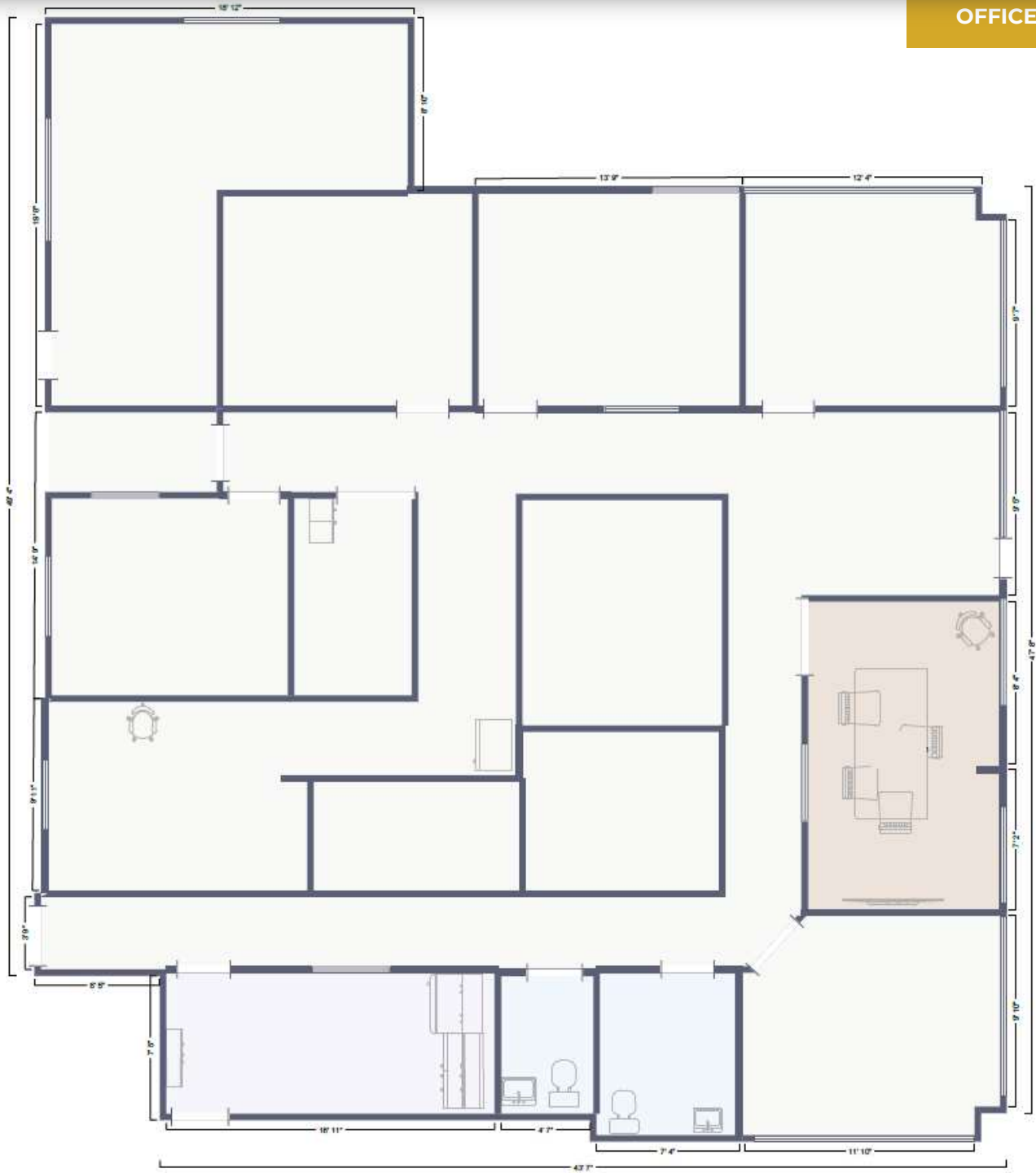


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OFFICE LAYOUT

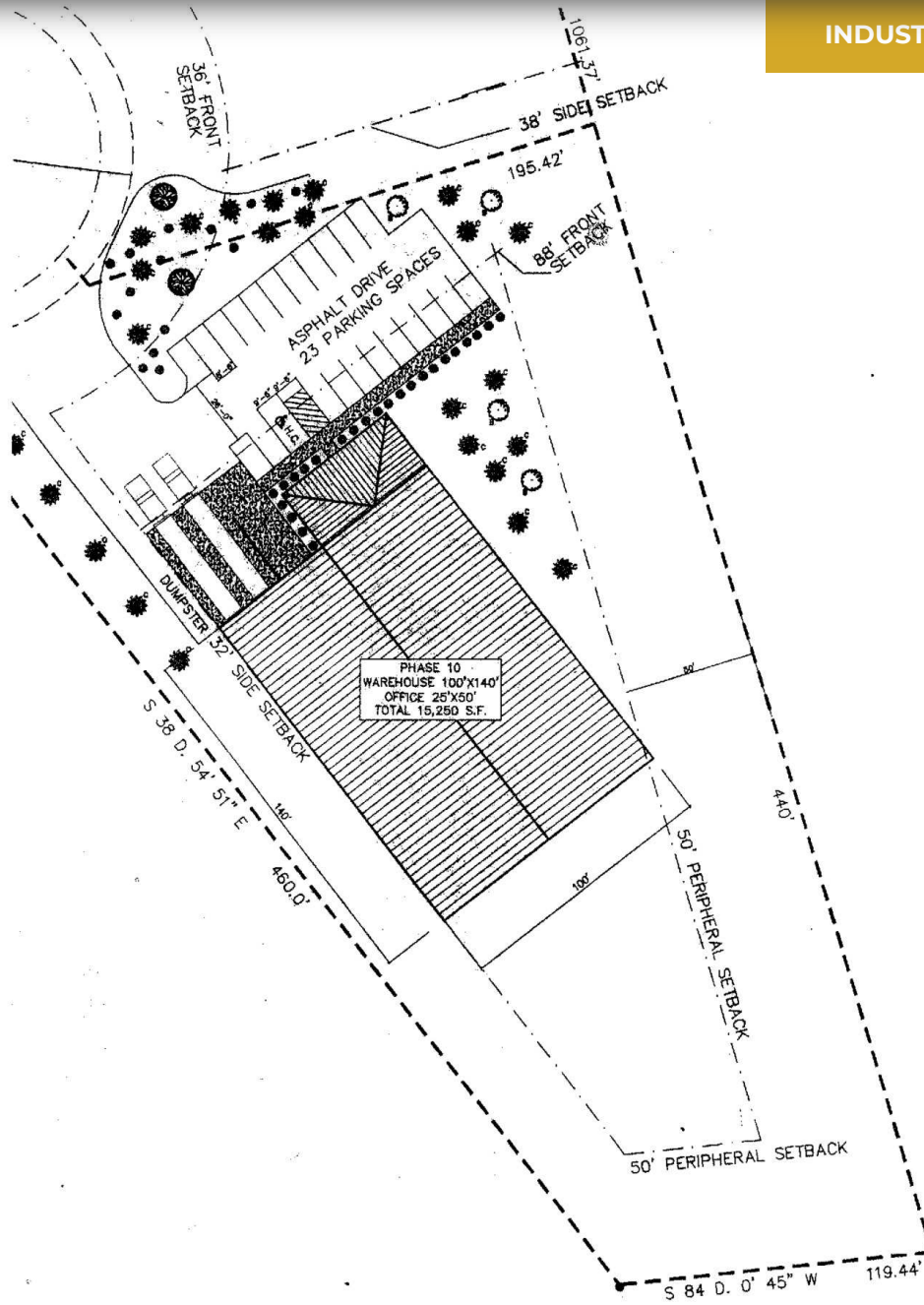


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